COUNCIL PLANNING AGENDA



Council Chambers, City Hall, 1 Carden Street

DATE Monday, December 2, 7:00 P.M.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

O Canada Silent Prayer Disclosure of Pecuniary Interest and General Nature Thereof

PRESENTATION

a) Todd Salter, General Manager, Planning Services, presentation of the Planning Excellence Award from the Ontario Professional Planning Institute for the Guelph Downtown Secondary Plan

PUBLIC MEETING TO HEAR APPLICATIONS UNDER SECTIONS 17, 34 AND 51 OF THE PLANNING ACT

Application	Staff Presentation	Applicant or Designate	Delegations (maximum of 10 minutes)	Staff Summary
Proposed Official Plan Amendment 54: Guelph Innovation District Secondary Plan	Joan Jylanne, Senior Policy Planner			
Proposed Administrative Amendment to Zoning By-law Number (1995)- 14864 (Guelph's Comprehensive Zoning By-law) Citywide				
44, 56 & 76 Arkell Road Proposed Zoning By-law Amendment (File: ZC1314) Ward 6	WITHDRAWN BY APPLICANT			

CONSENT AGENDA

"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

COUNCIL CONSENT AGENDA					
ITEM	CITY	DELEGATIONS	TO BE EXTRACTED		
	PRESENTATION	(maximum of 5 minutes)			
CON-2013.36					
35 & 40 Silvercreek Parkway					
South - Proposed Official Plan					
and Zoning By-law					
Amendments					
(File: OP1201/ZC1204)					
Wards 3 & 4					
CON-2013.37					
Proposed Demolition of 103					
Dawn Avenue - Ward 6					

SPECIAL RESOLUTIONS

BY-LAWS

Resolution - Adoption of By-laws (Councillor Bell)

MAYOR'S ANNOUNCEMENTS

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

NOTICE OF MOTION

ADJOURNMENT



Proposed OPA 54: Guelph Innovation District Secondary Plan





Background

- 436 ha site
- "Special Study Area", Institutional and Commercial in Official Plan
- Draft Secondary Plan builds on the:
 - Local Growth Management Strategy
 - Community Energy Initiative
 - Prosperity 2020
 - Agri-Innovation Cluster Strategy
- Extensive public consultation process
- Based on Vision, Principles, Objectives and Preferred Design Jan. 2012







Project Integration

Support 3,000 – 5,000 people 8,000 – 10,000 jobs

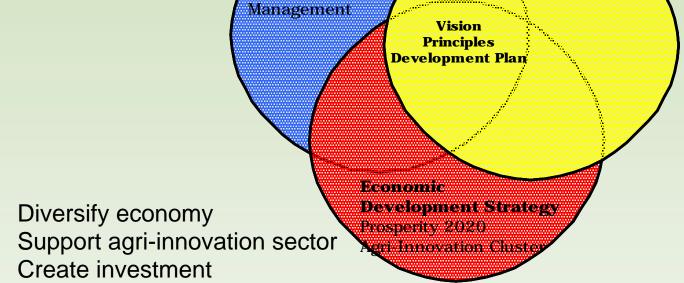
Attract and develop talent

Conserve and manage energy Renewable energy sources

Community

Energy Plan

Support district energy

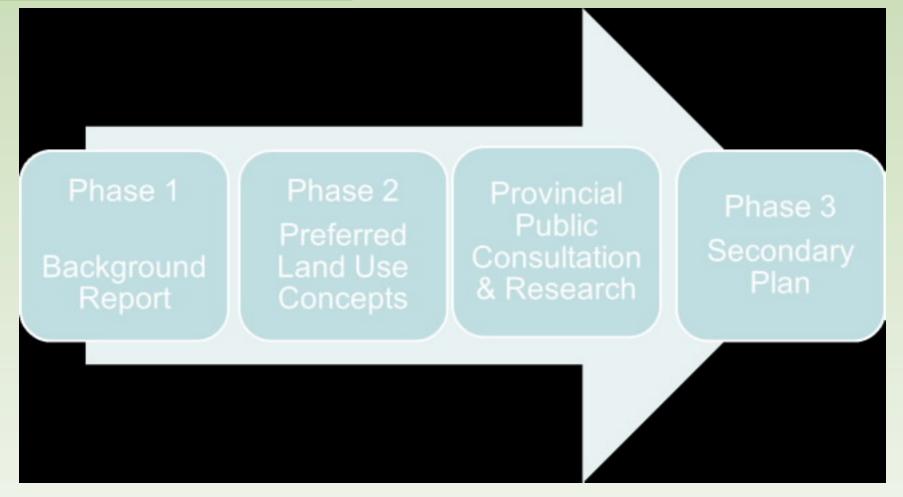


Secondary Plan

Growth



Secondary Plan Process





Phase 3: Secondary Plan

Milestone	Date
Analysis of Design Precedents, Community Design Workshop	September 2011
GID Recommended Option Design Booklet	December 2011
Council Support of Preferred Vision, Principles, Design	January 2012
Council receives Draft Secondary Plan and provides direction for Glenholme Drive area flexibility	October 2012
Open House	November 2012



GID Secondary Plan Sections

- Vision, Principles and Objectives
- Natural and Cultural Heritage
- Energy, Servicing and Stormwater
- Mobility
- The Public Realm
- Land Use and Built Form
- Interpretation and Implementation



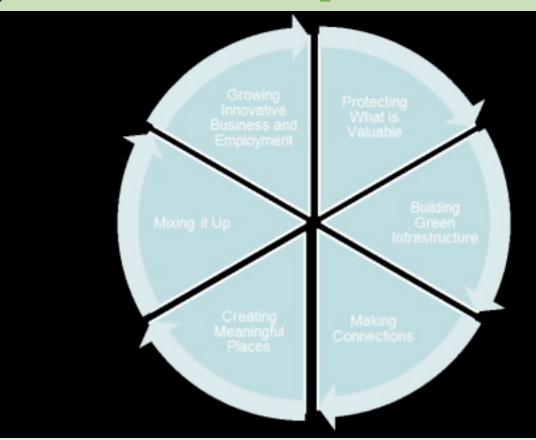


Vision and Principles

Principles

Vision

- Compact Mixed Use Commun
- Innovative, Sustainable Employers
- Connecting Residential and Compatible Employment Uses
- Pedestrian Focused and Transit Supportive



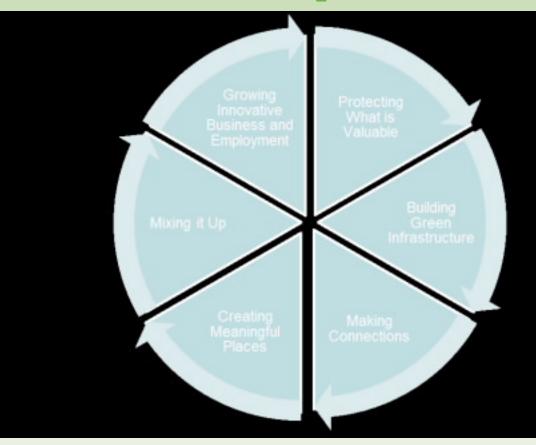


Vision and Principles

Principles

Vision

- Carbon Neutrality
- Showcase New Approaches,
 Reflect History and Celebrate Council
 and Natural Heritage Resources
- Meaningful Places to Live, Sh and Learn





Natural + Cultural Heritage

- Respect and celebrate natural and cultural heritage resources
- Recognize Prov. Significant Earth Science ANSI
- Support historic Reformatory Complex
- Respect topographic views
- Identify opportunities to protect urban forest and increase tree canopy





Energy, Servicing + Stormwater

- Commitment to development of a district energy system, if feasible
- Encourage DE ready Development
- Stormwater design
- Achieving at a minimum CEP energy conservation targets





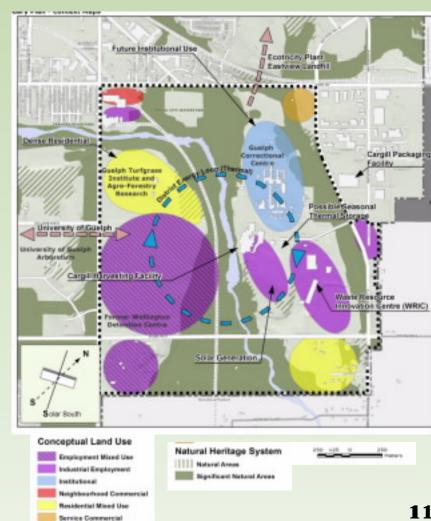


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Carbon Neutrality

- Strategy
- Design
- GID carbon neutral definition
- Implementation Strategy





Mobility

- Multi-modal with emphasis on active transportation and TDM
- River crossing
- Major transit stops at nodes
- Single loaded perimeter local road to maintain public views to river
- Parking policies reinforce carbon neutral Vision – shared parking, etc.
- Alternative development standards





The Public Realm

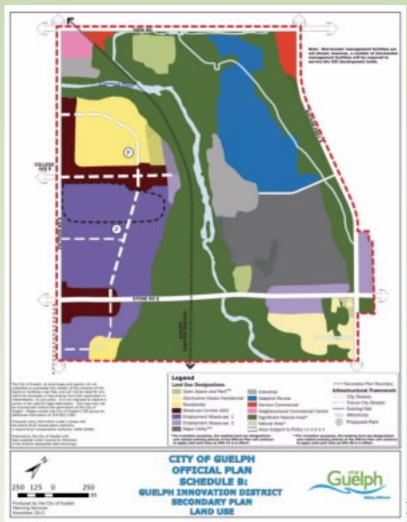
- •Safe, functional and attractive pedestrian-oriented public streets supportive of active transportation
- •Mid-block pedestrian and bicyclist connections
- Parks and public open
- Public art and other community engagement opportunities





Land Use + Built Form

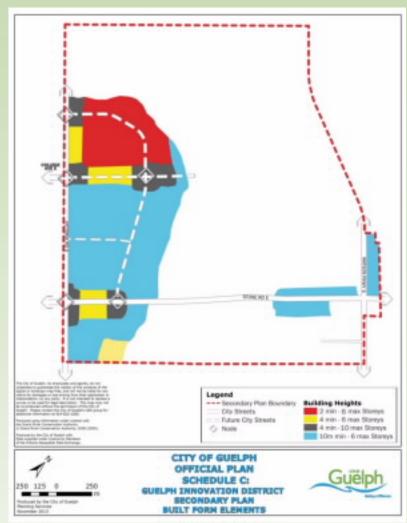
- Flexible land use categories
- Mixed-use Corridor
- Employment Mixed-Use categories
- Adaptive Reuse designation
- Special Residential Area at southeast corner





Land Use + Built Form

- Residential uses: range of high medium and limited low density
- Conceptual location of future parks
- Land use and built form facilitates compact, transit-oriented community
- Highest density and height along corridors and at nodes
- Height regulations respond to existing grades, protect viewsheds and support transit





Interpretation + **Implementation**

- Identifies key implementation tools
 - Density bonusing
 - Alternative development standards
- Partnerships are key
 - Business Case Assessments
 - District Energy
- Implementation Strategy carbon neutral development focus



Interpretation + Implementation

- Four Block Plan areas
- Block Plans to address
 - Targets
 - Road pattern, river crossing
 - Stormwater management
 - Block layout
 - Parks, open space, urban square
 - Evaluation of cultural heritage resources





Public Input - Key Comments and Response

Key Comments

- Support of Natural Heritage System, Cultural Heritage Resources and Energy Policies
- Glenholme Drive Development
- Land Use Mix and Built Form Flexibility
- Implementation



Support of Natural Heritage System, Cultural Heritage Resources and Energy Policies

Key Comments

- Support vision and general policy direction
- Development integrated within the Natural Heritage System and Cultural Heritage Resources
- Energy initiatives water conservation and solar collection



Support of Natural Heritage System, Cultural Heritage Resources and Energy Policies

Response

- Reinforce intent to work with existing site conditions and connect new development with resources
- Support existing tools, e.g. City's Water Conservation Strategy and development approvals process



Glenholme Drive Development

Key Comments

- Permit residential infill on private services
- Removal from Phase 4

Response

- New policy to permit limited infill development on interim private services
- Limited uses and lot size requirements
- Site specific Zoning By-law Amendment and site plan control



Land Use Mix and Built Form Flexibility

Key Comments

- Limited range and balance of residential development and amount of land designated for employment purposes
- Built form changes
- New bridge should also support transit use
- Remove Cultural Heritage Resource Schedule



Land Use Mix and Built Form Flexibility

Response

- · Land use schedule, density and height policies assessed
- Employment densities based on City's employment lands strategy and local growth management
- Additional residential lands included
- New policy added to permit additional residential development subject to criteria



Land Use Mix and Built Form Flexibility

Response (cont'd)

- Heights increased for nodes
- Increased first storey heights in Mixed-Use Corridor
- Assess potential vehicular use of new bridge
- Appendix added for Cultural Heritage Resource and public views



Implementation

Key Comments

- Phasing policies
 - challenges of long-term view of employment market vs. short term residential market

• Lack of management guidance for Natural Heritage System



Implementation

Response

- Phasing policies removed
- Block Plan approach proposed
 - · Achievement of GID residential and employment targets

- Separate block plan areas for residential lands north of College Ave. E. ext. vs. employment lands south
- Environmental Impact Study



Timeline to Approval

• December 2013 Statutory Public

Meeting

• Early 2014

Council Adoption

Visit our site @ guelph.ca\innovationdistrict



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE December 2, 2013

SUBJECT Statutory Public Meeting for Proposed Official Plan

Amendment 54: Guelph Innovation District Secondary

Plan

REPORT NUMBER 13-62

EXECUTIVE SUMMARY

PURPOSE OF REPORT

Statutory Public Meeting - To provide information about proposed Official Plan Amendment 54 for the Guelph Innovation District Secondary Plan.

KEY FINDINGS

The public release and circulation of the Draft Guelph Innovation District Secondary Plan in October 2012 resulted in over 40 responses that helped shape Official Plan Amendment 54. OPA 54 reflects much of this input and continues to support the City's updated Official Plan policies and builds on the Local Growth Management Strategy, Community Energy Initiative, and recent economic development strategies including Prosperity 2020 and the Agri-Innovation Cluster Strategy. The natural heritage system and cultural heritage resources remain foundational to the future development of the lands through the inclusion of policies that address the protection, conservation and enhancement of these resources and reinvigorating the historic reformatory. Land use designations supporting employment and residential uses have been adjusted and additional flexibility has been added to the built form policies to respond to input while maintaining the ability to meet population and employment targets for the secondary plan area.

FINANCIAL IMPLICATIONS

Capital Budget approval has been given by Council for completion of the Secondary Plan at \$340,000. An FCM Green Municipal Fund grant will contribute \$142,252 towards the budget. The first FCM instalment of \$75,188.79 has been received.

ACTION REQUIRED

Council will hear public delegations on the proposed amendment, ask questions of clarification and identify issues. The report is to be received and no decisions are to be made at this time.



RECOMMENDATION

1. That Report 13-62 regarding proposed Official Plan Amendment 54 (OPA 54) for the Guelph Innovation District Secondary Plan from Planning, Building, Engineering and Environment dated December 2, 2013 be received.

BACKGROUND

The City of Guelph initiated the preparation of a Secondary Plan for the Guelph Innovation District (GID) in early 2005. The draft Secondary Plan implements the City's Official Plan policies and builds on the Local Growth Management Strategy, Community Energy Initiative, and recent economic development strategies including Prosperity 2020 and the Agri-Innovation Cluster Strategy. The work has encompassed extensive public consultation and coordination efforts with the Province of Ontario who is the primary landowner within the GID, owning roughly half of the lands.

Key project milestones have been the subject of various Committee and Council reports to receive Council support of foundational pieces leading to the development of the draft Secondary Plan. In addition, a number of community engagement opportunities have been provided to stakeholders throughout the development of the GID Secondary Plan policies (see Attachment 1 for GID Project Milestones).

An analysis of design precedents, public feedback on potential design elements, and a design charrette were instrumental in the development of the preferred design, vision, principles and objectives. A design booklet entitled "Guelph Innovation District Recommended Option Booklet", was produced and included as an attachment to PBEE Committee Report No. 11-104 dated December 12, 2011. The preferred vision, principles, objectives and design developed for the GID was supported by Council on January 30, 2012 (Council Report 12-18). The draft Secondary Plan was presented to PBEE on October 15, 2012 which was followed by a public open house on November 28, 2012.

Location

The GID Secondary Plan area consists of a land area of approximately 436 ha located south of York Road, east of Victoria Road South, west of Watson Parkway South, and includes lands south of Stone Road (See Attachment 2 for GID Location map).

Existing Official Plan Land Use Designation and Policies

The majority of the lands are currently designated as "Special Study Area" by the City's Official Plan, requiring the completion of a planning study to "examine future land uses, servicing, phasing of development, transportation and impact assessment on natural heritage features and cultural heritage resources." The draft Secondary Plan implements the City's Official Plan policies by providing a



comprehensive land use plan for the GID area in conformity with new policy directions incorporated through the update of the City's Official Plan, including growth plan targets. There are also a number of other land use designations within the GID Secondary Plan area which are proposed to be carried forward (i.e. existing service commercial and industrial designations) or are proposed to be redesignated (i.e. major institutional).

REPORT

Purpose and Effect of OPA 54

The Guelph Innovation District (GID) Secondary Plan is based on extensive planning work completed during 2005-2013 to determine a new use and appropriate land use policies for the former Guelph Correctional Centre and other lands, while ensuring growth management targets for the area are met. The GID Secondary Plan policies amend the current 2001 Official Plan and build on the Local Growth Management Strategy and associated OPA 39 and policy directions of the Official Plan Update (OPA 42 and OPA 48) with linkages to the Community Energy Plan and Economic Development Strategies (Prosperity 2020 and Agri-Innovation Cluster Strategy). The Secondary Plan references and enhances the policies introduced through the Official Plan Update. The GID Secondary Plan presents a vision, principles, land use designations and policies to guide development within the GID Plan area to the year 2031.

Attachment 3 provides the draft Official Plan Amendment 54 for the GID Secondary Plan.

Overview of Amendment

OPA 54 replaces the existing land use designations and policies of the 2001 Official Plan (as amended) as they relate to the GID with new land use designations and policies by inserting a new subsection to Chapter 11 Secondary Plans entitled 'Guelph Innovation District Secondary Plan.' The subsection contains a detailed set of land use and development policies to guide all future development within the plan area; support conservation, protection and enhancement of the natural heritage system and cultural heritage resources; promote best practices for sustainable infrastructure and community design to contribute towards the achievement of carbon neutrality; identify collector road alignments and active transportation opportunities; and provide a high level urban design direction to guide the creation of a unique and memorable place. The Secondary Plan includes four Schedules related to mobility, land use, built form elements and block plan areas.

The Secondary Plan consists of the following sections:

- Vision, Principles and Objectives;
- Natural and Cultural Heritage;
- Energy, Servicing and Stormwater;
- Mobility;



- The Public Realm;
- Land Use and Built Form; and
- Interpretation and Implementation.

The policies generally follow the structure of the Official Plan Update (OPA 42 and 48) and make references to and/or enhance the policies of the Official Plan. Definitions and policies may be repeated where they directly relate to the GID, given the status of OPA 42 which is currently under appeal and OPA 48 which is awaiting provincial approval are not in full force and effect.

Description of Secondary Plan Sections

Each Section of the GID Secondary Plan is described below followed by a summary of revisions made since the release of the draft in October 2012.

Section 11.2.2 Vision, Principles and Objectives

The GID Secondary Plan policies begin with the guiding vision, principles and objectives for the GID, formulated as part of an extensive public engagement process as outlined in Attachment 1. The vision focuses on the creation of a compact, mixed use community providing meaningful places to live, work, shop, play and learn. The employment area is intended to be innovative and supportive of an urban village connecting residential areas with compatible employment uses. The area respects and supports the rich natural and cultural heritage resources of the area including the stunning Eramosa River Valley and the historic Reformatory Complex. The mix of uses, prioritization of active transportation modes (pedestrian and cyclist), and protection of natural and cultural heritage features, all contribute to the achievement of carbon neutrality targets for the GID.

The following six (6) principles provide the foundation for the policies of the Secondary Plan and are the basis of the objectives:

- Protect What is Valuable;
- Create Sustainable and Energy Efficient Infrastructure;
- Establish a Multi-modal Pedestrian-focused Mobility System;
- Create an Attractive and Memorable Place;
- Promote a Diversity of Land Uses and Densities; and
- Grow Innovative Employment Opportunities.

Section 11.2.3 Natural and Cultural Heritage

The Natural Heritage System and cultural heritage resources are important identifiable elements within the GID that are to be conserved, protected and enhanced as the area develops. The importance of the Eramosa River Valley and its associated natural heritage elements, including the topography of the site, are key policy drivers. Recognition is also given to the Provincially Significant Earth Science ANSI (Area of Natural and Scientific Interest) located east of the Eramosa River. The cultural heritage policies cover cultural heritage resources, cultural heritage landscapes and public views and public vistas. Specific references are made to both the historic Reformatory Complex and the Turfgrass Institute Building



(G.M Frost Centre). The protection of the Turfgrass Institute Building is encouraged; the policies contained within the Official Plan further support the conservation and protection of this resource. The natural heritage system and cultural heritage resource policies build upon and/or rely upon the Official Plan policies introduced by OPA 42 and 48, respectively.

Appendix A identifies cultural heritage resources along with the cultural heritage landscape within the GID. The Appendix also includes the Natural Heritage System (for context), existing and proposed roads, the Eramosa River and other waterbodies, site contours, proposed river crossing and existing built forms as reference elements to provide context. The Natural Heritage System is shown for contextual reasons given the connections between natural and cultural heritage elements and their importance to shaping future development within the GID.

Section 11.2.4 Energy, Servicing and Stormwater

Innovative and integrated approaches to land use planning, urban design, energy planning, sustainable servicing and stormwater design are essential to work towards the achievement of carbon neutrality. In particular, policies that address the mixing of uses, close proximity of residential land uses with compatible employment opportunities, density of development, prioritization of an active transportation network, and the layout of road networks to support solar orientation, provide the foundation for the use of renewable energy sources, district energy systems and reduced energy demand. Development within the GID will rely to a large extent on the policies contained within the City's Official Plan, as amended by OPA 48 in terms of Community Energy. Connections to the City's Community Energy Plan are made along with support of water conservation efforts and stormwater management initiatives including Low Impact Development (LID).

Section 11.2.5 Mobility

A multi-modal pedestrian-focused mobility system is supported to prioritize active transportation (walking and cycling) and public transit forms. The use of transportation demand management is essential to support the carbon neutral vision of the GID. The transportation system is designed to be continuous and connected; providing essential and effective linkages between land uses and activities. Parking policies reinforce the carbon neutral vision of the GID by encouraging shared parking arrangements, supporting on-site parking reductions and priority parking for carpool vehicles, alternative energy vehicles, car-shares, scooters and motorcycles; where appropriate.

Schedule A: Mobility displays the existing arterial roads along the perimeter of the site, rail line, trail network, proposed active transportation links (including a new river crossing), proposed transit stops and two proposed collector roads (College Avenue East extension and New Street 'A' linking Victoria Road South with Stone Road East). Existing local roads are shown along with two proposed local roads (one connecting Victoria Road South with New Street 'A', and another one south of Stone Road East).



The layout for the majority of anticipated local roads will be established through the development approval process. The policies address the desire for a single loaded perimeter local road along the west side of the Eramosa River Valley that would follow the Natural Heritage System and maintain public access and open views of the river corridor. Consideration of the potential for a local road connection from York Road to Dunlop Drive through the historic Reformatory Complex is also referenced in the policies.

Section 11.2.6 The Public Realm

The public realm policies address the design and development of publicly owned spaces and the relationship of the built and natural environment to these spaces. Policies for streets are supportive of active transportation modes (walking and cycling) by ensuring the design of safe, accessible, functional and attractive pedestrian-oriented environments that balance the motor vehicular needs of the road network. Mid-block pedestrian and bicyclist connections are supported as a means to interconnect all modes of travel including the City's trail network.

Parks and open space policies support the creation of two new parks (a neighbourhood park and a community park), shown symbolically on Schedule B: Land Use to meet the active and passive recreational needs of the residents and employees of the GID. The neighbourhood park will be located within the residential lands north of College Avenue E. and the community park will be located within the Employment Mixed-use 1 lands to the south. Parks and open space are to occupy prominent locations within the GID, recognizing their ability to serve as gathering places for the immediate and surrounding area. Final locations, size and design considerations will be determined in accordance with the policies of the Official Plan and through the development approvals process.

Additional public realm considerations include: tree canopy coverage; linkages between parks and open spaces, the trail network and stormwater management facilities; public art; and community engagement opportunities such as community gardens.

Section 11.2.7 Land Use and Built Form

The land use and built form policies of the Secondary Plan along with Schedule B: Land Use, provide the framework for the pattern of development including land uses and built form (e.g. building type, density and height). This layout of land uses is informed by the Vision, Principles and Objectives of the Secondary Plan and supported by the other policies of the Secondary Plan and Official Plan. The land use policies support the Official Plan targets for population and jobs, minimum separation distances between sensitive land uses and existing industrial uses, and the conservation of natural and cultural heritage resources.

The population and employment target ranges of 3,000 - 5,000 people and 8,000 - 10,000 jobs provided in the draft GID Secondary Plan were determined through the



City's growth plan strategy work. The background work to the GID Secondary Plan refined the target range through detailed design and built form objectives. OPA 54 policies present a target of 4,400 people and 9,100 jobs which contributes to the City's overall population target of 175,000. The refined target is based on the vision and built form objectives and policies for the GID which are focused on the development of a compact, mixed use community that will predominately serve as the home of innovative, sustainable employment uses with an adjacent urban village connecting residential and compatible employment uses. These policies quide the location, amount, type and form of residential and employment development permitted within the GID. The residential and employment lands within the greenfield area of the GID are required to be planned and designed to contribute toward the achievement of the overall greenfield area density target for the City. As such, the GID is planned to achieve an overall minimum density target that is not less than 90 persons and jobs combined per hectare. In comparison the City's urban growth centre is planned to achieve an overall minimum density target that is not less than 150 persons and jobs combined per hectare.

The land use structure works with the topography of the site and includes collector roads, a proposed river crossing, nodes at intersections of arterial and collector roads, and flexible land use permissions to support a mix of employment, residential and commercial uses. The natural heritage system designation is included for context as per OPA 42 which is currently under appeal but does not form part of the GID Secondary Plan OPA.

The layout of land uses on Schedule B is supported by a modified grid and block pattern that facilitates a compact, transit-oriented community while ensuring flexibility within the road network to accommodate a range of traffic volumes and types, and providing greater efficiency with respect to the provision of municipal services. The transit-oriented design locates density at nodes at the intersection of arterial and collector roads and promotes connections between residential and employment uses thereby reducing trip generation and parking requirements.

The policies and land use schedule include land use categories specific to the GID and existing land use designations, reflecting new designation terminology introduced by Council-adopted OPA 48. The existing land use designations include Open Space and Park, Major Utility, Industrial, Service Commercial, and Neighbourhood Commercial Centre.

The following new land use categories are introduced for the GID area: Adaptive Re-use, Mixed-use Corridor (GID), Employment Mixed-use 1, Employment Mixed-use 2, Residential and Glenholme Estate Residential Area.

Adaptive Re-use:

The cultural heritage landscape and built heritage resources of the historic reformatory complex, located in the northeast portion of the site, are designated as Adaptive Re-use. The Adaptive Re-use designation is intended to support a wide



range of uses to bring a new purpose to the cultural heritage resources that is respectful of the existing built heritage form and cultural heritage landscape features. Permitted uses include institutional, educational, commercial, office, light industrial, residential, live/work and open space and park.

Mixed-use Corridor (GID):

Lands designated Mixed-use Corridor (GID) are located at nodes and along arterial and collector roads. The designation permits medium and high density residential development and other uses that would support the GID's residential and employment population including commercial, entertainment, institutional, educational, and live/work. Schedule C: Built Form Elements reflects the establishment of a minimum height of four storeys and a maximum height of 6 storeys which is increased to 10 storeys within the identified nodes. Free-standing residential development is permitted with a minimum density of 100 units/ha and a maximum density of 150 units/ha. Development within the nodes and along the identified Main Street will be compact with retail and other service uses animating the ground floors of all buildings at the street edge.

Employment Mixed-use 1:

The majority of employment land, outside of the Industrial and Major Utility designations, occurs within the Employment Mixed-use 1 designation primarily located north of Stone Road East, west of the Eramosa River with a smaller pocket south of Stone Road. The designation permits a mix of office, research and development, commercial and institutional uses along with live/work. The permitted uses are intended to be higher density and supportive of the area's role as a knowledge-based innovation centre.

Within the Employment Mixed-use 1 designation a specific area, south of the College Ave. E. extension, has been identified on Schedule B as subject to a special policy that may permit residential uses. The ability to permit residential uses would be subject to the satisfaction of criteria specifically related to the achievement of population and employment targets, density targets, compatibility with adjacent employment uses and demonstration that the lands are not required for employment uses over the long term.

Employment Mixed-use 2:

The Employment Mixed-use 2 designation located at the southeast corner of the GID, permits the same uses as Employment Mixed-use 1 with the exception of residential uses (i.e. live/work). The built form policies are structured to provide a buffer for the residential areas south of Stone Road East from the Major Utility and Industrial uses north of Stone Road East.

Residential:

Residential lands are designated north of the College Avenue East extension in the vicinity of the Turfgrass Institute. The predominant land use is medium density housing forms (apartments and townhouses) with a limited supply of low density



housing forms (single and semi-detached dwellings). Additional uses include live/work, community services, schools, child care centres, convenience commercial and parks. The maximum net density is 150 units per ha with a minimum net density of 35 units per ha. Heights set in Schedule C: Built Form Elements range from 2 to 5 storeys.

Glenholme Estate Residential Area:

The Glenholme Estate Residential Area designation applies to the majority of the existing estate rural residential development located at the southeast corner of the GID along Glenholme Drive. The designation would recognize existing estate residential uses and allow limited infill residential development on interim private services. The policies only permit the following uses: single detached dwelling, accessory apartment and home occupation. Minimum lot size requirements are set and only existing lots that are 1.0 ha in size or greater may be considered for severance. The new policy also specifies that the City may impose conditions such as requiring proponents to enter into an agreement with the City related to ongoing operation and maintenance of interim private services and the requirement for the property owner to connect to full services when they become available at their own expense. (See page 11 of this report for further information about the policies for Glenholme Drive.)

Proposed Park:

Schedule B identifies the proposed general location of two new parks with a symbol. Specific policies regarding park space are included in the Public Realm section of the GID Secondary Plan and open space and park policies of the Official Plan. In general the City's Official Plan does not designate all municipal park spaces since they are permitted in all designations. The conceptual location of the future neighbourhood and community parks will be finalized through the development approvals and park planning process and will be further refined with consideration to the City's recreational needs at the time of development. The conceptual design of future parks and the enhancement of existing parks will involve community consultation.

Built Form Elements

Schedule C: Built Form Elements, provides a height schedule in the Secondary Plan which is supplemented by the height and density policies contained within the Plan. Height regulations within the GID are based on protecting public views, making use of existing grades, and to allow for transit supportive development, and recognizing transportation capacity. Key public views are illustrated in Appendix A and include western views towards the downtown and north-eastern views towards the historic reformatory complex and Eramosa River Valley. These views are planned to be protected through the development approvals process.



Section 11.2.8 Interpretation and Implementation

The Secondary Plan concludes with policies for the actions and tools that will be used to implement the plan. The GID Secondary Plan is also subject to the interpretation and implementation policies of the Official Plan and the Zoning Bylaw will implement the policies and schedules of the GID Secondary Plan. Future development within the GID will be coordinated through Block Plans. The block plan approach ensures that lands are developed comprehensively in an orderly, cost efficient and timely manner, and that the development of each block plan area contributes to achieving the overall GID population, employment and density targets. Schedule D: Block Plan Areas illustrates four block plan areas. Each Block Plan Area has a population target, employment target, residential density and employment density to achieve. The residential density target is set at 75 units per net hectare for three of the Block Plan Areas. Employment density targets for each Block Plan Area range from 85 jobs per net hectare for Block Plan Area 3 up to 135 jobs per net hectare for Block Plan Area 1. Block Plan Area 4, which includes the area designated as Adaptive Re-use, has an employment target of 500 jobs and no set residential or employment densities, to ensure maximum flexibility given anticipated development challenges in repurposing the extensive cultural heritage resources on site. The Zoning By-law will regulate the mix of uses within each block plan area. The completion and approval of a block plan will be required prior to the approval of any development application within the block plan area.

The GID Secondary Plan includes policies for the establishment of a design review committee and the use of height and density bonusing within the nodes identified within the Mixed-use Corridor (GID) designation, in exchange for priority community benefits, including benefits from carbon neutrality.

The Secondary Plan policies will be further supported by a GID Implementation Strategy, alternative development standards and additional studies that may be required prior to block plan approval. The GID Implementation Strategy will be critical to further articulate, coordinate and activate the implementation of the Secondary Plan, specifically components of the Plan related to achieving carbon neutral development. The implementation strategy will identify carbon neutrality targets and describe a range of mechanisms, tools and initiatives that may be used to achieve the identified targets. The additional studies that may be required include a stormwater management assessment analysis and district energy feasibility study.

The policies direct the City to take a partnership approach with the Province and other key stakeholders to work towards the effective and efficient development of the lands which encompasses assessing: site/servicing development models for priority areas including the extension of College Avenue East; development of research and development clusters with post-secondary institutions; redevelopment of the historic reformatory complex; and coordination of marketing and business development efforts targeting knowledge based innovation sector businesses.



The Secondary Plan also includes key definitions to support the policies.

Summary of Public Input and Refinements made to Draft Secondary Plan

The GID Draft Secondary Plan was presented to PBEE Committee on October 15, 2012 and circulated for comments. A public open house was held on November 28, 2012 which included display panels, a staff presentation and opportunities to ask questions of project team members. Attachment 4 contains the comments received from the public, stakeholders and agencies. Staff's response to comments is included as Attachment 5. The policies presented in the previous section reflect staff responses to comments received as well as changes made as a result of an internal review of the draft Secondary Plan.

The following general themes emerged from the comments and are discussed below:

- Support for the Natural Heritage System, Cultural Heritage Resources and Energy Policies;
- Glenholme Drive Development;
- Land Use Mix and Built Form Flexibility; and
- Implementation.

Support for the Natural Heritage System, Cultural Heritage Resources and Energy Policies

Comment Summary

A number of comments were received in support of the vision and general policy direction of the GID Secondary Plan. The Ministry of Tourism, Culture and Sport wanted to ensure the former use of the lands were recognized and that new development would be integrated within the existing natural and cultural heritage resources and not the other way around. Support was also given to energy initiatives including water conservation and solar collection opportunities that will be managed by the development approval process and the City's Water Conservation Strategy. A specific request was made to mandate rainwater collection and reuse.

Staff Response

Policies have been reworded to clarify and reinforce the intent to work with existing site conditions, including the Natural Heritage System and cultural heritage resources and connect new development with these resources. The Secondary Plan policies provide guidance and support to existing tools and processes including the City's Water Conservation and Efficiency Strategy and development approval process. The request to mandate rainwater collection and reuse could not be accommodated since it falls outside of the City's legislative authority although it is encouraged in ICI development.



Glenholme Drive Development Comment Summary

Residents of Glenholme Drive have requested that new policies be included in the Secondary Plan to allow infill development on private water and wastewater services. In addition they requested to be removed from Phase 4 of the phasing strategy and placed in Phase 1 so development could occur immediately.

Staff Response

A number of residents have been requesting the right to intensify the development of their lands since they were annexed into the City in 1993. The draft Secondary Plan released in October 2012 continued to require new development to be on full municipal services as per the Official Plan and Provincial Policy Statement. In response to staff's presentation of the draft Secondary Plan, Council passed the following resolution on October 22, 2012:

"THAT Committee Report No. 12-89, dated October 15, 2012 from Planning, Building, Engineering and Environment, regarding the Guelph Innovation District Draft Secondary Plan be received;

AND THAT the correspondence regarding the Special Residential Area received by the Planning & Building, Engineering and Environment Committee be referred to staff to explore alternative servicing prior to the scheduled January, 2013 Statutory Public Meeting for the Guelph Innovation District Secondary Plan;

AND THAT staff consider how flexibility can be incorporated into the Guelph Innovation District Secondary Plan regarding the development of the Specialized Residential Area."

Numerous meetings have been held with the residents along with Planning, Engineering, and Water Services staff to find an appropriate response to the residents' concerns and to Council's direction. The area along Glenholme Drive is an isolated small cluster of existing low density residential estate lots on private individual services. It is essentially rural style development at the edge of the City annexed into the City over 20 years ago. There are no short or medium term plans to service the area and the residents are looking for a minor infill opportunity that they would have been provided prior to the annexation. In the latest meeting with the residents, staff discussed a policy approach that appeared to satisfy residents' concerns and also minimized staff concerns with allowing an interim change in servicing direction for the Glenholme Drive area.

The revised policy would permit limited infill development on interim private services subject to specific criteria to minimize the amount of additional residential growth and respect the existing character of development in the area. The development criteria allow the residents to meet their needs while minimizing the City's increased risk due to the allowance of interim private services which is not permitted or supported elsewhere in the City.



Land Use Mix and Built Form Flexibility Comment Summary

The majority of comments received on the draft GID Secondary Plan dealt with proposed land uses and the perceived flexibility of built form policies. Specifically, Infrastructure Ontario expressed concerns with the limited range and balance of residential development and the amount of lands designated for employment purposes. As part of their comments they submitted a revised land use schedule (accompanied by an employment land analysis) and proposed:

- 1) increase in area of the residential designation to extend south of the proposed extension of College Avenue E., reducing the amount of lands designated Employment Mixed-use 1 almost in half;
- 2) revisions to the location, size and configuration of the proposed two new park spaces and;
- 3) reductions in the amount of Mixed-use Corridor(GID) lands.

In regards to built form policies, comments suggested increases to the maximum heights particularly within identified nodes to a maximum of 12-15 storeys. One respondent suggested heights similar to those permitted within the Downtown, i.e. 18 storeys. Additional flexibility was also requested with planned setbacks on public streets. The feasibility and likely uptake of floor space index (FSI) bonusing in areas designated Mixed-use Corridor (GID) was also questioned given the requirement to incorporate a vertical mix of uses where any single use would not occupy more than 60% of the building. A request was made to expand the functionality of the proposed new bridge crossing over the Eramosa River so that it would also provide a single vehicle lane to accommodate transit buses in addition to active transportation modes (pedestrians and bicyclists). The need for a strong commitment to develop good transit service early in the development of the community was also stressed.

In subsequent discussions with Infrastructure Ontario the inclusion of a heritage schedule was also questioned given the status of cultural heritage resources (i.e. the determination of Provincial heritage resources have yet to be finalized).

Staff Response

Schedule B: Land Use has been revised in response to Infrastructure Ontario's concerns. A limited amount of additional residential lands have been included north of the College Ave. E. extension and a new policy has been added that may permit additional residential development within the Employment Mixed-use 1 area south of the College Ave. E. extension and north of the local road shown as "New Street B". These additional residential uses may be permitted subject to the satisfaction of criteria specifically related to the achievement of development targets, compatibility with adjacent employment uses and an assessment of the availability of employment lands.

The proposed land use schedule, density and height policies have been assessed to ensure that the growth plan target range for the GID (8,000 – 10,000 jobs and



3,000 – 5,000 people) can be accommodated. In addition, the City's employment lands strategy and local growth management strategy assumed both corporate business park and prestige employment development west of the Eramosa River, not only employment development at a higher job density as shown in the employment land analysis submitted by Infrastructure Ontario, which did not provide an analysis of both employment and population targets.

Additional flexibility has been included in the built form policies by increasing heights to 10 storeys for nodes within the Mixed-use Corridor (GID) designation, in line with the maximum heights of the Official Plan, and maximum setbacks for public streets have been increased. In addition the FSI bonusing policies have been removed and replaced with a policy requiring a mix of uses at the ground floor with increased height requirements for the first storey to provide flexibility for various uses at street level.

The need and justification for a pedestrian/bicyclist crossing of the Eramosa River is essential to achieve the vision, principles, objectives, land use and transportation policies of the GID Secondary Plan which prioritize active transportation and connecting the "urban village" with development on the east side of the Eramosa River. However establishing a link for transit use will require further study and justification involving ridership targets and transit operation alternatives. The differences in cost and river system impacts between a pedestrian/bicyclist crossing and a vehicular bridge will also need to be considered. The potential for a vehicular bridge will be assessed as part of the block planning for the area.

In response to comments about the status of cultural heritage resources, the resources have been removed from the Schedules and are identified in Appendix A to the Secondary Plan. Appendix materials serve as a reference document and not as Official Plan policy. This allows discussions to continue regarding protection of the cultural heritage resources which are subject to existing Official Plan policies.

Implementation Comment Summary

Concerns were expressed with the phasing policies, in particular Infrastructure Ontario wanted the policies deleted altogether given the challenges of a long-term development view needed for the limited and specialized employment market in comparison to the relatively short term uptake of the residential market. Concerns were expressed that the marketplace would be unduly constrained, frustrating development interests.

The City's Environmental Advisory Committee (EAC) expressed concerns on the lack of management guidance for the Natural Heritage System due to the absence of a current subwatershed study for the lands.

The Ministry of Tourism, Culture and Sport suggested a definition for "adaptive reuse".



Staff Response

The phasing policies and Schedule were removed and replaced with a block plan approach. A block plan approach better suits the implementation of the Secondary Plan policies, especially since phasing policies were not needed to deal with servicing issues but rather to ensure the development of a mix of uses and the achievement of overall GID residential and employment targets. The block plan approach will serve to provide additional detail between the Secondary Plan policies and the submission of development applications and would allow for monitoring of development targets within the GID. The block plan requirements are similar to the City's Official Plan policies which require urban design master plans prior to development within nodes.

A block plan approach will help ensure lands are developed comprehensively in an orderly, cost efficient and timely manner, given the innovative and flexible nature of the proposed policies combined with not knowing how many and what form of future development applications may be submitted. The Zoning By-law will establish the required mix of uses within each block plan area. The completion and approval of a block plan will be needed prior to the approval of any development application. The block plan will demonstrate conformity with the policies and schedules of the GID Secondary Plan and will include items such as: detailed road pattern; parks, open space and urban square details; conformity with employment and population growth targets; and conformity with built form and site development policies. An Environmental Impact Study (EIS) will also be prepared as part of the block plan which is intended to address EAC's concerns.

Schedule D: Block Plan Areas establishes four distinct block plan areas within the Secondary Plan. Provincial lands would fall into three of the four proposed block plan areas. One area would encompass lands owned by the Province east of Victoria Road S, north of the proposed extension of College Avenue east (including mixeduse corridor lands on the south side of the College Avenue extension) and west of the Eramosa River(including Turfgrass Institute lands). The second block plan area would encompass lands owned by the Province east of Victoria Road S, south of the mixed-use corridor along the proposed extension of College Avenue east and west of the Eramosa River (including former detention centre site). The two block plan areas essentially separate the residential and mixed-use corridor lands along and north of the College Ave. E. from the employment lands south of College Ave. E. This allows the residential and mixed-use corridor lands to be comprehensively planned and developed at a separate time from the employment lands. The third block plan area includes Provincial lands east of the Eramosa River (including the historic Reformatory Complex). The fourth block plan area encompasses lands owned by a number of private landowners located south of Stone Road, east of Victoria Road S.

A definition for "adaptive reuse" was added to the GID Secondary Plan OPA.



Summary of Revisions by Section

As noted previously, revisions have been made to the draft Secondary Plan in response to comments received from the public, stakeholders and agencies. In addition an internal review of the draft Secondary Plan was undertaken. Many of the changes from the internal review provide greater clarity and consistency between existing City and Provincial policies and initiatives including the City's Official Plan Update. A summary of revisions by section, which have not already been outlined in this report, are presented below.

Section 11.2.2 Vision, Principles and Objectives Revisions

Revisions were made to the Vision, Principles and Objectives to improve alignment with terminology within the Secondary Plan policies and with the Official Plan Update. Some revisions also improve clarity and remove unnecessary duplication. The revisions do not constitute substantive changes to the context or essence of the principles or objectives.

Section 11.2.3 Natural and Cultural Heritage Revisions

The draft Secondary Plan's Heritage Schedule was removed and replaced by a simplified Appendix A, which is not part of the Secondary Plan policies, in response to comments received. Cultural heritage policies are subject to the City's Official Plan policies and procedures in terms of conservation and protection.

The policies have also been streamlined to remove specific policies regarding Significant Natural Areas and Natural Areas, species at risk, and surface water features and fish habitat since OPA 42, the City's Natural Heritage System remains under appeal.

Minor revisions have been made to improve alignment with terminology between the Secondary Plan policies and the Official Plan Update, for clarity, and to remove unnecessary duplication with Official Plan policies.

Section 11.2.4 Energy, Servicing and Stormwater Revisions

Revisions were made to improve alignment with policies in the Official Plan Update (OPA 48) and Downtown Secondary Plan (OPA 43). The policies continue to strongly support energy planning and water and wastewater servicing initiatives.

Stormwater policies beyond those contained in OPA 48 have been minimized. The GID Secondary Plan Implementation policies in section 11.2.8 recognize the development of a stormwater management assessment analysis that establishes water quality, water quantity and natural environment objectives and stormwater management design requirements for development in the GID as part of the block plan process.



Section 11.2.5 Mobility Revisions

Policies have been revised and reordered to improve alignment with terminology used in the Secondary Plan and Official Plan Update, improve clarity and remove unnecessary duplication. In particular Main Street references were clarified to recognize it as an identified design treatment of the new collector road extending College Avenue E. into the GID. Policies were also modified to make connections to the block planning process. Table 1 changes reflect the treatment of Main Street as a type of collector, increased flexibility for planned setbacks and alignment of right-of-way widths with the current Official Plan. Schedule A: Mobility has been simplified by the removal of existing built form, cultural heritage resources, and nodes. The Schedule includes an additional active transportation link near New Street 'A', north of Main Street and adds a new proposed local road south of Stone Road.

Section 11.2.6 The Public Realm Revisions

The key revision to public realm policies is the inclusion of specific policies dealing with two new park spaces and their symbolic identification as proposed parks on Schedule B: Land Use. The parks were previously identified as a land use designation in the draft GID Secondary Plan. The parks have been shown symbolically with accompanying policies to provide greater flexibility to determine their location and configuration in the development approvals process. The importance of the Trail Network as both a recreational and active transportation resource was also reinforced, recognizing the trail system's support of a carbon neutral vision and public realm facility for communicating and celebrating the GID's natural and cultural heritage resources. Other changes involved improving alignment and clarity with other policies in the GID Secondary Plan and the Official Plan.

Section 11.2.7 Land Use and Built Form Revisions

Schedule B: Land Use has been revised to make minor refinements to lands designated Residential, Mixed-use Corridor (GID), and Employment Mixed-use 1 in response to comments from Infrastructure Ontario. In addition greater flexibility has been added to many of the land use designations. The area of the Residential designation north of the College Ave. E. extension has been expanded and the area of Mixed-use Corridor (GID) and area of Employment Mixed-use 1 have been reduced. The Mixed-use Corridor (GID) lands have been realigned in a more linear fashion along the College Ave. E. extension. A new policy has been added that may permit residential uses within the Employment Mixed-use 1 area south of the College Ave. E. extension and north of the local road shown as "New Street B" on Schedule A: Mobility.

As previously stated, rather than designating lands Open Space and Park, on Schedule B: Land Use, the two new proposed park locations have been identified with a symbol.



Additional flexibility has been included in the built form policies by increasing maximum heights to 10 storeys for nodes within the Mixed-use Corridor (GID) designation, in line with the Official Plan. The maximum FSI and FSI bonusing policies for the Mixed-use Corridor (GID) designation have been removed and replaced with a policy requiring a mix of uses at the ground floor.

Cultural heritage resources have been removed from Schedule B: Land Use Schedule and are now only identified in Appendix A.

The Special Residential Area (GID) policies for the Glenholme Drive area have been replaced with a new designation entitled Glenholme Estate Residential Area that allows limited new development on interim private services.

Section 11.2.8 Interpretation and Implementation Revisions

The most significant change is the removal of the phasing policies and schedule and the introduction of block plan policies accompanied with a new schedule in their place.

Policies related to architectural technical guidelines and site plan requirements, for low rise development have been removed.

Next Steps

Following the Statutory Public meeting, staff will review all comments received and prepare a final GID Secondary Plan OPA for Council's consideration.

CORPORATE STRATEGIC PLAN

City Building - Strategic Direction 3.1: Ensure a well designed, safe, inclusive, appealing and sustainable City.

City Building - Strategic Direction 3.2: Be economically viable, resilient, diverse and attractive for business.

DEPARTMENTAL CONSULTATION

Community and Social Services (Culture and Tourism; and Parks and Recreation)
Corporate and Human Resources (Legal and Realty Services)
Finance and Enterprise Services (Community Energy; and Economic Development)
Operations, Transit and Emergency Services (Guelph Transit; and Public Works)
Planning, Building, Engineering and Environment (Building Services; Engineering
Services; Solid Waste Resources; Wastewater Services; and Water Services)

FINANCIAL IMPLICATIONS

Capital Budget approval has been given by Council for completion of the Secondary Plan at \$340,000. An FCM Green Municipal Fund grant will contribute \$142,252 towards the budget. The first FCM instalment of \$75,188.79 has been received.



COMMUNICATIONS

A comprehensive public consultation process has been followed throughout the development of the Secondary Plan including a public design workshop to explore design options and preferences for the lands. An informal open house on the draft Secondary Plan was held on November 28, 2012, shortly after its release in October 2012. Infrastructure Ontario continues to be an active participant along with the Grand River Conservation Authority who have both agreed to provide in-kind support as part of the FCM Green Municipal Fund Grant. Heritage Guelph, the City's Municipal Heritage Committee, will continue to be consulted on heritage matters. The City's River Systems Advisory Committee and Environmental Advisory Committee were also consulted for comment.

Public and stakeholder consultation will continue throughout the Secondary Plan process.

The Notice of Public Meeting was advertised in the Guelph Tribune on November 7 and 14, 2013 and mailed out to our project contact list. Information on this project continues to be updated on the City's website, www.quelph.ca/ innovation district.

ATTACHMENTS

Attachment 1: Guelph Innovation District Project Milestones

Attachment 2: GID Location Map

*Attachment 3: Proposed Official Plan Amendment 54: Guelph Innovation

District Secondary Plan Amendment

*Attachment 4: Comments submitted by the public, stakeholders and agencies

*Attachment 5: Comments and Response Table

* Due to the size of the documents, Attachments 3-5 are available on the City of Guelph website at http://guelph.ca/plans-and-strategies/guelph-innovation-district-york-district-lands. Click on the link for the December 2, 2013 OPA 54 Public Meeting Report with attachments.

Report Author

Joan Jylanne Senior Policy Planner

Original Signed by:

Approved By

Todd Salter General Manager Planning Services 519.822.1260, ext. 2395 todd.salter@guelph.ca

Approved By

Melissa Aldunate Manager of Policy Planning and Urban Design

Original Signed by:

Recommended By

Janet L. Laird, Ph.D. Executive Director Planning, Building, Engineering and Environment 519.822.1260, ext. 2237 janet.laird@guelph.ca



Attachment 1: Guelph Innovation District Project Milestones

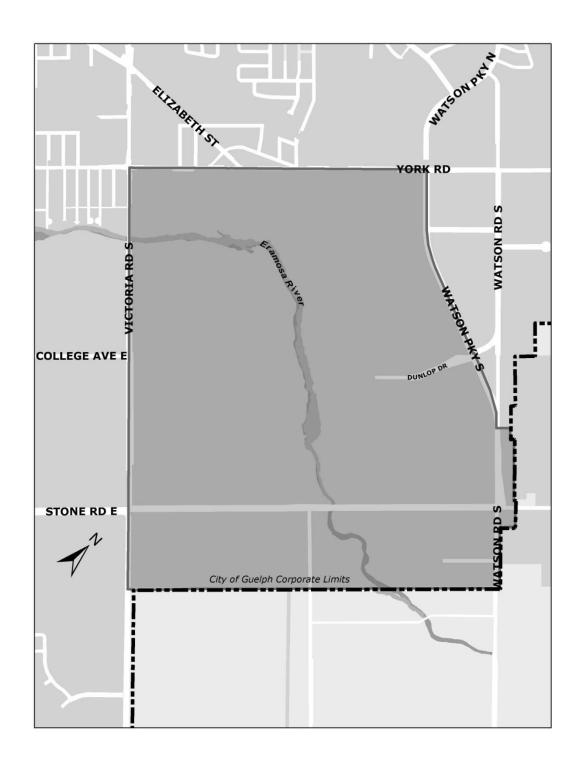
PHASE ONE - BACKGROU	IND REPORT	2005
First Public Consultation Meeting – Royal Canadian Legion	Introduce Project	January 25, 2005
Phase I Consultant Background Report	Background Report Produced	March 17, 2005
PHASE TWO - LAND USE	CONCEPTS	2005-2007
Community Workshop – Turf Grass Institute	Review and assist in development of land use concepts	April 6, 2005
Phase II Consultant Report	Preferred Land Use Scenario Report Produced – 7 land use options presented with 12 evaluation criteria	Nov. 24, 2005
Presentation of Preferred Scenario to Committee	PET Report 10-128 York District Study Phase 2 – Preferred Land Use Scenario Report released publicly but no action taken	Dec. 12, 2005
Council Information Report	York District Study Update	January 18, 2007
Public Information Session - Royal Canadian Legion	Review Phase II	February 1, 2007
Special Committee Meeting	CDES Report 07-25 York District Land Use Study Process	March 23, 2007
Council Resolution	THAT the "York District Preferred Land Use Scenario" be received and used as the basis for the development of a final land use strategy for the York District lands; AND THAT the York District Study Phase 3 workplan be endorsed as presented in Schedule 3 of Community Development & Environmental Services Report No. 07-25. AND THAT the area defined as "lands south of Stone Road" be recognized as a "Specialized Area".	April 2, 2007
PROVINCIAL AUTHENTIC		AprNov. 2007
Special Information Session: York District Lands	Introduce Provincial work to public	April 12, 2007
Roundtable Meetings	Four roundtable groups gather to develop ideas for York District lands A – Research, Development and Innovation B – Light Manufacturing, Office & Retail C – Residential and Mixed-Use D – Culture, Design and Creative Enterprise	Spring – Summer 2007
Public Town Hall 1	Public review of roundtable ideas for York District	June 18, 2007
Public Town Hall 2	York District ideas presented based on roundtable work and public input from Public Town Hall 1 Meeting	August 7, 2007
Authenticity Report Released	Final Report and Appendices released	Nov. 19, 2007
	E AND SERVICING FINAL REPORT	2007 +
Information Session for Landowners South of Stone Rd. – Waste	Update landowners south of Stone Rd. on the process and allow opportunity to share views	Dec. 10, 2007



Innovation Centre Meeting		
Room		
Urban Design Charrette	Input into the development of land use concepts for the area, including range of land uses	April 5, 2008
Committee Information Report	CDES Information Report 08-84 presented Hybrid Land Use Plans and Phase III update	July 11, 2008
ECONOMIC DEVELOPMENT GUELPH AGRI-INNOVATION	IT PAUSE - STRATEGIC PLAN FOR THE CON CLUSTER	2009 – 2010
Community Workshop	Presented work completed and introduced key connections between the Secondary Plan, Local Growth Management Strategy, Community Energy Initiative, Natural Heritage Strategy, Prosperity 2020, and Strategic Plan for the Guelph Agri-Innovation Cluster	June 18, 2009
Council Workshop	Discussed draft vision, planning and design principles, and governance issues for the lands	February 8, 2010
Council Information Report	Council Information Report 11-61 Guelph Innovation District Secondary Plan Update	July 7, 2011
Community Design Workshop	Two design scenarios presented which were a composite of potential design elements to reflect in the development of the lands	Sept. 15, 2011
Design Charrette	Design session held for city and consultants to consider feedback from public design workshop and forge a consensus on design elements to carry forward in the preferred design.	Oct. 18, 2011
Committee Report	PBEE Report 11-104 Presented vision, principles, preferred design and implementation strategy.	Dec. 12, 2011
Council Report	Council Report 12-18 Supplementary report updating design	Jan. 30, 2012
Committee Report	Release of draft Secondary Plan	October 15, 2012
Public Open House	Open house on draft Secondary Plan.	November 28, 2012



Attachment 2: GID Location Map





TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE December 2, 2013

SUBJECT Proposed Administrative Amendment to Zoning By-law

Number (1995)-14864

(Guelph's Comprehensive Zoning By-law)

Citywide

REPORT NUMBER 13-74

EXECUTIVE SUMMARY

SUMMARY OF REPORT

To provide planning information on a staff-initiated request for amendments to the Zoning By-law that would make administrative improvements and address minor typographical and mapping errors. This report has been prepared in conjunction with the statutory public meeting for this application.

KEY FINDINGS

Key Findings will be reported in future, following staff review of the application.

FINANCIAL IMPLICATIONS

Financial implications will be reported in the future Planning, Building, Engineering and Environment recommendation report to Council.

ACTION REQUIRED

Council will hear public delegations regarding the applications, ask questions of clarification and identify planning issues. The report is to be received and no decisions are to be made at this time.

RECOMMENDATION

 That Report 13-74 regarding a proposed administrative amendment to Zoning By-law Number (1995)-14864, from Planning, Building, Engineering and Environment dated December 2, 2013, be received.

BACKGROUND

In June of 1995, City Council adopted a new Comprehensive Zoning By-law for the City of Guelph. The Zoning By-law regulates the use of all land in the City and the erection, location and size of all buildings and structures. City staff periodically undertake an administrative review of the By-law to determine if there are minor



revisions that should be recommended in order to improve the use and implementation of the By-law, without substantively changing the intent of the By-law.

Since 1995, four administrative amendments have been approved to the Zoning By-law, in 1997, 1998, 2003 and 2010. These amendments introduced minor wording changes clarifying the intent of certain regulations, corrected technical omissions and mapping errors and typographical mistakes. Uses were added to certain zones and some regulations were modified to ensure they were interpreted as originally intended.

An internal staff working group consisting of staff from Planning Services, Building Services and Engineering Services have been monitoring inconsistencies and deficiencies within the present By-law since 2010. Additionally, staff have reviewed requests for specific changes to regulations received from the development industry. This report outlines the working group's proposed administrative amendments.

REPORT

Description of Proposed Zoning Bylaw Amendment

The intent of this proposed amendment is to improve the usability of the By-law for the development community, the general public, as well as City Staff. Proposed changes include new and revised definitions, minor changes that clarify and improve existing regulations and remove inconsistencies, corrected technical omissions, mapping updates and typographical mistakes. These minor omissions and problems are often only identifiable through use of the by-law. The entire list of concerns raised and staff's response to the proposed amendments, have been summarized in Attachment 1.

Many of the requested and staff initiated changes are intended to respond to frequently requested variances to zoning regulations through the Committee of Adjustment since 2010. The proposed amendments to the Zoning By-law will meet the demands of the public while maintaining regulatory objectives such as safety and urban design.

Staff Review and Process

Once the public has had an opportunity to provide input into the proposed changes, staff will review the comments and a report from Planning, Building, Engineering and Environment with a recommendation will be considered a future meeting of Council.

CORPORATE STRATEGIC PLAN

Strategic Direction 2.2: Deliver Public Service Better

Strategic Direction 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.



DEPARTMENTAL CONSULTATION

Staff from Planning, Building and Engineering have been involved to date. Other departments that regularly review development applications will also be invited to comment on these proposed changes.

COMMUNICATIONS

The Public Meeting Notice was mailed on November 8, 2013 to local boards and agencies, and City service areas for comments. The Notice of Public Meeting was advertised in the Guelph Tribune on November 7, 2013.

FINANCIAL IMPLICATIONS

In house staff time and advertisements for the purpose of public notice only. It is not anticipated that these administrative amendments will have any other financial implications.

ATTACHMENT

Attachment 1 - Proposed Administrative Amendments to the Zoning By-law

Report Author

Katie Nasswetter Senior Development Planner

Original Signed by:

Approved By

Todd Salter General Manager Planning Services 519.822.1260, ext. 2395 todd.salter@guelph.ca

Approved By

Sylvia Kirkwood Manager of Development Planning

Original Signed by:

Recommended By

Janet L. Laird, Ph.D. Executive Director Planning, Building, Engineering and Environment 519.822.1260, ext. 2237 janet.laird@guelph.ca



Attachment 1 – Proposed Administrative Amendments to the Zoning By-law

Legend for Source: Staff – a staff-identified concern

GWDA- Guelph and Wellington Development Association request

External Agency – External agency request

#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
1	CBD	Definitions	Definitions & 6.3.2.5.1	Only Section 6.3.2.5.1 contains the definition of Licensed Establishment. Staff recommend moving this definition into the "Definitions" section (3) of the by-law to use for the entire by-law rather than just this section.	"Licensed Establishment" means a Place, including an Arena, Club, a Place of Commercial Entertainment, a Hotel, Public Hall, Recreation Centre, Restaurant, Tavern and the like that sells, provides, or serves liquor pursuant to a licence issued by the Alcohol and Gaming Commission of Ontario or a successor agency/board thereto, but does not include a Place for which only a special occasion permit or permits are issued, or a Place owned and operated by the City.	Staff	The shifting of the definition into the Definitions section of the by-law allows it to be used for the entire by-law. The overall intent is to use this definition when permitting outdoor patios associated with the uses listed.	Add definition Licensed Establishment and amend Section 6.3.2.5.1 to remove the definition from this section.
2	Definitions	Animal Boarding Establishment	Definitions	No definition for this type of use, at present only Kennel and Veterinary Service	"Animal Boarding Establishment" means a building, structure or part thereof, where dogs and cats and other domesticated animals, excluding livestock, are bred, raised, groomed, trained or kept for a fee on a temporary basis and may include overnight accommodation and outdoor facilities.	Staff	Numerous inquiries have found that the By-law does not permit this type of use. Staff recognize the need for the use and it will be permitted in B.3 and B.4 Industrial malls only.	Add definition Animal Boarding Establishment. (Add as a permitted Use to B.3 and B.4 zones)
3	Definitions	Animal Care Establishment	Definitions	No definition for this type of use, at present only Kennel and Veterinary Service	"Animal Care Establishment" means a Building, structure or part thereof, where dogs and cats and other domesticated animals, excluding livestock, are groomed and/or kept for a fee on a daily basis excluding overnight boarding and outdoor facilities.	Staff	Numerous inquiries have found that the By-law does not permit this type of use. Staff recognize the need for the use and it will be permitted in Service Commercial SC.1 and SC.2 zones only.	Add definition Animal Care Establishment. (Add as a permitted Use to SC.1 and SC.2 zones)



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
4	Definitions	Veterinary Service	Definitions (170)	Existing definition needs to be refined for clarity. Modify existing definition.	"Veterinary Service" means a Building, structure or part thereof, where domesticated animals, excluding livestock, are given medical and/or surgical treatment, grooming or care by a veterinarian licensed by the Province of Ontario. Overnight boarding of animals shall be for medical reasons only.	Staff	The revision provides more clarity of this use for public and staff	Revise existing definition
5	Definitions	Restructure definition of Dwelling Unit	Definition (58)	The definitions for Accessory Apartment, Apartment Building, Duplex Dwelling, Garden Suite, Link Dwelling, Maisonette, Semi-Detached Dwelling, Single Detached Dwelling, Townhouse, (Cluster Townhouse, On-Street Townhouse, Stacked Townhouse), Multiple Attached Dwelling are all located under "Dwelling Unit" definition 58	Add referencing for these definitions alphabetically throughout the definitions to direct public and staff to "Dwelling Unit" (58) definition	Staff	The revision provides assistance to public and staff when locating definitions	Add referencing
6	Definitions	Driveway	Definition (56)	"Driveway" means the are provided for Vehicle access between a Street and an off-Street Parking Space, but does not include a Parking Aisle; "Parking Aisle" means that portion of a Parking Area which abuts a Parking Space and by which vehicular access is provided to such Parking Space;	"Driveway (Non-Residential)" means the area provided for Vehicle access between a Street and an off-Street Parking Space, but does not include a Parking Aisle; "Driveway (Residential)" means a surface area in a residential zone between a Street and a main Structure consisting of, but not limited to, asphalt, concrete, compacted gravel, interlocking brick, paving stone or the like used or designed to be used for the driving or parking of Vehicles and shall include any surfaced walk or hard landscaping situated parallel to the Driveway in a manner capable of being parked or driven upon by part or the whole of a Vehicle.	Staff	Proposed new definitions of driveway clarify differences found between residential and non-residential uses and enables better regulation explanation and understanding	Update Driveway (Non-Residential) and Driveway (Residential)



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
7	Definitions	Illustrations	Illustrations (page 3-28 to 3-29 and 3-30)	Existing illustrations need to be refined for clarity. Modify existing illustration section.	Appendix will be provided with recommendation report to show the revised illustrations.	Staff	Revisions to clean up the illustrations and provide more clarity for the public and staff	Remove illustration H, I, J from page 3-29 and reformat page 3-28 to include illustration G. Replace illustration B (Semi-detached). Yard illustration on page 3-30 to be updated to make corner lot clear. Add fence height illustration from Zoning handout.
8	Prohibited Uses in all Zones	General Provisions	4.3	Uses Prohibited in All Zones	Add new regulation 4.3.6 "The Use or storage of a container, truck or transport trailer or any part thereof on a residentially zoned property.	Staff	Shipping containers are starting to be used as accessory buildings in residential zones with many complaints from abutting residences.	Amend regulation as proposed to not allow shipping containers in residential zones for the purpose of a storage building.
9	Sight Lines	General Provisions	4.6.1	On a Corner Lot in any Zone, within the sight line triangle formed by joining the point of intersection to points on each Street Line, measured 9 metres from that point of intersection, no Building, Structure, play equipment, statue or parked motor Vehicle shall be located.	Review of 9 metre requirement for local streets (request for 6 metres)	GWDA	Staff recognize the need for corner sight lines and determined that at this time, the revision is not supported by Engineering. Will keep for reference for Comprehensive Zoning By-law review	Not supported by Staff at present. No change proposed.
10	Air Conditioners	General Provisions	Table 4.7, Row 9	Central Residential Air Conditioners are required to be a minimum setback of 0.6 metres (2 feet) from all property lines	Delete regulation from By-law	Staff	Access to the rear yard can still be obtained through one side yard. 0.6 metres (2') does not cause noise issues. Any noise issue would be dealt with through the noise by-law.	Delete regulation from by-law requiring air conditioners to be 0.6 metres (2 feet) from lot line.



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
11	Municipal Services	General Provisions	4.10	This will be in addition to Section 4.10. Add new Section 4.10.4	"When the owner of a property proposes to develop, redevelop and/or sever the property that has an existing building on it, the owner will be obligated to connect to City services if the municipal services are within 45.74 metres (150.0 feet) of the Dwelling. Furthermore, the piping from the provate well and/or septic tank will have to be disconnected and the well and septic tank must be decommissioned to the satisfaction of the City's Plumbing Inspector."	Staff	This regulation requested by Engineering Department in regards to servicing.	Amend regulation as proposed.
12	Off-Street Parking	General Provisions	4.13.3.2.2	Despite Section 4.13.3.2.1, the minimum Parking Space dimensions for Single Detached, Semi-Detached, Duplex Dwellings or Home Occupations, Group Homes, Bed and Breakfast establishments, Accessory Apartments, Lodging House Type 1 and On-Street Townhouses are 3 metres by 6 metres within a Garage or Carport. The minimum exterior Parking Space dimensions are 2.5 metres by 5.5 metres.	Add "and R.4 Zones"	Staff	Staff recognize the need for parking spaces within parking garages for apartment buildings require a larger size due to manoeuvrability issues (ie walls and poles)	Despite Section 4.13.3.2.1, the minimum Parking Space dimensions for Single Detached, Semi- Detached and Duplex Dwellings or Home Occupations, Group Homes, Bed and Breakfast establishments, Accessory Apartments, Lodging House Type 1, On-Street Townhouses and R.4 Zones are 3 metres by 6 metres within a Garage or Carport. The minimum exterior Parking Space dimensions are 2.5 metres by 5.5 metres.
13	Parking Requirement for Schools	General Provisions	4.13.4.4	School Elementary-1 per classroom plus a minimum of 4 visitor Parking Spaces plus any required parking for a Public Hall if such exists. School Secondary- 3 per classroom plus any required parking for a public hall is such exists	No change is proposed at this time. Staff determined that this should be part of the future comprehensive Zoning By-law review.	External Agency	This will be included as part of an overall study of parking to be done in the new Zoning By-law review.	Not supported by Staff at this time



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
14	General Provisions	Designated Accessible Spaces	4.13.5	In any commercial, institutional, park or residential Zone, where more than 25 Parking Spaces are required by Section 4.13.4, the required number of Parking Spaces shall include the provision of designated accessible Parking Spaces for the Use of physically disabled persons in the minimum quantity specified in Section 4.13.5.1	In any commercial, institutional, industrial, park or residential R.3A and R.4 Zone, where more than 25 Parking Spaces are required by Section 4.13.4, the required number of Parking Spaces shall include the provision of designated accessible Parking Spaces for the Use of physically disabled persons in the minimum quantity specified in Section 4.13.5.1	Staff	Industrial zones have been added as well as changing residential to R.3A (Cluster townhouse) and R.4 which are apartment zones.	Revise regulation to include industrial and change to the residential categories.
15	General Provisions	Designated Accessible Spaces	4.13.5.1	Row 1 states that accessible spaces are required between 26-50 spaces, then one is required.	Change the regulation to read: 2-50	Staff	In these zones, would require at least 1 accessible space on site. Previously could only ask for an accessible space if the site required 26 spaces minimum.	Revise regulation as recommended.
16	General Provisions	Visitor Parking	4.13.6	In a R.3A Zone, in addition to the requirements of Section 4.13.4.3, a minimum of 20% of the calculated total required number of Parking Spaces shall be provided for the Use of visitors to a residential Building and such Parking Spaces shall be located above grade and clearly identified as being reserved for the exclusive Use of visitors.	In a R.3A or R.4 Zone, in addition to the requirements of Section 4.13.4.3, a minimum of 20% of the calculated total required number of Parking Spaces shall be provided for the Use of visitors to a residential Building and such Parking Spaces shall be located above grade and clearly identified as being reserved for the exclusive Use of visitors.	Staff	This change is proposed by the Site Plan Committee to set a clear requirement for required visitor parking in the desired areas for both apartment buildings and cluster townhomes (R.4 and R.3A zones).	Revise regulation as recommended.
17	Parking in Residential Zones	General Provisions	4.13.7.2	ii) 1 Driveway access only shall be created per residential property and such Driveway shall have a maximum width of 7.5 m and shall be in accordance with Table 5.1.2, Row 12 or Table 5.2.2, Row 15; iii) all off-Street parking in the Front Yard and Exterior Side yard shall be confined to the Driveway area and any recognized legal off-Street Parking Area.	In a R.1 and R.2 Zone and for On-Street Townhouse Buildings: i) Deleted by By-law (2003)-17187 ii) 1 Driveway (Residential) access only shall be created per residential property iii) all off-street parking in the Front Yard and Exterior Side Yard shall be confined to the Driveway (Residential) area and any recognized legal off-street Parking Area.	Staff	Regulation to be revised as recommended. Enforcement staff requires clarity in residential parking standards for improved enforcement and communication of standards.	Amend regulation as proposed.



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
18	Parking in Residential Zones	General Provisions	4.13.7.2.1	ii) 1 Driveway access only shall be created per residential property and such Driveway shall have a maximum width of 7.5 m and shall be in accordance with Table 5.1.2, Row 12 or Table 5.2.2, Row 15	A Driveway (Residential) in an R.1 Zone shall have a maximum width of: i) 7.5 metres in an R.1A Zone ii) 6.5 metres in an R.1B Zone iii) 6 metres in an R1.C Zone iv) 5 metres in an R.1D Zone	Staff	Previously, the width standards were based on a percentage of front yard calculation. The specific widths are better for calculation and enforcement of regulations and provide public with an easier regulation to comprehend.	Amend regulation as noted.
19	Parking in Residential Zones	General Provisions	4.13.7.2.2	No regulation regarding the provision of a small walkway between neighbours that is not used for parking and does not obstruct drainage.	Despite 4.13.7.2.1, a surfaced walk within 1.5 metres of the nearest foundation wall is permitted providing that it is not used for parking.	Staff	Some neighbours in residential areas have installed small walkways in front of their buildings for access between the two. Not viewed as a major concern by Zoning, Planning or Engineering.	Amend regulation as proposed.
20	Parking in Residential Zones	General Provisions	4.13.7.2.3	The Front Yard of any Lot, excepting the Driveway, shall be landscaped and no parking shall be permitted within this Landscaped Open Space and the Driveway shall not constitute more than 40% of the Front Yard	A Driveway (Residential) in an R.2 Zone shall have a maximum driveway width of 3.5 metres.	Staff	Rather than using percentages, staff determined that a specific width measurement is better for understanding by residents and enforcement for staff.	Amend regulation as proposed.
21	Parking in Residential Zones	General Provisions	4.13.7.2.4 (new)	no existing regulation regarding walkways adjacent to driveways	4.13.7.2.1 Despite 4.13.7.2.3, a surfaced walk within 1.5m of the nearest foundation wall is permitted providing that it is not used for parking.	Staff	Need to clarify the intent of a walkway beside a driveway. If it is used for parking, then it is part of the driveway and will be enforced as such.	Add new regulation.



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
22	Parking in Residential Zones	General Provisions	4.13.7.2.5 (new)	Section 5.3.2.8 Maximum Driveway Width R.3B Zone On-Street Townhouses The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The Driveway width shall not exceed the Garage width of the unit, as measured from the outside walls of the Garage.	The Driveway (Residential) width in a R.3B Zone shall not exceed the Garage width of the unit, as measured from the outside walls of the Garage or no more than 50% of the Front Yard, whichever is lesser. The Front Yard, excepting the Driveway (Residential) shall be landscaped and no parking shall be permitted within this Landscaped Open Space.	Staff	Staff determined that proposed regulation provides more clarity of regulation	Add new regulation.
23	Parking in Residential Zones	General Provisions	4.13.7.2.6 (new)	No regulation at present for guidance for staff and general public on how the width of a driveway is measured. Clarity of regulation.	The width of the Driveway (Residential) is measured parallel to the front of an attached Garage or in the case of a Lot where there is no Garage or there is a Detached Garage, the Driveway width is measured perpendicular to the direction in which the Vehicle drives and parks on the Driveway (Residential).	Staff	Another parking addition for clarity of regulation and interpretation for both staff and general public. Variable width driveways will continue to be measured at the widest point.	Add new regulation.
24	Parking in Residential Zones	General Provisions	4.13.7.2.7	No regulation at present for the width of the actual opening of a garage or where a fence is used in rear yard situations.	Every Driveway (Residential) associated with such Parking Spaces shall have a minimum width of 3 metres. This Driveway width may be reduced to 2.5 metres at the point of entry of a Garage entrance or Fence opening.	Staff	Another new revision for clarity of regulation for staff and general public.	Add new regulation.
25	Angular Planes	General Provisions	4.16	"Angular Plane From a River or Park" means an imaginary inclined plane, rising over a Lot adjacent to a river or park, drawn at a specified angle from the horizontal, the bottom side of which is coincidental with the Lot Lines or right of way centreline of the Lot and which together with other Building regulations and Lot size requirements, delineates the maximum bulk and Building Height	Angular Plane From a River or Park means an imaginary inclined plane, rising over a Lot adjacent to a river or park, drawn at a specified angle from the horizontal, the bottom side of which is coincidental with the Lot Lines, which together with other Building regulations and Lot size requirements, delineates the maximum bulk and Building Height	Staff	Remove "or right of way centreline of the Lot and" to clean up definition. This wording is unnecessary.	Amend regulation as proposed.



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
26	Outdoor Patios	General Provisions	4.17	Regulation is titled "Restaurant Outdoor Patios"	Amend regulation to read "Outdoor Patios"	Staff	Previously, Outdoor Patios were only permitted for a restaurant or a tavern. Committee of Adjustment applications have been processed for clubs and other uses. Staff want to permit for a wider range of uses associated with Licensed Establishments.	Amend title to read "Outdoor Patios"
27	Outdoor Patios	General Provisions	4.17	Despite any other provisions of this by-law, the following shall apply to an Outdoor Patio of a Restaurant or Tavern	Despite any other provisions of this by-law, the following shall apply to an Outdoor Patio of a Restaurant or Licensed Establishment.	Staff	This change will allow Outdoor Patios to be associated with the uses listed in the Licensed Establishment definition without the need for a variance from the Committee of Adjustment.	Amend to remove word "Tavern" and insert "Licensed Establishment".
28	Outdoor Patios	General Provisions	4.17.1	Capacity- the total number of persons permitted on all outdoor patios associated with a Restaurant or Tavern	Capacity- the total number of persons permitted on all outdoor patios associated with a Restaurant or Licensed Establishment	Staff	This change is consistent with two other proposed changes for this section of the by-law	Amend to remove word "Tavern" and insert "Licensed Establishment".
29	Height Restriction s	General Provisions	4.18.1	This section gives relief to certain types of structures from having height requirements: p) water tower q) a windmill	Change the regulation to p) water tower and q) windmill or turbine and add new s) storage tank	Staff	Storage tank added as these sometimes are higher than main buildings in industrial areas	Amend regulation as proposed
30	Road Allowance Requireme nts for Specific Roads	General Provisions	4.24	# 42 Victoria Road 13 metres both sides, York Rd. to Eramosa River 15 metres both sides, Eramosa River to south City limit	15 metres both sides, York Rd. to Stone Road 18 metres both sides, Stone Road to south City limit	Staff	Amendment requested by Engineering staff, in keeping with the desired road widths in the Official Plan.	Amend regulation as proposed



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
31	R.1	Minimum Landscaped Open Space	Table 5.1.2, Row 12	The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The Driveway shall not constitute more than 40% of the Front yard in the R.1A and R.1B Zones and not more than 50% of the Front yard in the R.1C Zone and not more than 56% of the Front yard in the R.1D Zone to a maximum Driveway width as specified in Section 4.13.7.2 ii, whichever is the lesser and in accordance with Section 5.1.2.11. Despite the definition of Landscaped Open Space, a minimum area of 0.5 metres between the Driveway and the nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetable and indigenous species.	The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of Landscaped Open Space, a minimum area of 0.5 metres between the Driveway and the nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetable and indigenous species.	Staff	Driveway widths will now be found in general provisions and will be a hard number for each zone.	Amend regulation as proposed.
32	Residential R.1 and R.2	Block face calculation for setback and frontage	5.1.2.7	The average of the Setbacks of the properties having Lot Frontage within the same City Block Face, provided a legal off-street Parking Space is located entirely on the Lot. Where the off-street Parking Space is located within a Garage or Carport, the Setback for the Garage or Carport shall be a minimum of 6 metres from the Street Line. Where the average of the Setbacks of the properties having Lot Frontage within the same City Block Face cannot be determined, the minimum Front or Exterior Side Yard shall be as indicated in Table 5.1.2;	The minimum Front or Exterior Side Yards shall be 6 metres or the average of the Setbacks of the adjacent properties. Where the off-street Parking Space is located within a Garage or Carport, the Setback for the Garage or Carport shall be a minimum of 6 metres from the Street Line.	Staff and public	The existing regulation is for the older built up area as shown on Defined Area Map #66. Large block faces may have up to 50 houses in a row and the calculation requires numerous property surveys, not resulting in a better fit within the street than if only adjacent properties are used.	Revise regulation as recommended.



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
33	R.2	Landscaped Open Space	Table 5.2.2, Row 12	The Front Yard of any Lot, excepting the Driveway, shall be landscaped and no parking shall be permitted within this Landscaped Open Space and the Driveway shall not constitute more than 40% of the Front Yard to a maximum Driveway width as specified in Section 4.13.7.2ii, whichever is lesser. Despite the definition of the Landscaped Open Space, for Buildings that do not have a shared Driveway access, a minimum area of 0.6 metres between the Driveway and the nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.	The Front Yard of any Lot, excepting the Driveway, shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of the Landscaped Open Space, for Buildings that do not have a shared Driveway access, a minimum area of 0.6 metres between the Driveway and the nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and may include a surfaced walk in accordance with Section 4.13.7.2.4.	Staff	Driveway widths will now be found in general provisions and will be a hard number for each zone.	Amend regulation as proposed.
34	R.3	Maximum Driveway Width R.3B Zone On- Street Townhouses	5.3.2.8	The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The Driveway width shall not exceed the garage width of the unit, as measured from the outside walls of the Garage.	Change to: Maximum Driveway width of R.3B Zone On-Street Townhouses shall comply with 4.13.7.2.5.	Staff	Maximum Driveway width of R.3B Zone On-Street Townhouses shall comply with 4.13.7.2.5.	Amend regulation as proposed.
35	R.3	Maximum Driveway Width R.3B Zone On- Street Townhouses	Table 5.3.2, Row 21	See Section 5.3.2.8	Change to: See Section 4.13.7.2.5	Staff	Technical update of numbering	Change to: See Section 4.13.7.2.5
36	R.3B	Maximum Building Coverage and Minimum Landscaped Open Space (% of lot area)	Table 5.3.2 Rows 8 and 13	Maximum Building Coverage (% of Lot area) - 40% Minimum Landscaped Open Space (% of Lot area) -40%	Maximum Building Coverage (% of Lot area) - 50% Minimum Landscaped Open Space (% of Lot area) - 35%	GWDA	Recently, a number of variances have been approved by the Committee of Adjustment to this regulation with staff support, given that the sites still function well with a higher building coverage	Amend regulation as proposed.



#	Zone	By-law Section	Reg. #	Existing Regulation	Proposed Regulation	Source	Working Group Comments	Result
37	CBD.1	Additional Regulations Governing Dwelling Units with Commercial Uses- CBD.1 Zone	6.3.2.1.1	Where windows to a Habitable Room do not open onto a public street or publicly owned lands, a minimum of 6 metres shall be maintained between such window and the adjacent lot line	Where windows to a Habitable Room do not open onto a public street or publicly owned lands, a minimum of 1.2 metres shall be maintained between such window and the adjacent lot line.	Staff	Six metres for habitable rooms is a large setback in a downtown setting. The Ontario Building Code permits 1.2 metres and this is a provincial standard. Variances have been required in the past for any new downtown residential apartment units.	Amend regulation as proposed.
38	Industrial B.1 to B.4 zones	Minimum Side and Rear Yards	7.3.1	Despite Row 4 and 5 of Table 7.3, when any Industrial Zone abuts a Residential, Urban Reserve, or Park Zone the minimum Side or Rear Yard shall be 10 metres or one-half the Building Height, whichever is greater.	Despite Row 4 and 5 of Table 7.3, when any Industrial Zone abuts a Residential, Urban Reserve, Wetland or Park Zone the minimum Side or Rear Yard shall be 10 metres or one-half the Building Height, whichever is greater.	Staff	Adds the Wetland zone to be included since this is also a sensitive land use issue as with the Park or Residential zoning.	Revise regulation as recommended.
39	R.4A-46	Specialized Residential R.4A Areas	5.4.3.1.41	R.4A-41 (duplicate)	Change R.4A-41 from By-law (2011)-19234 for 1897 Gordon Street to R.4A-46 & update zoning on Map 30	Staff	Technical correction to Zoning By-law	R.4A-46 & update zoning on Map 30
40	Zoning By- law	Definitions		Numbering to be removed from definitions.	Remove numbering	Staff	No real need for numbering, will simplify this section	Take out numbering for definitions
41	Zoning By- law	Various sections		Various by-law sections with incorrect addresses, spelling and grammatical errors, omissions and other general corrections. Maps to be corrected with minor technical changes	Staff have identified a number of errors and omissions in the Zoning By-law that will be corrected in the Administrative amendment	Staff		

CONSENT AGENDA

December 2, 2013

Her Worship the Mayor and Members of Guelph City Council.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda will be approved in one resolution.

A REPORTS FROM ADMINISTRATIVE STAFF

CON-2013.## 35 & 40 SILVERCREEK PARKWAY SOUTH - PROPOSED OFFICIAL PLAN AND ZONING BY-

PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS (FILE: OP1201/ZC1204) WARDS 3 & 4

- 1. That the application by Astrid J. Clos Planning Consultants on behalf of Silvercreek Guelph Developments, to alter site specific commercial use and size policies for the property municipally known as 35 & 40 Silvercreek Parkway South, and legally described as Lots 7-12, West side of Guelph & Galt Railway, Plan 52 and Part Lot D and E, West side Guelph & Galt Railway, and Part Napoleon Street, Plan 52 (formerly Guelph Township), (closed by order BS12480); designated as Part 1, 61R4027, and, Part Lots 3, 21 and 22, Concession Division A (formerly Guelph Township), designated as Part 3, 61R10726, City of Guelph, be approved in accordance with the policies as set out in Attachment 2 of Planning & Building, Engineering and Environment Report 13-46 dated December 2, 2013.
- 2. That the application by Astrid J. Clos Planning Consultants on behalf of Silvercreek Guelph Developments, to amend site specific zoning regulations regarding additional commercial uses and building sizes in the specialized CC-21 (H25) and SC-56 (H25) Zones for the property municipally known as 35 & 40 Silvercreek Parkway South, and legally described as Lots 7-12, West side of Guelph & Galt Railway, Plan 52 and Part Lot D and E, West side Guelph & Galt Railway, and Part Napoleon Street, Plan 52 (formerly Guelph Township), (closed by

order BS12480); designated as Part 1, 61R4027, and, Part Lots 3, 21 and 22, Concession Division A (formerly Guelph Township), designated as Part 3, 61R10726, City of Guelph, be approved in accordance with the provisions set out in Schedule 2 of Planning & Building, Engineering and Environment Report 13-46 dated December 2, 2013.

3. That Council direct staff to advise the Ministry of Municipal Affairs and Housing and/or the Ontario Municipal Board, as the case may be, to incorporate this Official Plan Amendment into any review and/or approval of Official Plan Amendment 48.

CON-2013.## PROPOSED DEMOLITION OF 103 DAWN AVENUE WARD 6

Approve

- 1. That Report 13-72 regarding the proposed demolition of a detached dwelling at 103 Dawn Avenue, legally described as Plan 555, Lot 2, Part Lot 1; City of Guelph, from Planning, Building, Engineering and Environment dated December 2, 2013 be received.
- 2. That the proposed demolition of the detached dwelling at 103 Dawn Avenue be approved.
- 3. That the applicant prepare and submit a Tree Inventory, Preservation and Compensation Plan in accordance with the Private Tree Protection By-law to the satisfaction of the General Manager of Planning Services prior to issuance of a demolition permit.
- 4. That the applicant erect any required protective fencing recommended by the Tree Inventory, Preservation and Compensation Plan at one (1) metre from the dripline of any existing trees on the property or on adjacent properties prior to commencement of demolition and maintain fencing during demolition and construction of the new dwelling.
- 5. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Planning, Building, Engineering and Environment regarding options for the salvage or recycling of all demolition materials.

attach



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE December 2, 2013

SUBJECT 35 & 40 Silvercreek Parkway South - Proposed Official

Plan and Zoning By-law Amendments

(File: OP1201/ZC1204)

Wards 3 & 4

REPORT NUMBER 13-46

EXECUTIVE SUMMARY

PURPOSE OF REPORT

This report provides a staff recommendation to approve Official Plan and Zoning By-law Amendments to amend site specific Official Plan policies and Zoning regulations to permit a wider range of commercial uses, including a supermarket, a larger maximum gross floor area for retails stores and permit a limited amount of retail in the service commercial area.

KEY FINDINGS

Planning staff support the proposed Official Plan and Zoning By-law amendments as set out in Attachment 2 of this report.

FINANCIAL IMPLICATIONS

For the commercial portion of the site, subject to the current applications: Estimated Development Charges: \$3,522,187 (Based on 2013 DC Rates) Estimated Annual Taxes Once Developed: \$546,779 (Based on 2013 Tax Rates)

ACTION REQUIRED

Council is being asked to approve the Official Plan and Zoning By-law Amendments for the subject property as noted in Attachment 2 of this report.

RECOMMENDATIONS

1. That the application by Astrid J. Clos Planning Consultants on behalf of Silvercreek Guelph Developments, to alter site specific commercial use and size policies for the property municipally known as 35 & 40 Silvercreek Parkway South, and legally described as Lots 7-12, West side of Guelph & Galt Railway, Plan 52 and Part Lot D and E, West side Guelph & Galt Railway, and Part Napoleon Street, Plan 52 (formerly Guelph Township), (closed by order BS12480); designated as Part 1, 61R4027, and, Part Lots 3, 21 and 22, Concession Division A (formerly Guelph Township), designated as Part 3, 61R10726, City of Guelph, be approved in accordance with the policies as set out in Attachment 2 of Planning & Building, Engineering and Environment Report 13-46 dated December 2, 2013;



- 2. That the application by Astrid J. Clos Planning Consultants on behalf of Silvercreek Guelph Developments, to amend site specific zoning regulations regarding additional commercial uses and building sizes in the specialized CC-21 (H25) and SC-56 (H25) Zones for the property municipally known as 35 & 40 Silvercreek Parkway South, and legally described as Lots 7-12, West side of Guelph & Galt Railway, Plan 52 and Part Lot D and E, West side Guelph & Galt Railway, and Part Napoleon Street, Plan 52 (formerly Guelph Township), (closed by order BS12480); designated as Part 1, 61R4027, and, Part Lots 3, 21 and 22, Concession Division A (formerly Guelph Township), designated as Part 3, 61R10726, City of Guelph, be approved in accordance with the provisions set out in Schedule 2 of Planning & Building, Engineering and Environment Report 13-46 dated December 2, 2013;
- 3. That Council direct staff to advise the Ministry of Municipal Affairs and Housing and/or the Ontario Municipal Board, as the case may be, to incorporate this Official Plan Amendment into any review and/or approval of Official Plan Amendment 48.

BACKGROUND

Applications for an Official Plan Amendment and a Zoning By-law Amendment were received for the property municipally known as 35 and 40 Silvercreek Parkway South from Astrid J. Clos Planning Consultants on behalf of Silvercreek Guelph Developments. The applications were deemed complete on May 24, 2012. After initial staff review and through dialogue with City staff, additional changes to the application were brought forward by the applicant and a final formal revision to the application was submitted on December 10, 2012.

The lands, known as 'Silvercreek Junction', were the subject of previous Official Plan and Zoning By-law Amendment applications which resulted in Minutes of Settlement between the applicant, the Howitt Park Neighbourhood Residents' Association and the City, which received approval from the Ontario Municipal Board in January 2010. The lands have not yet been developed in accordance with the OMB approved Official Plan and Zoning By-law amendments and the developer is now seeking changes to this approval.

The statutory Public Meeting was held on February 4, 2013. At this meeting, Council received staff report #13-03 that provided a factual background of the property and information related to the proposed Official Plan and Zoning By-law Amendments.

Location

The subject site is a vacant parcel of land located both east and west of Silvercreek Parkway South and bounded to the north by a Canadian National Railway main line, to the south by the Guelph-Exeter (GEXR) secondary rail line, and to the west by the Hanlon Expressway. It has a total area of approximately 22 hectares.

The lands subject to the current application are generally located on the westerly side of Silvercreek Parkway South and are approximately 10 hectares in size (see Attachment 1 – Location Map).



Existing Official Plan Land Use Designations and Policy

The portion of the site subject to this application is currently designated in the Official Plan as Mixed Use Node with additional site specific policies, as well as subject to additional conditions as set out in the Minutes of Settlement. This Mixed Use Node component of the site is divided into Sub Area 1 and Sub Area 2. Official Plan Land Use Designations and Related Policies are included in Attachment 3 of this report.

Site specific policies that apply to Sub Area 1 are focused on retail commercial development and include:

- A maximum of 22,760 square metres of retail gross leasable floor space is permitted, comprised of:
 - A maximum of one large format retail store comprised of either a warehouse membership club or home improvement retail warehouse, to maximum Gross Floor Area (GFA) of 13,470 square metres.
 - o Ancillary retail stores (excluding supermarkets) to maximum aggregate GFA of 9,300 square metres:
 - In a minimum of two buildings;
 - Subject to a maximum retail unit size of 3,716 square metres;
- Commercial development shall incorporate a reduced parking standard, implemented by the zoning provisions.
- Appropriate phasing requirements shall be imposed on retail commercial components in Sub Area 1 by the zoning provisions.

Site specific policies that apply to Sub Area 2 are focused on service commercial development and include:

- The maximum of 3,900 sq. m (42,000 sp. Ft.) of service commercial gross leasable floor shall be permitted, subject to:
 - A restricted range of service commercial uses, to be established in the implementing zoning bylaw;
 - The policy intention is to focus on true convenience-oriented service uses to serve the neighbourhood with residential or office space permitted above ground floor commercial.
- A minimum building massing equivalent to two (2) storeys (7.6m) shall be achieved in the buildings adjacent to the central "village market square".
- Buildings shall be located close to the street line with primary entrances facing the street and grouped in manner to reinforce the limits and identity of the village market square.
- Reduced building setbacks shall be encouraged from the public streets, to help define the streetscape and enhance the pedestrian environment.
- Commercial development in this area shall incorporate a reduced parking standard, to be established through the site-specific implementing zoning provisions.



Existing Zoning

The portions of the site subject to the current application are currently zoned CC-21(H-25) (a specialized Community Commercial zone with a holding provision) and SC.1-56(H25) which is a specialized Service Commercial Zone with a holding provision. See Attachment 4 for the Zoning map and specific regulations.

The CC-21(H25) zone includes the following specialized regulations:

- Additional permitted uses:
 - o one "Large Format Retail Establishment", limited to a Warehouse Membership Club or Home Improvement Retail Warehouse Establishment
 - Apartment Buildings
 - Stacked Townhouse
 - Cluster Townhouse
- Prohibits a Supermarket use
- Limits the total retail GFA to 22,760 square metres
- Limits the "Large Format Retail Establishment" to a maximum of 13,470 square metres of GFA
- Limits all other retail establishments to 9,300 square metres, and further that:
 - This retail floor space must occur in at least two separate buildings
 - That no building permits be issued until September, 2012 for up to 5,200 square metres of this retail floor space and no building permits for the remainder of the retail space be issued until September, 2014.
 - A minimum unit size of 465 square metres and a maximum unit size of 3,716 square metres.

The SC.1-56(H25) zone includes the following specialized regulations:

- A limited range of Service Commercial Uses that would be appropriate in the 'market square' setting
- Uses generally limited to 3,900 square metres in size, with office and commercial schools further limited to 465 square metres in size
- Reduced off-street parking ratios
- Reduced building setbacks to encourage buildings to be close to the street
- Minimum building height equivalent of two storeys and maximum of four storeys

In addition, a holding symbol (H25) was been placed on both specialized zones to ensure that the following provisions are met: approval of the Environmental Assessment (EA) for Silvercreek Parkway underpass and realignment, a site plan agreement, shared constructions costs agreement for the stormwater management facility, conveyance of lands required for the underpass, road and stormwater management facility, and the awarding of contracts for the underpass, road and stormwater management facility.



REPORT

Description of the Proposed Official Plan Amendment

The purpose of the proposed Official Plan amendment is to modify the site specific policies related to Sub Area 1 and Sub Area 2 as follows:

- That one large format retail store with a maximum GFA of 13,470 square metres be permitted to have any retail use listed in the Community Shopping Centre (CC) zone
- That the maximum retail store size be increased to 5574 square metres from 3716 square metres
- That reference to "ancillary" retail be deleted
- That supermarket be included as a permitted use
- 929 square metres of retail space is proposed to be reallocated from Sub Area 1 to Sub Area 2, permitting retail in Sub Area 2 and reducing overall retail GFA in Sub Area 1 to 21,830 square metres.

Description of Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law amendment is to modify the existing specialized Community Commercial zone (CC-21(H25)) and Service Commercial (SC.1-56 (H25)) as follows (exact wording shown in Attachment 2):

Proposed changes to the CC-21(H25) Zone:

- To permit the 'Large Format Retail Establishment' to include any retail establishment together with the existing approved Warehouse Membership Club and Home Improvement Retail Warehouse Establishment;
- To permit a supermarket use;
- To remove timing restrictions related to the issuance of building permits for the proposed development of retail gross floor area;
- To increase the maximum 'retail store' size permitted to 5575 square metres (from 3716 square metres);
- Reduce the total amount of Gross Floor Area for retail uses by 929 square metres (to be transferred to the SC.1-56)

Proposed changes to the SC.1-56 (H25) Zone:

- Permitting retail use
- Additional regulation for Maximum Total Gross Floor Area for Retail Uses limited to 929 sq. m

Proposed Development Concept Plans

The site concept plans for the proposed development are shown in Attachment 5. Two site concepts are included, first is the existing site concept that reflects the current OMB approved Official Plan policies and zoning regulations for the site, and the second is a new concept that alters the configuration of the commercial component of the site and requires amendments to both the Official Plan policies and Zoning By-law regulations. Both are included because the applicant is applying to keep their current regulations but add flexibility to the policies and regulations



for the commercial component of the site to permit them to pursue the layout second concept instead.

Staff Planning Analysis

The staff review and planning analysis of this application is provided in Attachment 6. The analysis addresses the issues and questions that were raised during the review of the application, and also the issues raised by Council and members of the public through correspondence and at the Statutory Public Meeting held on February 4, 2013. The planning analysis addresses the following policies and questions raised:

- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow Plan;
- Evaluation of the proposed Official Plan Amendment against the land use designation and related policies of the Official Plan, including proposed changes to site specific policies;
- Review of the proposed concept plan against the site specific Official Plan polices regarding urban design;
- Review of the proposed zoning and need for specialized regulations;
 - Why does the application ask for a 145,000 square foot store and show a concept with 2 60,000 square foot stores?
- Evaluation of the Retail Market Demand and Impact Analysis;
- Evaluation of the Traffic Impact Study;
- Community Energy Initiative considerations;
- Review of potential impact of site specific appeal of OPA 42, the City's Natural Heritage Policies in the Official Plan;
- Review of the existing OMB approved Minutes of Settlement for the subject site with respect to their applicability to this new application. Does the OMB have to review/approve? What are the benefits to the community? Is the new application necessary (Minutes of Settlement acknowledges that the concept plan is subject to refinements through site plan approval)
- Why supermarket important to them on this site?
- Removal of trees, especially the Bur Oak? (covered in EIS)
- Breaking up the parking on the commercial side?
- Does a grocery store impact the viability of other grocery stores? Additional market impact information? Post on web, show in report?
- Are CNR tracks crossable by pedestrians? Would like a walkability assessment?
- Any tree removal differences between the two site concepts?
- Will the HPNRA be able to participate in the site plan process?
- Is live/work still permitted in the market square?
- What are the holding permissions?
- Why remove the wording "Ancillary Retail"?
- Development of Affordable Housing will the City pursue this?

Staff Recommendation

Planning staff are satisfied that the applications to amend the Official Plan and Zoning By-law are consistent with the Provincial Policy Statement and conform to



the Places to Grow Plan. Further, the Official Plan Amendment application satisfies the criteria set out in Section 9.3.2 for Amendments to the Official Plan and the Zoning By-law Amendment application conforms to the land use designation and policies within the City's Official Plan for this site. Staff also recommend that the existing holding symbols remain on these zones until they can be fulfilled and removed. These applications, which would permit the addition of an alternative site concept with more commercial uses, including a supermarket, and different building sizes, are recommended for approval subject to the policies and provisions outlined in Attachment 2 of this report.

CORPORATE STRATEGIC PLAN

Strategic Direction 3.1: Ensure a well designed, safe, inclusive, appealing and sustainable City.

DEPARTMENTAL CONSULTATION

The public and agency written comments received through the review of the application are summarized in Attachment 8.

COMMUNICATIONS

Key dates for the public consultation process relating to this planning application are included in Attachment 9.

ATTACHMENTS

Attachment 1: **Location Map**

Recommended Policies, Provisions and Conditions Attachment 2: Existing Official Plan Designation and Policies Attachment 3:

Existina Zonina Attachment 4:

Attachment 5: Proposed Site Concept Plans

Planning Analysis Attachment 6:

Attachment 7: Peer Review of Retail Demand & Market Impact Analysis

Attachment 8: Circulation Comments Summary **Public Notification Summary** Attachment 9:

Report Author

Katie Nasswetter

Senior Development Planner

Original Signed by:

Approved By

Todd Salter General Manager Planning Services 519.822.1260, ext. 2395 todd.salter@quelph.ca

Approved By

Sylvia Kirkwood

Manager of Development Planning

Original Signed by:

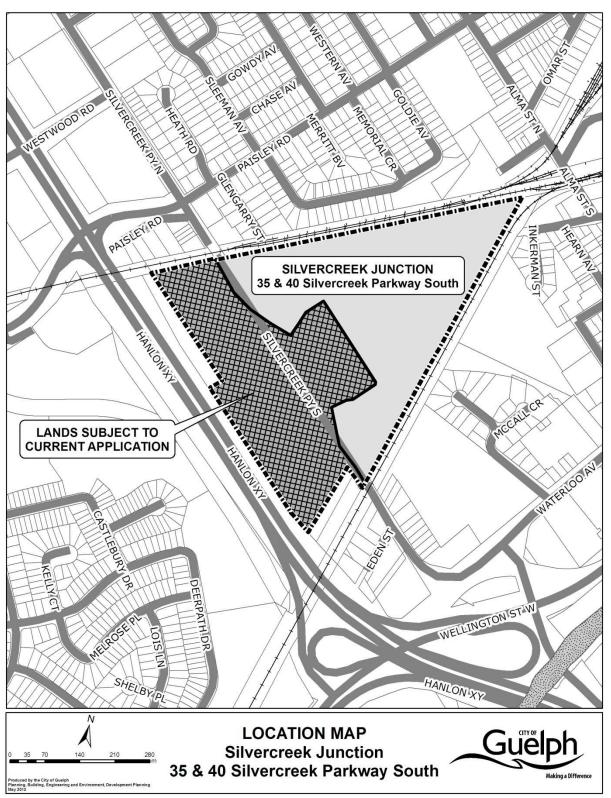
Recommended By

Janet Laird, Ph.D. **Executive Director** Planning, Building, Engineering and Environment

519.822.1260, ext. 2237 janet.laird@quelph.ca



Attachment 1 - Location Map





Attachment 2: Recommended Policies, Provisions and Conditions

The property affected by the Official Plan Amendment and Zoning By-law Amendment applications is municipally known as 35 & 40 Silvercreek Parkway South and legally described as Lots 7-12, West side of Guelph & Galt Railway, Plan 52 and Part Lot D and E, West side Guelph & Galt Railway, and Part Napoleon Street, Plan 52 (formerly Guelph Township), (closed by order BS12480); designated as Part 1, 61R4027, and, Part Lots 3, 21 and 22, Concession Division A (formerly Guelph Township), designated as Part 3, 61R10726, City of Guelph.

Official Plan Amendment

The following amendment alters site specific policies in the City's Official Plan for the subject property (deletions shown as red.).

7.18.5.1 Mixed Use Node:

The Mixed Use Node is intended provide a wide range of retail, service entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels and live work studios. Medium and high density multiple residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.

The policies contained in Sections 7.4.4 to 7.4.11 shall apply to the Mixed Use Node.

The Silver Creek Junction Mixed Use Node is divided into 2 Sub Areas as follows:

Sub Area 1:

A maximum of $\frac{22,760}{21,830}$ sq m ($\frac{245,000}{235,000}$ sq. ft.) of retail gross leasable floor space shall be permitted in Sub Area 1 only as shown on Schedule "A". This total floor area will be composed of either:

- a) a maximum of one (1) "large-format retail store" comprised of one of a retail establishment, warehouse membership club or a home improvement retail warehouse, with a maximum gross floor area of 13,470 sq. m (145,000 sq. ft.) together with retail stores with a maximum gross floor area per individual retail store of 5,574 sq. m (60,000 sq. ft.) in a minimum of at least two separate buildings. OR,
- b) ancillary A combination of retail stores (excluding supermarkets), with a maximum aggregate individual retail store gross floor area of 9,300 sq. m (100,000 sq.ft) 5,574 sq. m (60,000 sq. ft.), in a minimum of at least two (2) separate buildings, to be located in Sub-Area 1 only as shown on



Schedule "A" to this amendment., subject to a maximum retail unit size of 3,716 sq. m (40,000 sq. ft.)

Commercial development to this area shall incorporate a reduced retail parking standard, to be established through the site-specific implementing zoning provisions.

Appropriate phasing requirements shall be imposed on the retail commercial components in Sub Area 1 through appropriate implementing zoning provisions.

Sub Area 2:

The maximum of 3,900 sq. m (42,000 sq. ft.) of service commercial gross leasable floor area shall be permitted in Sub Area 2 only as shown on Schedule "A". Within this gross leasable floor area a maximum of 929 sq. m (10,000 sq. ft) shall be permitted as retail uses. This area shall be subject to a restricted range of service commercial uses together with limited retail, to be established in the implementing zoning by-law; the policy intention is to focus on true convenience-oriented service uses to serve the neighbourhood such as restaurants, financial institutions and personal services. The range of permitted uses will also allow a mixed use design with residential or office space permitted above ground floor commercial and livework arrangements. A minimum building massing equivalent to two (2) storeys (7.6m) shall be achieved in the buildings adjacent to the central "village market square." Buildings shall be located close to the street line with primary entrances facing the street and grouped in manner to reinforce the limits and identity of the village market square focal point. Reduced building setbacks shall be encouraged from the public streets, to help define the streetscape and enhance the pedestrian environment. Commercial development in this area shall incorporate a reduced parking standard, to be established through the site-specific implementing zoning provisions.

Commercial development in this area shall incorporate a reduced parking standard, to be established through the site-specific implementing zoning provisions.



Recommended Zoning (deletions shown as red.)

6.2.3.2.21 **CC-21 (H25)**

35 and 40 Silvercreek Parkway South As shown on Defined Area Map Numbers 10 and 15

6.2.3.2.21.1 Permitted *Uses*

All uses permitted by Section 6.2.1.2 with the following additions:

- A maximum of one (1) Large-Format Retail Establishment, which may be either consist of any Retail Establishment use, including a Warehouse Membership Club or a Home Improvement Retail Warehouse Establishment
- Apartment Building
- Stacked Townhouse
- Cluster Townhouse

6.2.3.2.21.2 Prohibited *Uses*

◆ A Supermarket

The following definitions shall apply in the CC-21(H25) **Zone**:

A "Large-Format Retail Establishment" shall mean a Retail Establishment with a minimum Gross Floor Area of 9,300 square metres (100,000 square feet)

A "Warehouse Membership Club" shall mean a Retail Establishment engaged in the retailing to club members of a wide range of non-food items and services, in combination with a general line of food-related products, where the goods, wares, merchandise, substances or articles are displayed, stored and sold in a warehouse format. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patrons of the Warehouse Membership Club.

A "Home Improvement Retail Warehouse Establishment" shall mean a Building where a full range of home furnishings and home improvement products are displayed, stored and sold in a warehouse format. Such products may include but are not limited to a combination of furniture, appliances, electrical fixtures, lumber and building supplies, hardware, carpets and floor coverings, home décor items, landscape and garden supplies, and plumbing fixtures.

A "Supermarket" shall mean a Lot and a Building, or Structure, or portion thereof, having a Gross Floor Area in excess of 465 m2 in which primarily food



produce is stored, offered, and kept for retail sale and as an *Accessory Use*, items or merchandise of day to day household necessity may be stored, offered, or kept for retail sale but shall not include a *Warehouse Membership Club*.

6.2.3.2.21.3 Regulations

In accordance with the regulations of the CC **Zone** as specified in Sections 4 and 6.2.2 (Community Shopping Centre **Zone** regulations) of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:

- 6.2.3.2.21.3.1 Maximum Total *Gross Floor Area* for all *Retail Establishments*
 - 21,830 sq m (235,000 sq. ft.) 22,760 sq. m (245,000 sq. ft.)
- 6.2.3.2.21.3.2 Maximum Gross Floor Area for a Large-Format Retail Establishment

13,470 sq. m (145,000 sq. ft.)

6.2.3.2.21.3.3 <u>Maximum Total</u> <u>Gross Floor Area</u> for all <u>Retail</u>

<u>Establishments</u> other than a <u>Large-Format Retail</u>

<u>Establishment</u>

9,300 (100,000 sq. ft.), subject to the following:

- Minimum unit size shall be 465 square metres (5,000 square feet) and the maximum unit size shall be 5,574 square metres (60,000 square feet)
- Such floor area shall be located in a minimum of two (2) separate **Buildings.**
- Building permits shall be issued no sooner than September 1, 2012 for up to 5,200 sq. m (56,000 sq. ft.) of the above Aggregate Gross Floor Area
- Building permits shall be issued no sooner than
 September 1, 2014 for the remaining balance of the permitted maximum aggregate Gross Floor Area
- minimum unit size shall be 465 sq. m (5, 000 sq. ft.), and maximum unit size shall be 3,716 sq. m (40,000 sq, ft.)

6.2.3.2.21.3.4 Minimum Off-Street Parking

The minimum off-street parking required for all permitted commercial *Uses* shall be 1 space per 23.2 sq. m (250 sq. ft.) of *Gross Floor Area.*



6.4.3.1.56 **Service Commercial SC.1-56 (H25)**

Silvercreek Parkway South

As shown on Defined Area Map Numbers 10 and 15

6.4.3.1.56.1 Permitted *Uses*

Despite the **Uses** permitted by Section 6.4.1.1 the **Uses** in the SC.1-56

(H25) **Zone** shall be limited to the following:

- Restaurant
- Restaurant (take-out)
- Medical Office
- Personal Service Establishment
- Travel Agent
- Convenience Store
- Financial Establishment
- Day Care Centre
- Dry Cleaning Outlet
- Video Rental Outlet
- Office
- Artisan Studio
- Art Gallery
- Florist
- Bake Shop
- Commercial School
- Veterinary Service
- Catering Service
- **Dwellings Units** with permitted commercial **Uses** in the same **building** in accordance with Section 4.15.2
- Live-Work Units
- Accessory Uses in accordance with Section 4.23
- Occasional Uses in accordance with Section 4.21

6.4.3.1.56.1.1 **Retail Establishment** Use

Notwithstanding 6.4.1.56.1, **Retail Establishment** shall be a permitted use, limited to a total **Gross Floor Area** of 929 square metres (10,000 square feet)

(no further changes to the SC.1-56 zone proposed)



H25 Holding Provision Conditions

(no changes proposed to existing holding conditions)

Prior to the removal of the Holding designation "H", the owner shall satisfy the following conditions:

- 1. Completion and final approval of the class environmental assessment processes for a grade-separated crossing at the intersection of Silvercreek Parkway and the C.N.R. rail line at the north edge of the subject lands; and for the re-alignment of Silvercreek Parkway between Paisley Road and Waterloo Avenue and a new public road on the subject lands east of Silvercreek Parkway [right-of-way of 18 m (59 ft.)]
- 2. Registration on title to the subject lands of an executed Site Plan Agreement which addresses, among other items, appropriate infrastructure requirements
- 3. The Owner entering into an agreement for a financial contribution to the construction of a stormwater management facility on the portion of the subject lands east of Howitt Creek
- 4. Conveyance of any lands required for the underpass and road projects noted above, and for the stormwater management facility east of Howitt Creek, and for the proposed parks on the subject lands between Silvercreek Parkway and Howitt Creek, with the exception of the Market (public) square.
- 5. The awarding of contracts for the construction of the underpass, road and stormwater management projects noted above.

Conditions

These conditions are meant to be read and addressed together with, and in addition to, those in Schedule E of the existing Minutes of Settlement as they have the same intent with updated wording and relevance. The developer is expected to meet all conditions in the approved Minutes of Settlement that are related to this portion of the site. All conditions are meant to be implemented at the time of Site Plan Approval unless otherwise noted.

 The Developer shall submit to the City, in accordance with Section 41 of The Planning Act, a **fully detailed site plan**, indicating the location of buildings, landscaping, parking, circulation, access, lighting, grading and drainage on the said lands and easements for feedermain and storm outlet alignments, to the satisfaction of the General Manager of Planning Services and the General Manager of Engineering Services/City Engineer, prior to Site Plan approval,



and furthermore the Developer agrees to develop the said lands in accordance with the approved plan.

- a. That the site plan submission be generally in accordance with either one of the two site concept plans submitted, as found in Attachment 5 of this report (Report 13-46 dated November 25, 2013), with exception in regards to any amendments addressing urban design concerns identified in this report including building length and parking design. The first site concept is a result of the OMB Minutes of Settlement and is dated December 16, 2008. The second concept is related to this revised application and is dated August 28, 2012.
- b. That prior to site plan approval, the Howitt Park Neighbourhood Residents' Association (HPNRA) be informed of any site plan submission and be provided opportunity to the review the application materials and provide comments.
- The Developer agrees to implement the commercial component of the development in keeping with the **Urban Design Guidelines** set out in the report by Brook McIlroy Planning + Urban Design with Michael Spaziani Architect Inc. revised November 2007.
- 3. The Developer shall prepare an overall **Site Drainage and Grading Plan**, satisfactory to the City Engineer, for the entire development, prior to any grading or site alteration. Such a plan will be used as the basis for a detailed lot grading plan to be submitted with site plan approval applications, prior to the issuance of any building permit within the development.
- 4. The Developer agrees that no work, including, but not limited to **tree removal, grading or construction,** will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a site plan agreement with the City.
- 5. The Developer shall construct, install and maintain **Erosion and Sediment Control** facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
- 6. The Developer shall prepare and implement a **construction traffic access and control plan** during all stages of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
- 7. The Developer shall submit a **Stormwater Management Design Report** to the satisfaction of the City Engineer. The Report shall be prepared in accordance with recognized best management practices, Provincial Guidelines, the City's current "Design Principles for Stormwater Management



Facilities" and shall address the following: (a) detailed design of all on-Site stormwater management facilities; and (b) maintenance and operational requirements for all quality/quantity control and conveyance facilities described in a format to be available for the City of Guelph's Operations Department.

- 8. The Developer shall convey to the City all lands and easements, in a form satisfactory to the City Solicitor, required for **Stormwater Management Facilities**, at the expense of the Developer and in accordance with the Minutes of Settlement. The Developer to provide a postponement for any mortgages, satisfactory to the City Solicitor, to be registered on title by the City at the expense of the Developer. The City acknowledges and agrees that the construction of the stormwater management facility will be cost shared between the City and the Developer as outlined in the Minutes of Settlement.
- 9. That any **domestic wells** located within the lands be properly decommissioned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any **boreholes or monitoring wells** drilled for environmental, hydrogeological or geotechnical investigations must also be properly abandoned.
- 10. That with the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, and the Minutes of Settlement to the extent that they apply, the Developer is responsible for the total **cost of the design and construction** of all services within and external to the development that are required by the City to service the lands within the development including sanitary facilities, storm facilities, water facilities, walkways and road works including Sidewalks, boulevards and curbs with the distance, size and alignment of such services to be determined by the City. This shall include the provision of a Detailed Design Report for the proposed inverted siphon under the Hanlon Expressway that will be required to provide sanitary services to the site in accordance with the City Standards and Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer.
- 11. That with the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, and the Minutes of Settlement to the extent that they apply, the Developer shall pay to the City the cost of all **municipal services** within and abutting the proposed development, as determined by the City Engineer.
- 12. The Developer shall pay the cost of supplying and erecting **street name and traffic control signs** in the development, to the satisfaction of the City.



- 13. The Developer shall pay to the City the flat rate charge established by the City per metre of road frontage to be applied to **street tree planting** within the proposed development.
- 14. The Developer shall pay to the City the cost of installing **bus stop pads** at locations to be determined by Guelph Transit.
- 15. The Developer shall submit a report prepared by a professional engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate **structural capacity** to support the proposed building. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
- 16. The Developer shall submit a report prepared by a professional engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of **soil gases (Radon and Methane)** in the development in accordance with applicable provisions contained in the Ontario Building Code.
- 17. That **street lighting** and underground wiring shall be provided throughout the development at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc.
- 18. The Developer shall erect and maintain **signs** at specified entrances to the development showing the proposed land uses and zoning within the proposed development and predominantly place on such signs the wording "For the Zoning of all lands abutting the development, inquiries should be directed to Planning Services, City Hall". Further, the signs shall be resistant to weathering and vandalism.
- 19. That all **blocks** required within or adjacent to the proposed development be conveyed free and clear of any encumbrance, to the satisfaction of the solicitor's for City of Guelph, Guelph Hydro Electric Systems Inc. and other utilities. Every conveyance shall be registered on title by the respective solicitor at the expense of the Developer.
- 20. That all **easements and rights-of way** required within or adjacent to the proposed development be conveyed to the satisfaction of the respective solicitor's for the City of Guelph, Guelph Hydro Electric Systems Inc. and other utilities. Every transfer of easement shall be accompanied by a Postponement, satisfactory to the respective solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the respective solicitor at the expense of the Developer.
- 21. That the **road allowances** included in the development and shown on the concept plan and any road widening required, be shown and dedicated at the



expense of the Developer as public highways and that the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria - July 23, 1993, amended.

- 22. Prior to the City accepting any **real property interests**, the Developer shall:
 - a. submit all environmental assessment reports prepared in accordance with the Record of Site Condition (0. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the Manager of Realty Services;
 - b. complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and
 - c. file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be conveyed to the City (Legal)
- 23. That prior to any grading or construction on the site, the Developer shall submit the following plans and reports to the satisfaction and approval of the **Grand River Conservation Authority:**
 - a. A detailed storm water management report and plans in accordance with the Ministry of Environment entitled, "Stormwater Management Practices Planning and Design Manual" dated March 2003.
 - b. A Storm Servicing Plan showing the layout of the storm sewer system
 - c. A Lot Grading and Drainage Control Plan showing the limits of all grading, including existing and proposed grades
 - d. An erosion and sediment control plan and plan in accordance with the Grand River Conservation Authority's Guidelines on Erosion and Sediment Control for construction sites, including the means whereby erosion will be minimized and sediment maintained on site throughout all phases of grading and construction, including a monitoring and maintenance plan and provisions for timely revegetation of the site.

That the site plan agreement between the owners and the municipality contain provisions for:

- The completion and maintenance of the works in accordance with the approved plans and reports contained in condition 26.
- The maintenance of all storm water management systems in accordance with the approved plans throughout all phases of grading and construction.
- 24. That the Developer shall include in the site plan agreement and insert in all agreements of purchase and sale or lease for each dwelling unit within 300 metres of the railway right-of-way the following **warning clause:**



"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres of the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successor as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CNR will not be responsible for any complaints or claims arising from use of such facilities and operations on, over or under the aforesaid right-of-way."

- 25. The Developer agrees to satisfy all conditions stipulated by the **Ministry of Transportation of Ontario (MTO)** prior to the issuance of building permits.
- 26. The Developer shall enter into an **Engineering Services Agreement** with the City, satisfactory to the City Engineer, under which the City shall provide engineering services with respect to the design and supervision of construction and installation of the municipal services.
- 27. The Developer agrees to fulfill the requirements of the City's **Community Energy Initiative** (CEI), to the satisfaction of the General Manager of Planning Services, including undertaking a study of the feasibility of integrated energy master planning for the development, jointly with Guelph Hydro, and the implementation of LEED certification measures, or equivalent measures, in conjunction with the development of the lands.
- 28. Prior to the issuance of site plan approval for the lands, the Developer shall pay to the City, the City's total cost of reproduction and distribution of the **Guelph Residents' Environmental Handbook**, to all future tenants/businesses within the project, with such payment based on a cost of one handbook per tenant/business, as determined by the City.
- 29. The Developer shall pay **development charges** to the City in accordance with By-law Number (2009)-18729, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereto prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.
- 30. The conveyance of the area designated as "Market Square" on the concept plans to the City, shall take place as a condition of formal site plan approval for the uses fronting on to the Market Square, so that the configuration and



exact location of the Market Square have been determined. The City and the developer further agree to enter into an agreement to establish an ongoing framework to permit the flexible use of the Market Square for purposes associated with, and/or related to, the uses fronting onto it, without the requirement for additional municipal permissions, prior to the use of Market Square.

- 31.At the time of construction, all buildings comprising SubArea 2 within the Official Plan amendment shall be built to a comparable building height equivalent to two (2) storeys. In addition, all said buildings (in Sub Area 2) shall be built with foundations and underground servicing, sized/designed to accommodate a second storey, irrespective of whether such a storey is initially intended.
- 32. That prior to any site alteration, the Developer shall prepare an updated **Tree Inventory & Preservation Plan** as well as a **Compensation Planting Plan**, satisfactory to the General Manager of Planning Services prior to any grading, tree removal or construction on the site.
 - a. Specific efforts shall be made through site design and mitigation planning to preserve the mature Bur oak tree measuring over 100 cm DBH, to the satisfaction of the General Manager of Planning.
- 33. That prior to any site alteration, the Developer shall provide a qualified **Environmental Inspector**, satisfactory to the General Manager of Planning Services and the City Engineer, to inspect the site during all phases of development and construction including grading, servicing, and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis and report on their findings on a monthly basis.
- 34. That prior to any site alteration, the Developer shall provide a letter of assurance from the **Ministry of Transportation** indicating the feasibility of including plantings within the 14 m setback from the Hanlon Expressway.
- 35. The Developer shall convey lands, free and clear of any encumbrance, to the east and west of the new local street for **park purposes** in accordance with the provisions of City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof, at the expense of the Developer, to the satisfaction of the City Solicitor and Executive Director of Community and Social Services, registered by the City at the Developer's expense. The developer and the City mutually agree that the parkland dedication shall include a parcel of land to the east of the new local street with a minimum



frontage of 33.5 metres, a parcel of land to the west of the new local street and additional lands to accommodate a public square feature to the east of Silvercreek Parkway South. The total combined dedication shall include a minimum area of 0.49 hectares and the lands for the public square feature shall include a minimum area of 0.147 hectares. Further, the conveyance of the parkland shall occur prior to the lifting of the Holding (H) zone, with the exception of the public square, which shall be conveyed as a condition of formal site plan approval for the market square buildings to the east of Silvercreek Parkway South.

- 36. The Developer shall be responsible for the cost of design and development of the "Basic Park Development" for the Easterly Park Block as per the City of Guelph current "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding for any phase containing a Park block to the satisfaction of the Executive Director of Community and Social Services. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by a Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Executive Director Community and Social Services. Construction documents for the Basic Park Development shall be finalized prior to any Site Plan approval for the adjacent residential zone, and shall be implemented prior to occupancy of the first residential building. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the Basic Park Development for the Easterly Park Block to the satisfaction of the Executive Director of Community and Social Services. (Park Planning & Development)
- 37. The Developer shall be responsible for the cost of the final design and for the cost of the final design implementation for the "Final Park Development" for the Westerly Park Block as per the City of Guelph current policies and specifications for Final Park Development which includes but is not limited to clearing, grubbing, topsoiling, grading, sodding, paving, landscaping, installing site furniture and all required amenities to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Executive Director Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. Construction documents for the Westerly Park Block shall be finalized prior to



Site Plan approval for any adjacent Service Commercial zone, and shall be implemented prior to occupancy of the first adjacent Service Commercial building. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of development of the Final Park Development for the Westerly Park Block to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. (Park Planning & Development, Planning)

- 38. The Developer shall be responsible for the cost of the final design and for the cost of the final design implementation for the "Market Square **Development"** as per the City of Guelph current policies and specifications for such work which includes but is not limited to clearing, grubbing, topsoiling, grading, sodding, paving, landscaping, installing site furniture and all required amenities to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment, Construction documents for the Westerly Park Block shall be finalized prior to Site Plan approval for any adjacent Service Commercial zone, and shall be implemented prior to occupancy of the first adjacent Service Commercial building. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the Market Square Development to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. (Park Planning & Development, Planning)
- 39. The Developer shall place the following **notifications** in all offers of purchase and sale or lease for all lots and/or units and agrees that these same notifications shall be placed in the Site Plan development agreement to be registered on title (Planning):
 - "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that the abutting City owned lands may be fenced in accordance with the current standards and specifications of the City".
 - "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into any City Park or Open Space Blocks from any abutting lands.



- "Purchasers and/or tenants of all lots or units are advised that public trails will be installed or exist in the City Parks and Open Space Blocks, and that the trails may be abutting or in close proximity to private lots or units, and that public access to these trails will occur at the Park Blocks.
- "Purchasers and/or tenants of all lots are advised that the Open Space Block has been vegetated to create a natural setting. Be advised that the City will not carry out routine maintenance such as grass cutting. Some maintenance may occur in the areas that are developed by the City for public walkways, bikeways and trails."
- "Purchasers and/or tenants of all lots are advised that the Park Blocks have been designed for active public use and may include sportsfields, playgrounds, trails and other park amenities. Be advised that the City may carry out regular maintenance such as grass cutting. Periodic maintenance may also occur from time to time to support the park functions."
- "Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of [items to be determined through the Site Plan process]."
- 40. The Developer agrees to provide **temporary signage** describing the existing and proposed park, open space blocks, trails and any required fencing on all entrance signs for the development and at the street frontage of the city park blocks to the satisfaction of the General Manager of Planning and Building Services. The signage shall:
 - advise prospective purchasers and tenants in the area of the type of park, open space and trails;
 - Clearly state that the maintenance of the park block is the responsibility of the Developer until such time as the City accepts the park, and
 - Clearly state that all questions relating to the maintenance of the park block shall be directed to the Developer.

The signage shall be erected when rough grading on and adjacent to the building lots has begun and must be maintained by the Developer until acceptance of the park blocks and partial release of the securities for these blocks by the City. The Developer further agrees that the proposed park block, storm water management block, trails and fencing shall be identified on any marketing or promotional materials.

41. The developer (and successors) shall be responsible for all regular **ongoing maintenance** of the Market Square and the Westerly Park Block, and the

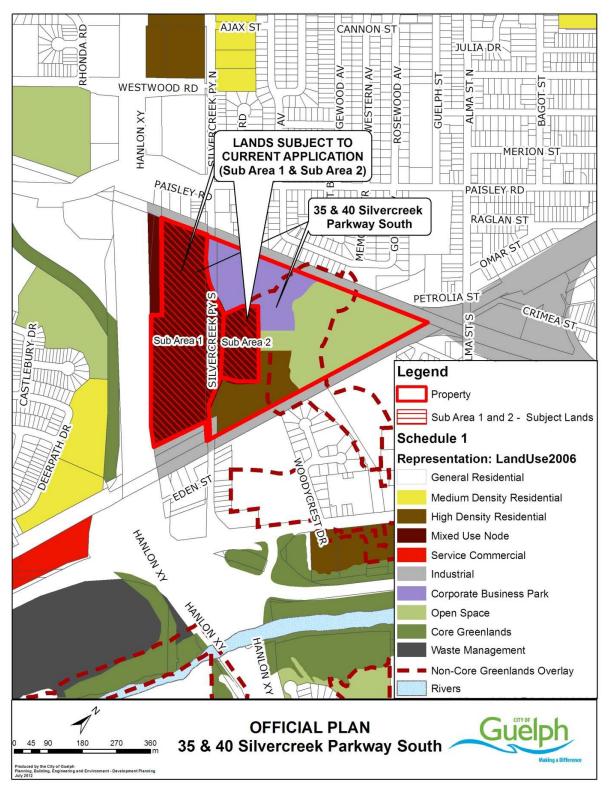


developer shall enter into an agreement with the City prior to Site Plan approval for any adjacent Service Commercial zone that covers all details regarding maintenance of these open spaces to the satisfaction of Executive Director of Community and Social Services. (Park Planning & Development)

- 42. The Developer shall provide Development Planning with a **digital file** in either AutoCAD DWG format or DXF format containing the following final approved information: parcel fabric, street network, grades/contours, existing vegetation to be retained in the park, and landscaping for the open space and storm water management blocks.
- 43. The Developer shall enter into a **Site Plan Agreement**, to be registered on title by the City at the expense of the Developer, satisfactory to the City Solicitor, which includes all requirements, noted above, financial and otherwise to the satisfaction of the City of Guelph.



Schedule 3 - Existing Official Plan Designation and Policies





Attachment 3 cont'd: Related Official Plan Policies

Mixed Use Nodes

- 7.4.5 The 'Mixed Use Nodes' identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.
- 7.4.6 The intent of the 'Mixed Use Node' designation is to create a well defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.
- 7.4.7 It is intended that where there are adjacent properties within the node that the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Mixed Use Node will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
- 7.4.8 The boundaries of the 'Mixed Use Node' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of Section 9.2, proposals to expand a 'Mixed Use Node' beyond these boundaries or to establish a new node shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.
- 7.4.9 The 'Mixed Use Node' is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and livework studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2. Only small scale professional and medically related offices shall be permitted in this designation in order to direct major offices to the CBD, Intensification Area, Corporate Business Park and Institutional designations.
- 7.4.10 The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of *gross leasable floor area*, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller



buildings shall comprise a minimum of 10% of the total *gross leasable floor area* within the overall development.

- 7.4.11 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of Zoning By-laws and site plans used to regulate development within the 'Mixed Use Node' designation to ensure such consistency.
- 7.4.12 The 'Mixed Use Nodes' incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. In order to promote a mixture of land uses within each 'Mixed Use Node' designation it is the intent of this Plan that new *retail development* will be limited to the following floor area cumulatively of all buildings within the node:

Woodlawn / Woolwich Street Node: 42,000 sq. m.
Paisley / Imperial Node: 42,000 sq. m.
Watson Parkway / Starwood Node 28,000 sq. m.
Gordon / Clair Node 48,500 sq. m.

- Silver Creek Junction: 22,760 sq.m (245,000 square metres) subject to the specific restrictions set out in Section 7.18.5.1.
- 7.4.13 No individual 'Mixed Use Node' shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of *gross leasable floor area*.
- 7.4.14 In accordance with Section 9.2, any proposal to exceed the retail floor area limitations within a 'Mixed Use Node' established in policy 7.4.12 or the number of large retail uses in policy 7.4.13 shall require impact studies as outlined in policies 7.4.48 to 7.4.52.

7.18 "Silver Creek Junction"

These policies apply to the area highlighted and notes as "Silver Creek Junction" on Schedule 1 – Land Use Plan.

In addition to the general Urban design objectives and policies of subsection 3.6, the following urban form statement, objectives and policies apply to the Silver Creek Junction lands.

7.18.1 Urban Form Statement – Silver Creek Junction

The area contains the former LaFarge lands, an abandoned brownfield site, straddling Silvercreek Parkway between the CNR and Goderich and Exeter (GEXR) rail-lines south of Paisley Road, abutting the Hanlon Expressway. Redevelopment of these lands shall be focused around the creation of a central, urban "village market square" straddling



Silvercreek Parkway which will assist in creating a neighbourhood composed of a mix of land uses.

The public village market square feature will be complemented by a cohesive, mixed-use redevelopment scheme permitting a range of land uses, including large-format and specialty retail, a range of employment uses, institutional uses, high density residential uses and open space on the surrounding lands. The central village market square area will house a limited range and scale of specialized service commercial uses, mixed use and live work arrangements that are intended to serve the surrounding employment and residential uses.

The redevelopment scheme on the subject lands shall also incorporate a new neighbourhood-scale public park that links the central village market square to the Howitt Creek valley to the east. The development will also involve the re-alignment of a portion of the existing Silvercreek Parkway through the central part of the lands, to the extent appropriate, to optimize a functional and cohesive layout of a mix of uses proposed. A new local public road east of re-aligned Silvercreek Parkway will also be developed to provide frontage and access for the above-noted neighbourhood park and a series of viable redevelopment blocks for employment and high density residential uses in the area between Howitt Creek and Silvercreek Parkway.

7.18.2 Urban Form Objectives – Silvercreek Junction

- To provide a desirable mix of compatible land uses that include a variety of building types to minimize travel requirements between homes and places of employment or shopping.
- b) To ensure an innovative development, which reflects the city's commitment to environmental sustainability, compact development and energy conservation.
- c) To enhance the function and naturalization of Howitt Creek and provide pedestrian views and access to this feature.
- d) To provide active and passive recreational opportunities to help fulfill the City's recreational and open space requirements.
- To create a variety of public spaces (streets, squares, and parks and open spaces) that encourage social interaction and provide pedestrian connections throughout the development.
- f) To require high quality built form oriented to all streets, including Silvercreek Parkway, throughout the development.

7.18.3 Urban Design Policies – Silver Creek Junction

- a) Public streets will be developed to provide a high quality urban environment with reduced setbacks, street trees and other landscape features and on-street parking.
- b) Parking areas, loading and other less desirable design elements will be screened from public streets by buildings or landscaping.
- c) Outdoor storage of goods or materials shall be prohibited with the exception of seasonal projects.
- d) The development will include extensive landscaping and plantings associated with the development shall generally be native trees and ground cover.



- e) Public safety and security will be considered in the development including the optimum visibility of public open spaces, adequate lighting, multiple pedestrian routes and opportunities to control the speed of vehicles.
- f) Reduced parking standards shall be considered for all land use components within the development to encourage alternative transportation alternatives.

7.18.4 Infrastructure Requirements – Silver Creek Junction

Redevelopment of the former Lafarge lands is dependent upon certain key improvements to public infrastructure, most notably:

- 1) the construction of a grade-separated crossing of the CN main line by an improved Silvercreek Parkway;
- 2) the extension of Silvercreek Parkway northward to connect with Paisley Road; and;
- 3) the construction of a new stormwater management facility on open space lands east of Howitt Creek, to accommodate existing off-site (upsteam) storm flows during major storm events.

The site-specific implanting zoning provisions shall include the use of holding "H" provisions to address required infrastructure improvements, including the Silvercreek Parkway/CNR underpass, other required road projects and traffic improvements, the remedial stormwater management facility, related land dedications (i.e. for roads, stormwater management, parks and open space) and the pre-requisite site plan approval and registration of the related agreement on title to the subject lands, prior to the redevelopment of the lands.

7.18.5 Land Use - Silver Creek Junction

The Silver Creek Junction lands are designated "Mixed Use Node", "Specialized Corporate Business Park", "High Density Residential" and "Open Space" on Schedule "A" and shall be subject to the following site-specific policies for the applicable designations"

7.18.5.1 Mixed Use Node:

The Mixed Use Node is intended provide a wide range of retail, service entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels and live work studios. Medium and high density multiple residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.

The policies contained in Sections 7.4.4 to 7.4.11 shall apply to the Mixed Use Node.

The Silver Creek Junction Mixed Use Node is divided into 2 Sub Areas as follows:

Sub Area 1:

A maximum of 22, 760 sq m (245,000 sp.ft.) of retail gross leasable floor space shall be permitted in Sub Area 1 only as shown on Schedule "A". This total floor area will be comprised of:



- a) a maximum of one (1) large-format retail store comprised of either a warehouse membership club or a home improvement retail warehouse, to a maximum gross floor area of 13, 470 sq. m (145,000 sq. ft.),
- b) ancillary retail stores (excluding supermarkets), to a maximum aggregate gross floor area of 9,300 sq.m (100,000 sq.ft.), in a minimum of at least two (2) separate buildings, to be located in Sub-Area 1 only as shown on Schedule "A" to this amendment, subject to a maximum retail unit size of 3,716 sq.m (40,000 sq. ft.).

Commercial development to this area shall incorporate a reduced retail parking standard, to be established through the site-specific implementing zoning provisions.

Appropriate phasing requirements shall be imposed on the retail commercial components in Sub Area 1 through appropriate implementing zoning provisions.

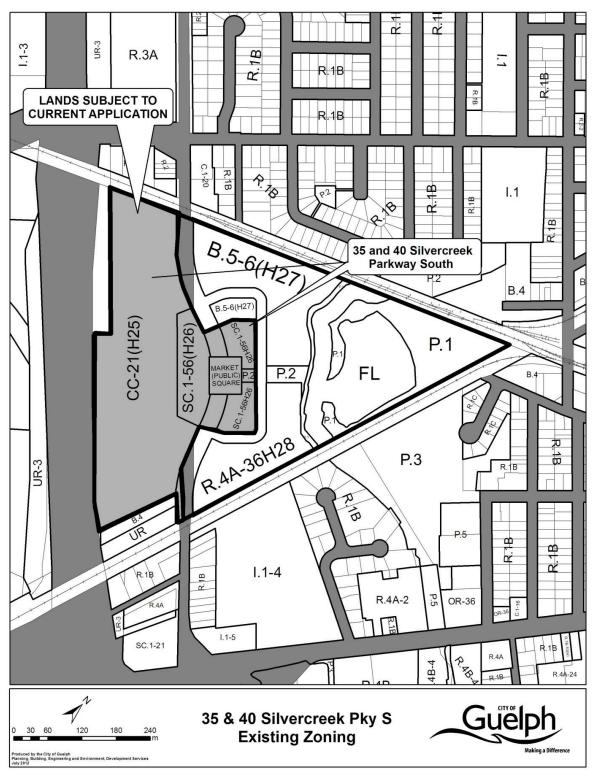
Sub Area 2:

The maximum of 3,900 sq. m (42,000 sp. Ft.) of service commercial gross leasable floor shall be permitted in Sub Area 2 only as shown on Schedule "A". This area shall be subject to a restricted range of service commercial uses, to be established in the implementing zoning by-law; the policy intention is to focus on true convenience-oriented service uses to serve the neighbourhood such as restaurants, financial institutions and personal services. The range of permitted uses will also allow a mixed use design with residential or office space permitted above ground floor commercial and live-work arrangements. A minimum building massing equivalent to two (2) storeys (7.6m) shall be achieved in the buildings adjacent to the central "village market square." Buildings shall be located close to the street line with primary entrances facing the street and grouped in manner to reinforce the limits and identity of the village market square focal point. Reduced building setbacks shall be encouraged from the public streets, to help define the streetscape and enhance the pedestrian environment.

Commercial development in this area shall incorporate a reduced parking standard, to be established through the site-specific implementing zoning provisions.



Schedule 4 - Existing Zoning





Attachment 4 continued: Existing Zoning

CC-21 (H25) Zone Regulations

6.2.3.2.21 **CC-21 (H25)**

35 and 40 Silvercreek Parkway South As shown on Defined Area Map Numbers 10 and 15

6.2.3.2.21.1 Permitted *Uses*

All uses permitted by Section 6.2.1.2 with the following additions:

- maximum of one (1) Large-Format Retail Establishment, which
 may be either a Warehouse Membership Club or a Home
 Improvement Retail Warehouse Establishment
- Apartment Building
- Stacked Townhouse
- Cluster Townhouse

6.2.3.2.21.2 Prohibited *Uses*

Supermarket

The following definitions shall apply in the CC-21 (H25) **Zone**:

A "Large-Format Retail Establishment" shall mean a Retail Establishment with a minimum Gross Floor Area of 9,300 sq. m (100,000 sq. ft.)

A "Warehouse Membership Club" shall mean a Retail Establishment engaged in the retailing to club members of a wide range of non-food items and services, in combination with a general line of food-related products, where the goods, wares, merchandise, substances or articles are displayed, stored and sold in a warehouse format. The warehouse format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patrons of the Warehouse Membership Club.

A "Home Improvement Retail Warehouse Establishment" shall mean a Building where a full range of home furnishings and home improvement products are displayed, to a combination of furniture, appliances, electrical fixtures, lumber and building supplies, hardware, carpets and floor coverings, home décor items, landscape and garden supplies, and plumbing fixtures.

A "Supermarket" shall mean a Lot and a Building, or Structure, or portion thereof, having a Gross Floor Area in excess of 465 m2 in which primarily food produce is stored, offered, and kept for retail sale and as an Accessory Use, items or merchandise of day-to-day household necessity may be stored, offered, or kept for retail sale but shall not include a Warehouse Membership Club.



6.2.3.2.21.3 Regulations

In accordance with the regulations of the CC **Zone** as specified in Sections 4 and 6.2.2 (Community Shopping Centre **Zone** regulations) of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:

- 6.2.3.2.21.3.1 <u>Maximum Total *Gross Floor Area* for all *Retail Establishments* 22,760 sq. m (245,000 sq. ft.)</u>
- 6.2.3.2.21.3.2 <u>Maximum Gross Floor Area for a Large-Format Retail</u>
 <u>Establishment</u>

13,470 sq. m (145,000 sq. ft.)

6.2.3.2.21.3.3 Maximum Total Gross Floor Area for all Retail Establishments other than a Large-Format Retail Establishment 9,300 (100,000 sq. ft.), subject to the following:

- such floor area shall be located in a minimum of two (2) separate Buildings
- Building permits shall be issued no sooner than September 1, 2012 for up to 5,200 sq. m (56,000 sq. ft.) of the above Aggregate Gross Floor Area
- Building permits shall be issued no sooner than September 1, 2014 for the remaining balance of the permitted maximum aggregate Gross Floor Area
- minimum unit size shall be 465 sq. m (5, 000 sq. ft.), and maximum unit size shall be 3,716 sq. m (40,000 sq. ft.)

6.2.3.2.21.3.4 Minimum Off-Street Parking

The minimum off-street parking required for all permitted commercial *Uses* shall be 1 space per 23.2 sq. m (250 sq. ft.) of *Gross Floor Area*

All *Apartment Buildings* shall be developed in accordance with the R.4B provisions of Section 5.4.2 of Zoning *By-law* (1995)-14864, as amended.

6.2.3.2.21.3.6 Regulations for *Cluster and Stacked Townhouses*

All *Cluster* or *Stacked Townhouses* shall be developed in accordance with the regulations of Section 5.3.2 of the Zoning *By-law* (1995)-14864, as amended.

6.2.3.2.21.3.7 Severability Provision

The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on Schedule "A" as CC-21 (H25), despite any future severance, partition or division for any purpose.



Attachment 4 cont'd: Existing Zoning SC.1-56 (H25) Zone Regulations

6.4.3.1.56 **SC.1-56 (H25)**

Silvercreek Parkway South
As shown on Defined Area Map Numbers 10 and 15

6.4.3.1.56.1 Permitted *Uses*

Despite the *Uses* permitted by Section 6.4.1.1 the *Uses* in the SC.1-56 (H25) *Zone* shall be limited to the following:

- Restaurant
- Restaurant (take-out)
- Medical Office
- Personal Service Establishment
- Travel Agent
- Convenience Store
- Financial Establishment
- Day Care Centre
- Dry Cleaning Outlet
- Video Rental Outlet
- Office
- Artisan Studio
- Art Gallery
- Florist
- Bake Shop
- Commercial School
- Veterinary Service
- Catering Service
- Dwellings Units with permitted commercial Uses in the same building in accordance with Section 4.15.2
- Live-Work Units
- Accessory Uses in accordance with Section 4.23
- Occasional Uses in accordance with Section 4.21



The following definitions shall apply in the SC.1-56 (H25) **Zone**:

A "Live-Work Unit" shall mean a Dwelling Unit, part of which may be used as a business establishment and the Dwelling Unit is the principal residence of the business operator.

A "Street Entrance" shall mean the principal entrance to a business which shall be located in a part of the **Building** facing a public **Street** or public square which is at or within 0.2 metres above or below **Finished Grade**.

An "Art Gallery" shall mean a Place where works of art such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing and shall include accessory sales of the works.

A "**Drive-Through Use**" shall mean a **Use** which involves or is designed to encourage a customer to remain in a vehicle while receiving a service, obtaining a product or completing a business transaction. The **Use** shall include vehicular stacking spaces and a serving window, and may include an intercom order box.

6.4.3.1.56.2	<u>Regulations</u>	
6.4.3.1.56.2.1	Maximum Total <i>Gross Floor Area</i> for Permitted <i>Uses</i> 3,900 sq. m (42,000 sq. ft.)	
6.4.3.1.56.2.2	Maximum Gross Floor Area of an individual Office, Medical Office or Commercial School 465 sq. m (5,000 sq. ft.) per business.	
6.4.3.1.56.2.3	Building Entrances	
		ctreet Entrance to the each business shall be located facing creek Parkway South or the Market (Public) square.
6.4.3.1.56.2.4	Minimum Off-Street Parking	
	a)	Office 1 space per 33 square metres of Gross Floor Area
	b)	Residential 1 space per unit
	c)	All other permitted commercial <i>Uses</i>

1 space per 23.2 sq. m (250 sq. ft.) of Gross Floor Area



6.4.3.1.56.2.5 Maximum Front and Exterior Side Yard (Build-to Line)

Despite the provisions of Table 6.4.2:

- a) Buildings adjacent to Silvercreek Parkway and/or the public square shall be set back a minimum of 0 m (0 ft.) and a maximum of 3 m (10 feet) from Silvercreek Parkway and/or the Market (Public) square.
- b) Buildings developed within 30 metres of the Neighbourhood Park (P.2) Zone east of Silvercreek Parkway shall be set back a minimum of 0 m (0 ft.) and a maximum of 3 m (10 feet) from the limits of that P.2 Zone.
- c) The minimum **Building Setback** from the local **Street** shall be 2.0 metres.

6.4.3.1.56.2.6 <u>Minimum **Building Height** Requirement</u>

Any portion of a **Building** shall have a minimum **Building Height** equivalent to two (2) storeys, and in no case less than 7.6 metres to the underside of the main roof deck.

6.4.3.1.56.2.7 <u>Maximum **Building Height**</u>

Despite the provisions of Table 6.4.2

4 storeys

6.4.3.1.56.2.8 Planting Area

Despite Table 6.4.2, Row 17:

No planting area shall be required.

6.4.3.1.56.2.9 **Uses** Prohibited in Certain Locations

6.4.3.1.56.2.9.1 **Drive-Through Uses** shall be prohibited within 30 metres of the limits of the Market (Public) Square.

6.4.3.1.56.2.9.2 A **Drive-Through Use** in the SC.1-56 (H25) **Zone** shall also be:

- a) Not located between any **Building** and a public **Street**
- Significantly screened from public view from all public Streets.
- Safely separated from pedestrian spaces and corridors.

6.4.3.1.56.2.10 Severability Provision

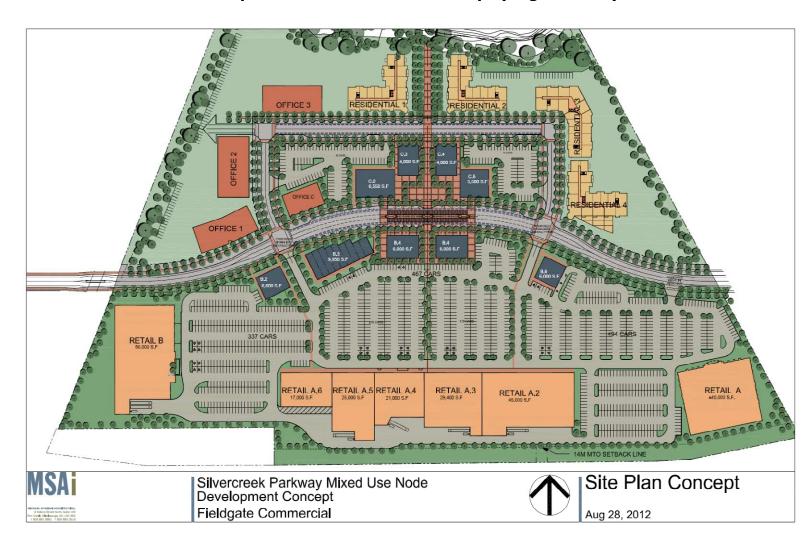
The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on Schedule "A" as SC.1-56 (H25), despite any future severance, partition or division for any purpose.







Attachment 5 continued: 2. Proposed Alternative Site Concept (August 2012)





Schedule 6 - Planning Analysis

Provincial Policy Statement (2005)

The Provincial Policy Statement 2005 (PPS) encourages growth in areas with existing infrastructure and services and promotes a compact form, mix of uses, and intensification (PPS Policies 1.1.3.2 and 1.3.3.7). The proposal amends the commercial portion of an already approved mixed use node that contains commercial, residential and employment components, located on an arterial road, surrounded by existing developed lands and meant to serve the greater surrounding community. These applications request greater flexibility to the uses and building sizes in the commercial portion of the site and with the proposed changes as included in Schedule 2, the proposal remains consistent with the Provincial Policy Statement.

Places to Grow (2006)

The intent of the Growth Plan is to manage growth and development within the Greater Golden Horseshoe. The Growth Plan is based on several principles including two with reference to the proposal:

- Growth should be managed to result in compact communities where more development is directed to existing built up areas to optimize existing infrastructure and services;
- Growth and development should result in complete communities that provide a range of housing, transportation and employment choices and provide easy access to stores and services that meet daily needs.

The subject site is located within the Built-Up Area and is an approved Mixed Use Node. The application supports the principles of compact development connected to existing municipal services in an area that includes a range of amenities (shopping, schools, parks, transit and open space. The expected density of the commercial portion of this node is up to 950 jobs, over the approximately 10 hectares that consists of both Sub Area 1 and 2. This density does not include the potential for residential and live/work uses in this part of the site in the future. The proposed Official Plan and Zoning By-law amendments conform to the policies of Places to Grow.

Official Plan

The property is designated 'Mixed Use Node' in the Official Plan (See Attachment 3). Mixed Use Nodes are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole. This land use designation is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels and



live-work studios. Medium and high density multiple unit residential development is also permitted.

The site is subject to site specific Official Plan policies that are the result of the Ontario Municipal Board Decision that upheld Minutes of Settlement agreed to by the applicant, the City and the Howitt Park Residents Neighbourhood Association (HPNRA). These site specific policies are included in Attachment 3 of this report. The applicant is seeking to amend some of the current site specific policies that apply to the commercial portion of the site to permit the addition of an alternative site development concept (as shown in Attachment 5). Staff are recommending in favour of the following amendments to the Official plan, as shown in Attachment 2 of this report:

Under Official Plan Policy 7.18.5.1:

- That the amount of retail GFA in SubArea 1 be reduced by 10,000 sq ft (from 245,000 to 235,000 sq ft) and that this 10,000 square ft of retail be permitted in SubArea 2, the market square area.
 - Staff have no concern with this change because the overall amount of retail space remains unchanged, and the market impact study confirms no impact from this change.
- That a single large-format retail store (145,000 sq ft) be permitted in any type of retail use, instead of limited to only either a warehouse membership club or home improvement retail warehouse
 - Staff have no concern with this change because any type of retail use could occur on this site with relatively the same impacts as either of the two currently permitted uses.
- That as a second option, instead of a large-format retail store, that 60,000 sq ft stores be permitted rather than the current requirement that other stores be 40,000 square feet
 - Staff have reviewed the alternative concept as shown in Attachment 5 and can support the revised policies that would permit it. The same amount of retail commercial space divided into more, smaller stores can be accommodated on the site.
- That retail stores other than the large format retail store no longer be called "ancillary".
 - The term ancillary retail was used to distinguish the smaller stores from the large-format retail store proposed in the existing approved concept plan. If there is no large-format retail store, the term ancillary is not needed and does not impact any of the other policies or regulations related to the site.



- That phasing requirements, set out in the zoning by-law, would no longer apply
 - Staff can support the removal of this requirement. The Zoning By-law set out that the large-format retail store (up to 145,000 sq ft) could have proceeded immediately following the approval of the Official Plan and Zoning By-law Amendments (which happened in 2010). It then required that building permits for up to 56,000 of the remaining commercial space be issued no sooner than September 1, 2012, which has already passed and that the remaining commercial area be issued building permits no sooner than September 1, 2014.
 - The market impact study has addressed this issue and confirmed that while it is unlikely that its feasible at this point, all the retail space on site could be built before September 1, 2014 and not impact the City's existing retail market.

Review of the proposed concept plan against the site specific Official Plan polices regarding urban design.

Urban design staff have reviewed the concept against the related policies in the Official Plan, as shown in Attachment 3. In addition to the Official Plan policies, the Minutes of Settlement require that site specific Urban Design Guidelines created in 2007 be applied to the site. In the staff comments, as found in Attachment 8, it is noted that the market square area has been refined in keeping with staff comments and further urban design requirements, such as breaking up the appearance of the large block of commercial buildings on the far west of the site will need to be reviewed at the site plan approval stage.

Review of the proposed zoning and need for specialized regulations

The applicant is proposing changes to existing site specific regulations in the Zoning By-law that would broadly permit either the current approved concept to be built or an alternative concept as shown in Attachment 5. Staff recommend amending the Zoning By-law as shown in Attachment 2, with the following specific changes:

- That any retail use be permitted in the large-format retail establishment, as well as the specific uses "Warehouse Membership Club" and "Home Improvement Retail Warehouse Membership Club"
 - o Initially the applicant requested that the large-format retail establishment be permitted to have any use in the standard CC (Community Shopping Centre) Zone. However, as many of the uses were not retail oriented or suitable for a large format building, staff determined that the uses be restricted to retail uses, as was the original intent for this portion of the site. There is no measurable impact from permitting a range of retail uses in a large-format retail establishment on this site.
- That a supermarket no longer be a prohibited use



- This proposed change can be supported by staff. A market impact study, submitted by the applicant and peer-reviewed by a consultant hired by the City has provided enough information to determine that while a new grocery store on this site could impact the market-share of other grocery stores in the City, the recent trend towards smaller grocery stores (as proposed recently in the south and centre of the City) has meant that there is more room for additional grocery store space in the City. The commercial policies in the City Official Plan do not restrict the type of retail or specifically limit grocery stores in any other Mixed Use Node in the City nor is there any intent to do so. In this case, the grocery store restriction was not related to Official Plan policies but part of an agreement between the three parties involved in the adopted Minutes of Settlement when the intent on site was the Warehouse Membership Club Use. For these reasons, staff have no objection to a grocery store on site.
- o Together with this change, the definition of supermarket was removed from this section of the Zoning By-law because it is no longer needed.
- That the maximum GFA for retail establishments in the CC-21 Zone be reduced by 10,000 sq ft and that 10,000 sq ft of retail be permitted in the SC.1-56 zone.
 - Similar to the requested site specific policy amendments in the Official Plan, this request is supportable because the overall amount of retail commercial space is unchanged, though 10,000 square feet of retail would be permitted within the market square (SC.1-56) portion of the site.
- That retail units (individual stores) be permitted to be up to 60,000 sq ft, in lieu of the current permission of up 40,000 sq ft in size
 - The market impact study was also reviewed in terms of whether an increase in maximum store size to 60,000 sq ft would be supportable and it was found that there would be no impact from this change. Staff have no objection to allowing increased store sizes given that the overall amount of retail commercial space is unchanged.
- That requirements for phasing the retail commercial space be removed
 - Similar to the requested amendment to the Official Plan, the applicant has requested that timing restrictions on the development of the retail space be removed. The market impact study provided adequate information to determine that there would be no impact to not phasing the retail space. Also, given that the site was anticipated to be predominantly built by now, with the exception of 44,000 square feet of retail floor space, Staff have no objection to removing the timing restrictions.



Evaluation of the Retail Market Demand and Impact Analysis

To evaluate the Retail Market Demand and Impact Analysis submitted by the applicant regarding the proposed amendments, the City hired an external peer reviewer. Following a request for additional information from the applicant's consultants, the peer reviewer determined the proposed changes are in keeping with City Official Plan policies regarding mixed use nodes. The Peer Review report is included in Attachment 7.

Essentially the peer review concludes that the market impact information provided is satisfactory to address concerns about the proposed changes and that such changes are supportable.

Evaluation of the Traffic Impact Study

Engineering staff have reviewed the application in terms of potential for any additional traffic impacts and have determined that the proposed land use changes will have no implications for, nor will they require any changes to, the infrastructure requirements already identified as part of the earlier reviews and the OMB Minutes of Settlement. There will be no implications for neighbourhood traffic impacts as a result of the proposed changes that would permit the alternative development concept shown in Attachment 5.

Community Energy Initiative considerations

The existing Minutes of Settlement contain a condition (#23) that states:

The Developer agrees to fulfill the requirements of the City's Community Energy Plan (CEP), to the satisfaction of the Director of Community Design and Development Services, including undertaking a study of the feasibility of integrated energy master planning for the development, jointly with Guelph Hydro, and the implementation of LEED certification measures, or equivalent measures, in conjunction with the development of the lands.

This condition will continue to be applied to the lands under the current applications and they will be reviewed against these criteria at the time of site plan approval. This condition has been updated and carried over into the conditions of site plan approval (Condition #2) that are found in Attachment 2.

Review of potential impact of site specific appeal of OPA 42, the City's Natural Heritage Policies in the Official Plan

The applicant appealed OPA 42 (Natural Heritage Strategy) with concern about how it's policies would be applied to the site, but agreed to a settlement with the City and associated Minutes of Settlement were executed on February 11, 2013.

Does the OMB have to review or approve these applications?

No, these applications are considered on their own merits, separate from the previous Ontario Municipal Board (OMB) decision and treated as any other new Zoning or Official Plan amendment and reviewed accordingly. These applications will only go to the Ontario Municipal Board if they are appealed.



At the same time, the Minutes of Settlement from the previous OMB hearing, as agreed to by the City, the Developer and the Howitt Park Neighbourhood Residents' Association are still in effect and the requirements of the Minutes of Settlement will need to be addressed as this development proceeds.

What are the benefits to the community of these applications?

The amendments proposed permit additional uses and building sizes, but generally the amount of commercial space remains the same. There are not specific measurable impacts or benefits to the community from the proposed changes, the added flexibility in uses and building sizes provides additional opportunities for a wider variety of commercial uses.

Are these applications necessary?

One concern raised by the HPNRA was whether the applications are necessary given that the Minutes of Settlement acknowledge that the concept plan is subject to refinements through the site plan approval process.

The applications are necessary because they are requests to amend policies in the Official Plan and regulations in the Zoning By-law, so they are beyond changes to the site concept that can be dealt with at the site plan approval stage.

Removal of trees: specifically, the Bur Oak on site.

A concern was raised both in the letter from the HPNRA and at the Public Meeting about removal of the existing large Bur Oak tree on site. Originally this tree was part of the market square area, but in the plan agreed to in the Minutes of Settlement, Silvercreek Parkway South was realigned further to the east and the Bur Oak is now situated in the parking area west of Silvercreek Parkway. The applicant has requested that the tree be removed because of difficulty in grading around it and maintaining it. However, City staff continue to promote preservation of this Bur Oak and have required an updated tree inventory and preservation plan to be completed that includes a review of measures that can be taken to preserve the Bur Oak (see Condition #32 in Attachment 2 and Environmental Planning comments on page 65). This work will have to be completed and approved prior to any grading on the site.

Opportunities to break up the parking on the commercial side.

A concern was raised about the large parking areas shown in the concept plans on the west side of Silvercreek Parkway South. This issue is best addressed at the site plan approval stage, where staff can review the proposed parking layout in detail and in relation to engineering, landscaping and tree compensation requirements and look at opportunities to improve the parking design, function and aesthetics.

Does a grocery store impact the viability of other grocery stores? Why is a supermarket important to the applicant on this site?

The applicant's have requested a grocery store as a potential anchor tenant for the site. This request has resulted in concern because in the original application, the



Official Plan and Zoning By-law specifically prohibited a grocery store use as an outcome of the Minutes of Settlement.

For these applications, the applicant was required by the City to submit a Market Impact Assessment, which reviewed the impact of the proposed changes, including the addition of a grocery store to the site. The City hired a consultant to conduct a peer review of this assessment to better determine the potential impacts. The results are found in Attachment 7. Essentially, the City's peer review report determined that if a grocery store is built on site, there is the potential to impact surrounding grocery stores but it is unlikely to result in the closure of an existing grocery store.

Are CNR tracks crossable by pedestrians and is there a walkability assessment?

The City is in discussion with Railway Authorities to provide a pedestrian and cycling crossing on the CN south line to the east of the Howitt Creek. The crossing will connect to the trails in the flood management area and will be in conformity with the City's accessibility standards.

The provision of this pedestrian connection is a City initiative independent of Silvercreek development. City consultants have submitted to the Railway Authorities a crossing design and safety analysis. The feedback from the Railway Authorities indicates concern over the proposed location and additional control requirements. The timing of approval by Railway Authorities and the cost of meeting their requirements is unknown at this time.

Are there any differences in the amount of trees being removed between the two site concepts?

No, the amount of trees that need to be removed is the same in both concepts, because the area being developed is not changing, only the layout of the commercial portion of the site changes between the two concept plans. A detailed tree inventory and preservation plan is required to be approved before grading takes place on site to understand the grading impacts and exact amount of trees to be removed and replaced.

Will the HPNRA be able to participate in the site plan process?

Yes, condition #21 in the Minutes of Settlement requires that the HPNRA be given notice of a site plan submission and an opportunity to review the application and provide comments prior to any decision on it. This condition remains in effect and has been carried over into the conditions of site plan approval for these applications, as found in condition #1a in Attachment 2.

Is live/work still permitted in the market square?

Yes, live/work is still a permitted use in the market square area (which is the SC-56 zoned lands and the SubArea 2 Official Plan designation) No change has been



requested to this permission and the City continues to encourage live/work opportunities in the market square area.

What are the holding requirements?

The holding zone (H25) requires that the following five conditions be met before the hold can be lifted and the development can proceed; they remain unchanged as follows:

- 1. Completion and final approval of the class environmental assessment processes for a grade-separated crossing at the intersection of Silvercreek Parkway and the C.N.R. rail line at the north edge of the subject lands; and for the re-alignment of Silvercreek Parkway between Paisley Road and Waterloo Avenue and a new public road on the subject lands east of Silvercreek Parkway [right-of-way of 18 m (59 ft.)]
- 2. Registration on title to the subject lands of an executed Site Plan Agreement which addresses, among other items, appropriate infrastructure requirements
- 3. The Owner entering into an agreement for a financial contribution to the construction of a stormwater management facility on the portion of the subject lands east of Howitt Creek
- 4. Conveyance of any lands required for the underpass and road projects noted above, and for the stormwater management facility east of Howitt Creek, and for the proposed parks on the subject lands between Silvercreek Parkway and Howitt Creek, with the exception of the Market (public) square.
- 5. The awarding of contracts for the construction of the underpass, road and stormwater management projects noted above.

Why remove the wording "Ancillary" Retail?

The applicant has requested that the word "ancillary" be removed when describing retail in the Official Plan. This change is for clarity only. With the original large scale use proposed (the warehouse membership club), all other retail was considered ancillary, as a way to define the two types of retail use on site. Without a large scale retail use, as shown in the revised concept plan, the permitted retail is no longer ancillary in scale or function to anything, so renaming it is appropriate, though does not impact any policies or regulations otherwise.

Will the City continue to pursue the development of affordable housing on this site?

The Minutes of Settlement contain a clause and agreement that the City has the option to purchase a portion of the residential lands on site (not part of these applications). The Minutes of Settlement remain in effect despite these applications. This issue will need to be further addressed when the residential portion of the site comes forward for development.



Schedule 7 Peer Review of Retail Demand & Market Impact Analysis

FRANK A. CLAYTON PHD URBAN AND REAL ESTATE ECONOMIST

June 27, 2013

Mr. Peter Pickfield Garrod Pickfield LLP. 221 Woolwich Street Guelph ON N1H 2V4

Dear Mr. Pickfield:

Re: Peer Review - Retail Market Demand and Impact Analysis, Silver Creek Junction

I am pleased to provide my peer review of the retail market demand and impact analysis submitted in support of the applications by Silvercreek Guelph Developments Inc. requesting amendments to the City's Official Plan and Zoning By-law for the property municipally known as 35 and 40 Silvercreek Parkway South.

This peer review is the product of a series of steps:

- A review was undertaken of the retail market report entitled Silver Creek Junction Retail
 Market Demand and Impact Analysis prepared by Tate Economic Research Inc. ("Tate") and dated April 2012 (the "2012 Tate Report");
- I prepared a letter dated February 20, 2013 outlining some additional information needs and clarifications arising out of the review of the 2012 Tate Report and met with Tate to discuss;
- I reviewed information and comments contained in two letters from Tate dated March 11, 2013 and May 8, 2013;
- I reviewed various City of Guelph planning documents, and publicly available retail market information relevant to the peer review mandate; and
- I have prepared this peer review letter based on my research and assessment of the abovenoted documents and information.

My peer review focuses on the estimated market impacts of the requested changes to the commercial floor space permissions for the Silvercreek Sub Area 1 and 2 lands in terms of the market impact requirements described in Section 7.4.49 of the City's Official Plan, namely:



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- "the proposal can be justified without detriment to the overall function or economic viability of the 'Central Business District' or the key component functions that contribute to the C.B.D.'s overall vitality;
- the achievement of the City's Major Goals, the Urban Form policies or the Commercial and Mixed Use policy objectives of the Official Plan will not be compromised; and
- the ability of existing designated commercial or mixed use lands to achieve their planned function will not be compromised".

CONCLUSIONS

I have reached the following conclusions with respect to the Silvercreek applications and related market impacts in terms of the Official Plan policies:

- The request to incorporate a maximum of 10,000 sq. ft. (929 sq. m.) of retail floor space as part
 of the maximum of 42,000 sq. ft. (3,900 sq. m.) of service commercial floor space now permitted
 on the Sub Area 2 lands can be supported;
- The proposed removal of the qualifier "ancillary" in front of "retail stores (excluding supermarkets)" in Section 7.18.5.1 Sub Area 1 b) of the Official Plan can be supported;
- The proposed expansion of maximum store size on the Sub Area 1 lands from 40,000 sq. ft. (3,716 sq. m.) to 60,000 sq. ft. (5,575 sq. m.) can be supported;
- The removal of the existing phasing provision for the Sub Area 1 lands contained in the Official Plan can be supported;
- The request to increase the maximum retail floor space permitted on Sub Area 1 lands absent a
 large format Warehouse Membership Club (WMC) or Home Improvement Warehouse (HIRW)
 from 100,000 sq. ft. (9,300 sq. m.) to 235,000 sq. ft. (21,830 sq. m.) can be supported; and
- The request to permit a supermarket on the Sub Area 1 lands can be supported.

BACKGROUND

An Official Plan amendment was approved by an Ontario Municipal Board (OMB) Order on January 12, 2010 to redesignate the former Lefarge lands straddling Silvercreek Parkway South to allow a mixed use development. These lands are now designated Mixed Use Node in the City of Guelph's Official Plan and are referred to as Silver Creek Junction.

The amendment applications cover only a portion of the Silver Creek Junction lands - Sub Area 1 situated west of Silvercreek Parkway South and Sub Area 2 located for the most part east of Silvercreek

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Parkway South. Sub Area 2 also encompasses a sliver of land on the west side of Silvercreek Parkway South.

EXISTING RETAIL COMMERCIAL PLANNING PERMISSIONS AND PROPOSED CHANGES, SUB AREAS 1 AND 2

This section outlines my understanding of the existing retail and service commercial planning permissions for the two sub areas and the changes requested in the current applications.

Maximum Retail Commercial Floor Space (Sub Areas 1 and 2)

Existing permissions: A maximum of 245,000 sq. ft. (22,760 sq. m.) of gross leasable floor area (GFA) comprised of one large-format store, either a warehouse membership club (WMC) or a home improvement retail warehouse (HIRW), with a maximum of 145,000 sq. ft. (13,470 sq. m.) and a maximum of 100,000 sq. ft. (9,300 sq. m.) of GFA for ancillary retail stores excluding a supermarket subject to size restrictions. All of the retail commercial floor space is to be built on Sub Area 1 lands.

A maximum of 42,000 sq. ft. (3,900 sq. m.) of service commercial GFA is permitted on the Sub Area 2 lands.

- Requested changes to permissions: A maximum of 245,000 sq. ft. (21,830 sq. m.) of GFA for retail stores including a supermarket subject to size restrictions. Under the applications, a maximum of 10,000 sq. ft. (929 sq. m.) of the existing permissions for Sub Area 1 is shifted to Sub Area 2 leaving a maximum of 235,000 sq. ft. (21,830 sq. m.) to be built on the Sub Area 1 lands. The maximum allowed GFA (service commercial and retail store) on the Sub Area 2 lands would remain at 42,000 sq. ft. (3,900 sq. m.).
- Difference: The existing permissions allow for the maximum GFA of 245,000 sq. ft. (22,760 sq. m.) to be tapped only if one of the two specified large-format store is built. If a permitted large-format store is not built, a maximum of only 100,000 sq. ft. (9,300 sq. m.) can be built on the Sub Area 1 lands and no retail stores are permitted on the Sub Area 2 lands.

For Sub Area 1, the requested change would allow a maximum of 235,000 sq. ft. (21,830 sq. m.) of retail commercial GFA without the existing restrictions on the types of stores. As a result, the retail commercial land use concept would change from a single large-format WMC or HIRW store with ancillary retail to a shopping centre with a larger variety of stores, subject to size restrictions.

¹ This is not quite accurate. Presumably if less than 10,000 sq. ft. (929 sq. m.) of retail store floor space is built on Sub Area 2 lands, any shortfall could be added to the maximum of 235,000 sq. ft. (21,830 sq. m.) on Sub Area 1 lands.



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For Sub-Area 2, the permitted maximum square foot of floor space would remain at 42,000 sq. ft. (3,900 sq. m.) but now up to 10,000 sq. ft. (929 sq. m.) of retail floor space would be permitted within this maximum GFA allowance.

Size of Stores (Sub Area 1)

- Existing permissions: With the exception of a single large-format store with a maximum size of 145,000 sq. ft. (13,470 sq. m.), all stores must be sized between a minimum of 5,000 sq. ft. (465 sq. m.) and a maximum of 40,000 sq. ft. (3,716 sq. m.).
- Requested changes to permissions: Two alternative have been proposed: (1) retain the option for an large-format store with a maximum of 145,000 sq. ft. (13,470 sq. m.) and allow other stores to be sized 5,000 sq. ft. (465 sq. m.) to a revised maximum size of 60,000 sq. ft. (5,574 sq. m.) or (2) allow all stores to fall within the range of 5,000 sq. ft. (465 sq. m.) to 60,000 sq. ft. (5,574 sq. m.).
- Difference: The applicant appears to desire more flexibility in marketing the Sub Area 1 lands to
 retailers so is requesting a more flexible store size regime which could still entail large-format
 store larger than 60,000 sq. ft. (5,575 sq. m.) but not limited to the two store mentioned in the
 Official Plan (either a MWC or a HIRC).

Types of Stores (Sub Area 1)

- Existing permissions: Other than the restrictions on the number (one) and the type (MWC or HIRW) for a large format store and the exclusion of a supermarket, all the types of stores permitted under the CC zoning subject to size restrictions are permitted. These are referred to as "ancillary retail stores (excluding supermarket)" in the City's Official Plan for the Sub Area 1 lands.
- Requested changes to permissions: The applicant is requesting permission to include a
 supermarket and to drop the requirement that the single large-format retail store be restricted
 to a MWC or a HIRW. The application is also requesting that the qualifier "ancillary" be deleted
 before "retail stores".
- Difference: The request to add a supermarket as a permitted use is the major difference.

Changes to the Planning Permissions on the Sub Area 2 Lands

- Existing permissions: As already noted, a maximum of 42,000 sq. ft. (3,900 sq. m.) of service commercial GFA is permitted on the Sub Area 2 lands. The zoning for these lands (SC.-1-56) limits the service commercial uses permitted on the lands to the uses contained therein.
- Requested changes to permissions: The applicant is requesting a change to allow retail stores
 on the Sub-Area 2 lands up to a maximum GFA of 10,000 sq. ft. (929 sq. m.).



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 Difference: The request to broaden the permitted uses to include a limited component of retail stores within an envelope of a maximum of 42,000 sq. ft. (3,900 sq. m.) GFA.

Phasing:

- Existing permissions: Under the existing zoning, only a portion of the retail commercial space
 could have building permits issued for construction after September 1, 2012 with issuance of
 building permits for the remaining space being allowed after September 1, 2014 subject to a
 number of other planning requirements being satisfied.
- Requested permissions: The applicant is requesting that the phasing restriction be dropped.
- · Difference: The request for no phasing.

CATEGORIZATION OF POTENTIAL IMPACTS OF THE REQUESTED CHANGES TO EXISTING PLANNING PERMISSIONS

My assessment of potential impacts of the requested changes in planning permissions for Sub Area 1 and 2 is divided into three categories: (1) changes having little or no adverse market impacts on the C.B.D. or any of the other Mixed Use Nodes designated in the Official Plan; (2) changes that could have potential adverse market impacts but not be of a magnitude or duration to compromise the Section 4.4.49 policies; and (3) changes that are likely to have unacceptable market impacts on the Section 4.4.49 policies.

Changes with little or no adverse market impacts

- The reassignment of a maximum of 10,000 sq. ft. (929 sq. m.) of retail commercial GFA from Sub Area 1 to Sub Area 2
 - In my opinion, allowing a component of retail commercial floor space on the Sub Area 2 lands would be desirable. It would help enhance the economic viability of floor space in buildings adjacent to the village market square envisaged for Silver Creek Junction centred on Silvercreek Parkway South by appealing to a broader array of users. It would also offer neighbouring residents access to convenience-oriented stores as well as services.
- Dropping the qualifier "ancillary" in front of "retail stores (excluding supermarkets)" for the Sub Area 1 lands
 - I agree there is no need for the qualifier "ancillary" in front of "retail stores" in Section 7.18.5.1, Sub Area 1 b) of the Official Plan. As currently stated, it appears a wide range of retail stores is permitted under the "ancillary" umbrella.
- Expanding the permitted retail store size range from 40,000 sq. ft. (3,716 sq. m.) to 60,000 sq. ft. (5,574 sq. m.).

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As mentioned, only retail stores with sizes between 5,000 sq. ft. (485 sq. m.) and 40,000 sq. ft. (3,716 sq. m.) are now permitted on the Sub Area 1 lands other than one of two types of large format outlet which can be as large as 145,000 sq. ft. (13,470 sq. m.). Providing the applicant with the opportunity to attract stores with floor space requirements falling in the 40,000 to 60,000 sq. ft. (3,716 to 5,574 sq. m.) range under existing planning permissions might enhance the attractiveness of the Phase 1 lands to some prospective retailers who otherwise may not be interested in locating there. In my opinion, this is a reasonable request that would not adversely impact the C.B.D. or other designated Mixed Use Nodes.

 Increasing the maximum amount of Other NFOR floor space from 100,000 sq. ft. (9,300 sq. m.) to 235,000 sq. ft. (21,830 sq. m.) on Sub Area 1 lands

The requested change would potentially allow a maximum of 235,000 sq. ft. (9,300 sq. m.) of retail store floor space to be built that is not a large format WMC, a large format HIRW or a supermarket (if the request for a supermarket is not approved by the City). If the requested change were approved, the potential exists for the inclusion within Sub Area 1 for all types of retail stores that the 2012 Tate Report defines as Other Non Food Oriented Retail (Other NFOR) including stores of the following types:

- General merchandise (excluding WMC and department stores)
- Furniture, home furnishings & electronics
- Pharmacies & personal care
- Clothing, shoes & accessories
- · Building & outdoor home supplies
- Miscellaneous retailers

The 2012 Tate Report concludes:

- There is sufficient demand to warrant 245,000 sq. ft. (22,760 sq. m.) of Other NFOR floor space in Sub Area 1 without detriment to the Central Business District ("C.B.D.") or other Mixed Use Areas (Section 6.5)².
- The report estimated the development of 245,000 sq. ft. (22,760 sq. m.) of floor space on the Sub Area 1 lands in 2014 would reduce sales per sq ft of existing and proposed Other NFOR floor space in the City by 5.2% in 2014 from 2011 and by 6.9% in 2016 from 2011 (Tate, Table 6).

² Tate (2012) assumes request is for Sub Area 1 to have a potential for up to 245,000 sq ft of NFOR floor space. My understanding is that the applications are for a maximum of 235,000 sq. ft. assuming 10,000 sq. ft. of retail store permissions are transferred to and built on Sub Area 2 lands.



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 For the City's Mixed Use Nodes, the declines in average sales in the year 2016 range as high as 14.3% for Gordon & Clair and Eramosa & Stevenson (Tate, Table 7). For Silvercreek & Willow, the estimated decline in average sales per sq. ft. in 2016 is 10.2%.

My initial opinion, based on a review of the 2012 Tate Report, was that the Tate analysis may understate the magnitude of the adverse impacts of the requested planning permissions for additional Other NFOR floor space for three reasons: there is already a considerable amount of Other NFOR floor space proposed for other Mixed Use Nodes, the average sales per square foot for new Other NFOR floor space appeared low, and the assumption that existing or proposed Other NFOR stores will not lose sales to the new Costco store is not reasonable.

Tate in their May 8, 2013 letter makes the point that the total retail floor space in the Silver Creek and Paisley & Imperial Mixed Use Nodes is staying the same under the applications but now the WMC is locating on the a site in Paisley & Imperial (instead of Silver Creek) and the Other NFOR space is locating on Silver Creek (instead of Paisley & Imperial). Therefore, the estimated market impacts noted above are there already with the current planning permissions.

Tate also defers the timing of the planned Silver Creek retail floor space from 2014 to 2015 and increases the sales per sq. ft. benchmark for existing and new Other NFOR floor space as I suggested. The net result is a reduction in the size of the estimated net impacts from those in the 2012 Tate Report for the years 2014 and 2016.

Tate's response is reasonable so I categorize this requested change under the heading of having little or no adverse market impact.

Changes that could have potential adverse market impacts

Inclusion of a supermarket

The 2012 Tate Report concludes that no supermarket will be in jeopardy of closing from a proposed 60,000 sq. ft. (5,575 sq. m.) supermarket on the Sub Area 1 lands (Tate, p 23). Tate reached this conclusion despite estimating a sizeable decline in average sales per sq ft of existing and proposed supermarkets between 2011 and 2014 (a decline of 14.7%) and between 2011 and 2016 (a decline of 24.8%). According to the 2012 Tate Report, the adverse impacts from the introduction of multiple supermarkets are expected to be dispersed over all supermarkets in the city.

Initially, based upon a review of the 2012 Tate Report, my opinion was there is unlikely to be a market need in the City for a supermarket on the Sub Area 1 lands in the foreseeable future. Further, if it were to be approved and built by 2014 there could be unacceptable impacts on some supermarkets in close proximity.



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My opinion was based upon the following: a sizeable expansion in supermarket space proposed in Guelph without a supermarket on the Silver Creek lands, no separate analysis of the impact of the food floor space component of the new WMC, the Tate inventory of proposed new supermarket space did not include the expansion of Loblaws at 237 Eramosa Road, the amount of existing and proposed supermarket floor space per capita exceeded per capita need thresholds for a municipality, and Tate used a sales per sq. ft. estimate for new supermarket floor space that was on the low side.

Based on discussions with Loblaws, the major supermarket operator in Guelph, Tate in their May letter has now reduced the amount of proposed supermarket floor space in Guelph excluding the proposed Silver Creek space during the period up to 2021. Tate also defers the construction of the Silver Creek supermarket space by a year to 2015. A revised impact analysis is performed using the revised supply numbers and incorporating the higher sales per sq. figure that I suggested.

The net result is a reduction in the size of the adverse impacts on existing and new supermarket space in the City from those in the 2012 Tate Report. Together with the recognition that the average sales per sq. ft. achieved by existing supermarkets, including the two near the Silver Creek lands, are relatively high, it appears that the risk of a supermarket closure is not excessive. Moreover, the closure of a single supermarket would not be expected to materially impact the planning policies referenced in Section 7.4.49 of the City's Official Plan.

Changes having unacceptable market impacts

In my opinion, none of the requested amendments to the City's Official Plan and Zoning By-law for the Silver Creek lands would result in unacceptable market impacts under Section 7.4.49 of the City's Official Plan.

Please let me know if you have any questions or comments. I want to thank you for the opportunity to undertake this market impact peer review for the City of Guelph.

Yours very truly,

Frank A. Clayton, Ph.D.

Urban and Real Estate Economist

Frale A. Clat

Clayton - Peer Review of Tate Retail Market Analysis

June 27, 2013



Attachment 8 - Circulation Comments Summary

RESPONDENT	NO OBJECTION OR COMMENT	CONDITIONAL SUPPORT	ISSUES/CONCERNS
Engineering*		✓	Subject to Attachment 2
Urban Design*		✓	Subject to Attachment 2
Environmental Planning*		√	Subject to Attachment 2
Parks Planning*		✓	Subject to Attachment 2
Ministry of Transportation*		✓	
Grand River Conservation Authority (GRCA)*		✓	
Economic Development	✓		
Fire and Emergency Services	✓		
Guelph Police Service	√		
Howitt Park Neighbourhood Residents' Association			See comments attached



INTERNAL MEMO



DATE September 6, 2013

TO Katie Nasswetter

FROM Rajan Philips, P.Eng

DIVISION Engineering Services (File #16.131.001)

DEPARTMENT Planning, Engineering, Environmental & Building Services

SUBJECT 35 & 40 Silvercreek Parkway South - Proposed Official Plan and

Zoning By-law Amendments (OP1201 / ZC1204)

Engineering Comments

The subject property received OPA and ZC approvals in January 2010, pursuant to an Ontario Municipal Board Minutes of Settlement, which also included a Concept Plan for the development of the subject property.

The Minutes of Settlement and the conditions of approval (Schedule E) identified the infrastructure requirements, along with cost responsibilities, for the development of the subject property. In February 2011, the City and the developer entered into a Financial Agreement to carry out the infrastructure work identified in the Minutes of Settlement. Engineering work on the infrastructure undertakings has since been in progress.

The purpose of the current applications is to permit a wider range of commercial uses and floor areas, including a supermarket, and some modifications to the concept plan.

Engineering Services have no objection to the new OP Amendment and Zone Change applications and the proposed modifications to the concept plan. The proposed land use changes will have no implications for, nor will they require any changes to, the infrastructure requirements already identified as part of the earlier reviews and the OMB Minutes of Settlement. Specifically, there will be no implications for neighbourhood traffic impacts as a result of the proposed land use changes.

The following comments summarize the OMB Minutes of Settlement requirements for infrastructure undertakings and cost sharing, the work in progress in regard to these undertakings, and outstanding requirements to be satisfied by the developer as conditions of approval.

OMB Minutes of Settlement Requirements

The infrastructure undertakings identified in the OMB Minutes of Settlement and conditions of approval, include the following:

- A) Road Infrastructure: (1) a grade separation at the Silvercreek Parkway and the main CN Railway; (2) realignment and reconstruction of Silvercreek Parkway through the subject property between the CN lines to the north and south; (3) a new internal road to the east of Silvrecreek Parkway; and (4) off-site improvements including at-grade crossing at the CN south line, and intersection and roadway improvements outside the development lands.
- B) Municipal Services: Water and wastewater services within the Silvrecreek Parkway alignment and an inverted siphon sanitary outlet under the Hanlon Expressway;
- C) Sormwater Management: (1) The construction of a flood management facility east of Howitt Creek to address the conveyance of storm runoff from external areas through



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Howitt Creek; and (2) the stormwater management of the development lands including Silvercreek Parkway with runoff conveyed through the existing culvert under the Hanlon Expressway.

The Minutes of Settlement also provided for the following cost-sharing and land exchange arrangements for the above-noted undertakings:

- A) Road Infrastructure: The City and the developer will share equally the cost of the grade separation including land acquisition required for constructing the underpass. The developer is responsible for the cost of Silvercreek Parkway improvements south of the grade separation, the internal road, and off-site road improvements required for the development.
- B) Municipal Services: The developer is responsible for all water and wastewater servicing with the City paying for any 'over-sizing' of pipes more than 300 mm in diameter.
- C) Stormwater Management: The City will be responsible for the construction of the Howitt Creek flood management facility with the developer contributing to the cost of (i) Howitt Creek channel re-naturalization; (ii) landscaping of the flood management facility up to a maximum of \$37,000.00; and (iii) construction of the maintenance access up to a maximum of \$30,000.00.
- D) Land Exchange: (i) Exchange of land between the existing Slivercreek right-of-way and the realigned right-of-way at nominal consideration; and (ii) dedication by the developer of the lands required for the construction of the flood management facility.

Progress on Infrastructure Undertakings and Requirements

Engineering work on the above-noted infrastructure undertakings has been in progress since 2011. The current status of these works and outstanding requirements are summarized below:

Road Infrastructure

In February 2011, the City and the developer entered into a Financial Agreement to carry out the Environmental Assessment and the design and construction of the Silvercreek/CN grade separation and related road works. Delcan Corporation was hired by the City to provide Engineering Consultancy Services for Environmental Assessment, detailed design, obtaining approval and permits, assisting in the tender process, and providing contract administration during construction of the road infrastructure improvements.

The EA for the grade separation, initiated in September 2011, has now been completed and the staff report on the conclusions and recommendations of the EA was presented to City Council in May 2012. As well, more detailed information and requirements for road infrastructure improvements have been identified as part of the EA and design processes, and through consultations with the Ministry of Transportation and Railway Authorities. They include the following:

- Reconstruction of the intersection of Silvercreek Parkway and Paisley Road and modifications to left-turn storage lengths on Paisley Road between Silvercreek Parkway and the Hanlon Expressway;
- The construction of the Silvercreek/CN grade separation, including retaining walls and a new service road to provide access to the existing residential properties on old



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Paisley Road to the west of Silvercreek Parkway;

- Property and easement requirements for the construction of the grade separation and retaining walls, as well as the reconstruction of the intersection at Paisley Road and Silvercreek Parkway;
- d) The upgrading of Silvercreek Parkway, as a 2-lane road with bike lanes, sidewalk and street lighting, between Paisley Road and Waterloo Avenue, including the section as part of the 'Market Square' midway through the development;
- e) The underground relocation within the new road allowance of the existing overhead hydro line in the existing road right-of-way;
- f) The installation of at-grade crossings at the south CN line; and
- g) Modifications to the intersection of Silvercreek Parkway and Waterloo Avenue as well as the Hanlon / Wellington / Waterloo interchange ramp terminal.

MTO Permits

The Ministry of Transportation (MTO; letter dated June 25, 2012) has indicated that it has no objection to the new OPA and ZC applications, but has noted the requirement for the developer to obtain MTO permits before any grading or construction on the site. MTO has also noted that no permits will be available until the ongoing issue of traffic impacts at the Hanlon / Wellington / Waterloo interchange ramp terminal is resolved.

The issue of traffic impacts at the above-noted interchange will have to be addressed prior to Site Plan approval and the required City and Ministry permits, and this requirement is already included as a condition of approval.

At the same time, there is ongoing discussions between MTO and City staff to identify short-term modifications to (a) the section of Paisley Road between the Hanlon Expressway and Silvercreek Parkway; and (b) the Hanlon / Wellington / Waterloo interchange ramp terminal, to accommodate the proposed development of Silvercreek Lands. The discussions are also directed towards identifying long term solutions involving the future upgrades to the intersection at Hanlon Expressway and Paisley Road, and related modifications to the Hanlon / Wellington / Waterloo interchange ramp terminal.

The short term modifications, which will be undertaken as part of the construction of the Silvercreek Parkway including the grade separation, are consistent with the expected phasing of the proposed development. Specifically, the initial phase of development will involve lands to the west of the new alignment of Silvercreek Parkway and this phase of development can be accommodated by currently identified short modifications on Paisley Road and at the Hanlon / Wellington / Waterloo interchange ramp terminal, subject to the requirement for MTO permits.

Subsequent development to the east of Silvercreek Parkway will have to be supported by updated traffic impact assessment provided by the developer to confirm available roadway capacity to accommodate additional development and to obtain the required MTO permits. Future traffic impact assessment will take into account the changes in traffic patterns after the reconnection of Silvercreek Parkway, as noted below.

The reconnection of Silvercreek Parkway between Paisley Road and Waterloo Avenue will result in the redistribution of existing and future background (i.e. non-development) traffic between municipal roads and the Hanlon Expressway. These changes will be monitored after the reconnection of Silvercreek Parkway and through the course of development of Silvercreek lands. There is opportunity for further interim modifications of the Hanlon /



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Wellington / Waterloo interchange ramp terminal based on updated traffic information to potentially accommodate the full development of lands to the east of Silvercreek Parkway, subject to meeting MTO's requirement for permits.

The long term modifications to the intersection of Hanlon Expressway and Paisley Road, and the Hanlon / Wellington / Waterloo interchange ramp terminal will have to be established through the anticipated updating of MTO's Environmental Assessment for improvements to the Hanlon Expressway to the north of the Wellington Road interchange. The City will be sharing information and providing input to MTO's EA process.

Railway Approvals

Delcan Corporation has been coordinating the submission of design drawings and information relating to the grade separation and at-grade crossing for review and approval by Railway Authorities. The City and the Consultant have addressed the design requirements of the Railway Authorities, and the main outstanding matter is the finalization of the agreement between the City and Railway Authorities in regard to the construction and maintenance of the grade separation and at-grade crossing.

Municipal Services

In regard to sanitary servicing, the developer has proposed to change the earlier plan for providing sanitary outlet through an inverted siphon under the Hanlon Expressway. Instead, a gravity connection will be provided to the existing sanitary trunk sewer extending west of Waterloo Avenue and Silvercreek Parkway. This arrangement is preferable to outletting through a siphon given the reduced flows associated with commercial development on Silvercreek lands.

As part of the Silvercreek Parkway road work, the City will be laying, within the Silvercreek Parkway road allowance, the section of the 500 mm diameter Paisley-Clythe Feedermain between the Hanlon Expressway and Waterloo Avenue. Separate connections to the feedermain will be provided through 300 mm diameter pipes to service the new Silvercreek development and existing residential properties along Silvercreek Parkway.

The City will be undertaking separately the completion of the feedermain work outside the Silvercreek Parkway road allowance, including the crossing of the Hanlon Expressway to the west of Silvercreek Parkway. The City will also be replacing water and sanitary pipes as part of the off-site road works.

Stormwater Management

Stormwater management is being addressed in two parts, as noted earlier. First, to the east of the proposed development, the construction of the Howitt Creek flood management facility was started this year and is nearing completion. This is a City undertaking and includes landscaping and trail connections.

The second part will address the drainage of the proposed development and the runoff from the Silvercreek Parkway. The outlet for the drainage will be provided through the culvert under the Hanlon Expressway to the Willow West Drainage Channel to the west of the Hanlon Expressway.

- The City has obtained MTO's concurrence in principle to use the existing culvert to provide



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the Hanlon crossing for the feedermain and the storm outlet pipes and thereafter to close the culvert. The design for this crossing is being addressed separately and the City will be entering into an agreement with MTO for the Hanlon crossing prior to construction.

Pedestrian Crossings of CN Rail Tracks

The subject lands, comprising the development lands to the west of Howitt Creek and the flood management area to the east of the creek, are a triangular parcel bounded by the Hanlon Expressway to the west and the CN and north and south rail lines that intersect at the easterly terminus of the property.

The reconnection of Silvercreek Parkway between Paisley Road and Waterloo Avenue will provide vehicular, cycling and pedestrian accesses to the subject lands across the two rail lines. The pedestrian access will be achieved through sidewalks within the road allowance, and the road reconnection will be completed before any onsite development.

Pedestrian connections and walkways internal to the development lands and including connections to the trail system in the flood management area will be achieved through the development process.

As noted earlier, the trails in the flood management area are already constructed. The City is in discussion with Railway Authorities to provide a pedestrian and cycling crossing on the CN south line to the east of the Howitt Creek. The crossing will connect to the trails in the flood management area and will be in conformity with the City's accessibility standards.

The provision of this pedestrian connection is a City initiative independent of Silvercreek development. Delcan Corporation has submitted to the Railway Authorities a crossing design and safety analysis. The feedback from the Railway Authorities indicates concern over the proposed location and additional control requirements. The timing of approval by Railway Authorities and the cost of meeting their requirements is unknown at this time.

Developer's Cost Sharing Responsibility and Land Exchange

In accordance with the cost-sharing arrangement included in the OMB Minutes of Settlement and considering the additional design details and information now available in regard to infrastructure undertakings, the developer's responsibility for the cost of the undertakings will be as summarized below:

- a) 50% of the cost of design, approvals, property, and construction of the road work including: improvements on Paisley Road; the intersection at Paisley Road and Silvercreek Parkway; the grade separation; and the construction of Silvercreek Parkway from Paisley Road to the end of the grade separation retaining walls, including street lighting and hydro work;
- b) 100% of the cost of design and construction of Silvercreek Parkway from south of the grade separation to the Hanlon / Wellington / Waterloo interchange ramp terminal including: water and sanitary sewers within the development area; street lighting and underground hydro work; and short-term modifications at the ramp terminal;
- c) 50% of the cost of the Hanlon crossing of the feedermain storm outlet pipes; and
- d) The cost shares included in the Minutes of Settlement relating to the construction of the Howitt Creek flood management facility, namely, (i) Howitt Creek channel renaturalization; (ii) landscaping of the flood management facility up to a maximum of



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\$37,000.00; and (iii) construction of the maintenance access up to a maximum of \$30,000.00.

Land Exchange

The developer has already conveyed to the City the land for construction of the Howitt Creek flood management facility. The land exchange for realigning and reconnecting Silvercreek Parkway will be completed prior to tender for construction. The developer will be required to provide easements for the feedermain aliagnment and the storm outlet alignment between Silvercreek Parkway and the Hanlon crossing, as part of Site Plan approval.

Cost Estimates and Construction Timing

The total estimated cost of the roadwork including, grade separation, municipal services and hydro work is \$14M, of which the City share is \$4.7M. There will be an estimated additional cost of \$0.5M to the City for the feedermain work and the replacement of off-site water and sanitary pipes. The funds for meeting the City share are included in the Capital Budget for 2013 and 2014. The funding of the City share for road works including the grade separation will be entirely from development charges.

Subject to the finalization of agreements with Railway Authorities, construction work could start in 2013 and be completed during 2014. To that end, the developer must provide its share of the estimated \$9.3M prior to tender in order to satisfy the requirement for the removal of the Holding designation "H".

Conditions of Approval

The foregoing summarizes the requirements for infrastructure undertakings and cost sharing associated with the proposed development along the work completed so far and outstanding requirements. These requirements can be satisfied through the conditions of approval included in the OMB Minutes of Settlement. As such, no further conditions are considered necessary in regard to infrastructure undertakings.



INTERNAL MEMO



DATE March 28, 2013

TO Katie Nasswetter, Sr. Development Planner

FROM David de Groot, Senior Urban Designer

DIVISION Planning and Building Services

DEPARTMENT Planning, Engineering & Environmental Services

SUBJECT 35 & 40 Silvercreek Parkway South: Official Plan Amendment and

Zoning By-law Amendment Application

Urban Design Comments

Urban Design Staff have the following comments based on the January 11, 2013 circulation, including the Revised Alternative Concept Plan dated March 20, 2013. I have reviewed the letter dated December 7, 2013 from Michael Spaziani, Architect. I have also reviewed the Urban Design Guidelines for City of Guelph - Lafarge Site dated November 2007.

From an urban design perspective, the following aspects of the Alternative Concept Plan are particularly encouraged:

- · Fine-tuning the shape of the urban square based on discussions with City Staff;
- · The addition of built form along the west side Silvercreek Parkway; and,
- Using built form to terminate the east-west pedestrian alley.

There are outstanding issues to be addressed through the site plan process. As part of site plan staff will be looking to:

- Review building elevations. It particular the long blocks of built form will need to be
 appropriately subdivided through a combination of building articulation and a variety
 of materials (in particular section 4.22 of the Urban Design Guidelines will need to be
 addressed). The façade (and associated landscaping) facing the Hanlon Expressway
 will also need to be addressed as acknowledged in the letter from Michael Spaziani;
- Improve the pedestrian circulation moving north-south between Retail A and Retail
- Review landscaping materials and other site plan-level design elements—especially
 the landscaping within the parking lots and the buffer/screening adjacent to the
 Hanlon Expressway;
- Review circulation including the impact on truck movements—especially those accessing buildings Retail A2—Retail A6.
- Review the site plan in relation to the Urban Design Guidelines date November 2007.

Prepared By:
David de Groot
Senior Urban Designer
519.822.1260 ext. 2358
David.deGroot@guelph.ca



INTERNAL MEMO



DATE March 20th, 2013

TO Katie Nasswetter, Senior Development Planner

C. Sylvia Kirkwood, Manager Development Planning

FROM Adèle Labbé, Environmental Planner

DIVISION Planning Services

DEPARTMENT Planning, Building, Engineering and Environment

SUBJECT Silvercreek Junction – Review, Comments and Recommended

Conditions of Approval

Background:

I have had opportunity to review the Silvercreek Junction file in the context of a request by Fieldgate to waive Condition 8 of Schedule E which is an attachment to the OMB Minutes of Settlement (PL070533):

Condition 8 reads:

"The Developer shall prepare an Environmental Implementation Report (EIR) based on terms of reference approved by the City and Grand River Conservation Authority. The Developer shall implement all recommendations of the EIR to the satisfaction of the City and the GRCA."

Comments:

It is my understanding that the Silvercreek lands have been severed and a portion of the lands have been conveyed to the City. The majority of items to be included in an Environmental Implementation Report (EIR) for this site are related to the Stormwater Detention Pond as well as the restoration and enhancement of Howitt Creek with fewer items related to the developable lands (i.e., the portion remaining in the Developer's ownership).

Items identified to be included and refined in an EIR are listed below:

- A. The design of the Stormwater Detention Pond, to be located east of Howitt Creek;
- B. The design of the Howitt Creek crossing (i.e., culvert);
- Details related to mitigation measures as well restoration and enhancement measures for Howitt Creek;
- D. An up to date Tree Inventory, Preservation and Compensation Planting Plan;
- E. Consolidation of recommendations applicable to the Site Plan process;
- F. Detailed Stormwater Management Design for the developable lands as well as an analysis to confirm that there are no potential impacts to the natural environment (ie. confirm recharge is feasible);
- G. Grading Plans and Erosion and Sediment Control Plans;
- H. A letter of assurance from the MTO to indicate that plantings can occur within the 14 m setback from the Hanlon Expressway;
- I. Monitoring Plans for during and post-construction.

Through the review of the file, the EIS as well as the 4 EIS Addenda a short list of items to consider at the Site Plan stage was compiled, which consists of:

Appropriate design for sites which back onto the riparian corridor of Howitt Creek.
 For example, garbage, snow storage, storage of other materials which present risk



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- should not be located adjacent to the riparian buffer.
- Infiltration galleries to maintain pre-development infiltration rates. Clean roof water should be infiltrated.
- iii. Efforts to limit lighting at night should be made for sites in close proximity to the naturalized portion to the east.
- iv. Landscape and Compensation Planting Plans developed through the Site Plan process should consider use of native species, as feasible. Lists were developed for the east portion of the site which can be used as a guide, however site specific conditions will drive species selection.
- v. Any work done to the Hanlon culvert is to consider EIS recommendations (i.e. facilitate small animal movement).
- vi. GRCA sign off is required for properties within Regulated Area.
- vii. Efforts should be made to provide Low Impact Development strategies at the Site Plan stage. This could include items such as: green roofs, greening parking lot areas, etc.

Recommended Conditions of Approval:

City staff are agreeable to releasing the requirement of the Developer to complete an EIR for the portions of lands which remain in their ownership given that the remainder of items to be addressed can be addressed at the Site Plan stage. The following are recommended conditions to be met prior to Site Alteration and/or Site Plan Approval:

- The Developer shall prepare an updated Tree Inventory & Preservation Plan as well as a Compensation Planting Plan, satisfactory to the General Manager of Planning Services prior to any grading, tree removal or construction on the site.
- 2. The Developer shall provide a qualified Environmental Inspector, satisfactory to the General Manager of Planning Services and the City Engineer, to inspect the site during all phases of development and construction including grading, servicing, and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis and report on their findings on a monthly basis.
- 3. The Developer shall pay to the City the total cost of reproduction and distribution of the **Guelph Residents Environmental Handbook**, to all future residents with such payment based on a cost of one handbook per residential dwelling unit as determined by the City, prior to site plan approval for any residential development.
- 4. The Developer shall provide a letter of assurance from the **Ministry of Transportation** indicating the feasibility of including plantings within the 14 m setback from the Hanlon Expressway.

Further to those listed above, the following existing conditions should continue to be included:

- 5. Continue to include GRCA condition 33 of Schedule E.
- 6. Continue to include the requirement for a Site Plan Agreement

As well, there are several typical Engineering conditions that will contribute to ensuring all items are addressed prior to Site Alteration and/or Site Plan Approval. These include:

- 7. Site Drainage and Grading Plans
- 8. A detailed Stormwater Management Design Brief for all on-site Stormwater management facilities, including infiltration facilities. The Design Brief is to include recommended maintenance and monitoring plans.
- 9. Erosion and Sediment Controls Plans
- 10. Cost sharing for street trees



INTERNAL MEMO



DATE April 22, 2013

TO Katie Nasswetter, Senior Development Planner

FROM Adèle Labbé
DIVISION Planning Services

DEPARTMENT Planning, Building, Engineering and Environment

SUBJECT 35 & 40 Silvercreek – Silvercreek Junction – Revised Site Concept

I have had opportunity to review the revised concept plan for the Silvercreek Junction lands which are located at 35 & 40 Silvercreek Parkway and offer the following comment.

The City continues to promote efforts to preserve the large (> 100 cm DBH) mature Bur Oak (Quercus macrocarpa) tree which is located to the west of the existing and proposed Silvercreek Parkway. I understand based on Mr. Matt West's memorandum (dated March 22, 2013 and attached), that there are constraints to tree retention including raising the site to attain a cut fill balance amoung other things, however the City does not currently have information at a level of detail which concludes the lack of ability to preserve the tree (i.e., we do not have grading plans). Furthermore, it is suggested that the ability to provide space for the tree be examined in consideration of the required number of parking spaces, configuration of the parking lot, the amount of change the tree can withstand in the area surrounding it and new technologies available to promote tree survival.

Based on my previous memorandum, dated March 20, 2013 (and attached), the following condition (amoung others – see attached memo) is to be included:

Prior to Site Alteration and/or Site Plan Approval

 The Developer shall prepare an updated Tree Inventory & Preservation Plan as well as a Compensation Planting Plan, satisfactory to the General Manager of Planning Services prior to any grading, tree removal or construction on the site.

To satisfy this condition, a qualified arborist will need to work with the engineers to understand the constraints (i.e., grading requirements, etc.) and also to provide some input in terms of innovative ideas to facilitate retention (i.e., ultimate no touch tree protection zone, what extent of change the tree can withstand, what design considerations are needed to provide the tree with resources it needs (i.e., water, soil..., etc.). The arborist will recommend action with respect to all trees, and specifically the large Bur Oak tree based on the detailed information. With that level of information and input from a qualified arborist, the ultimate fate of the tree will be determined.



INTERNAL MEMO



DATE March 21, 2013

TO Katie Nasswetter

FROM Helen White

DIVISION Parks and Recreation

DEPARTMENT Community and Social Services

SUBJECT 35 & 40 Silvercreek Parkway South Proposed Official Plan

Amendment and Zoning By-Law Amendment (OP1201/ZC1204)

Park Planning and Development has reviewed the application for the above noted Official Plan Amendment and Zoning By-Law Amendment dated May 25, 2012 and the revised Concept Plan and Zoning Boundary Plan dated March 20, 2013 and offers the following comments:

Zoning Bylaw Amendment:

Park Planning and Development has no objection to the proposed Official Plan amendment regarding Sub Areas 1 and 2 of the Mixed Use Node, or to the proposed Zoning By-Law amendment regarding the CC-21(H25) and SC.1-56(H25) zones, provided that the following items are addressed:

Market Square and Parkland Dedication:

The existing conditions of approval related to the Market Square and P.2 parkland dedication (16 and 19) should remain. However in light of recent discussions with City staff regarding the Market Square design condition 16 may need to be revised in regards to area sizes. The developer needs to provide the current separate areas of the square and two park blocks and the length of the easterly park block street frontage as soon as possible so that staff can assess this. The total overall dedication area for all three parcels will remain the same as stated in condition 16 in any revision.

Property Demarcation:

The existing condition of approval related to property demarcation (18) should remain.

Market Square and Park Design and Development:

Developer responsibilities:

Based on my understanding of the intent of the original approval, the developer has responsibilities in regards to the design and implementation of the Market Square and the P.2 park blocks. Minutes of Settlement Item 3 requires the developer to implement the Concept Plan which includes all three blocks. However for clarity these responsibilities should be further described in the development conditions.

Staff believe that it is appropriate for the P.2 Easterly Park Block to be developed in accordance with the City's standard condition regarding park blocks. The design of this block needs to occur at the time of the adjacent residential block design. It would be dedicated to



Katie Nasswetter March 21, 2013 RE: 35 & 40 Silvercreek Parkway South Page 2 of 5

the City simultaneously upon Site Plan approval for this zone, and be implemented during the first phase of residential building development to ensure the coordination of drainage and grading between the blocks and readiness for building occupancy. So condition of approval 17 related to Basic Park Development should be replaced with the following for clarification:

1. The Developer shall be responsible for the cost of design and development of the "Basic Park Development" for the Easterly Park Block as per the City of Guelph current "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding for any phase containing a Park block to the satisfaction of the Executive Director of Community and Social Services. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by a Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Executive Director Community and Social Services. Construction documents for the Basic Park Development shall be finalized prior to any Site Plan approval for the adjacent residential zone, and shall be implemented prior to occupancy of the first residential building. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the Basic Park Development for the Easterly Park Block to the satisfaction of the Executive Director of Community and Social Services. (Park Planning & Development)

The Market Square and the P.2 Westerly Park Block are required as direct pedestrian access from City streets to the commercial uses and will likely have special events, regular programming and daily uses which directly benefit and/or are staged by the commercial uses (sidewalk sales, patio dining, etc). Also, if they are City designed and implemented, the implementation timing and quality of the spaces cannot be guaranteed to meet the developer's ongoing expectations. Therefore these spaces need to be fully designed and implemented by the developer.

As they serve a similar purpose and are functionally related to each other and the Service Commercial zones, our expectation is that the Market Square and Westerly Park Block will be designed simultaneously during the Site Plan review stage for the Service Commercial zone. They should then be dedicated to the City simultaneously upon Site Plan approval for this zone, and implemented simultaneously during the first phase of the Service Commercial zone development to ensure the coordination of drainage and grading between the blocks and readiness for building occupancy.

I recommend the following new conditions for clarification:

2. The Developer shall be responsible for the cost of the final design and for the cost of the final design implementation for the "Final Park Development" for the Westerly Park Block as per the City of Guelph current policies and specifications for Final Park Development which includes but is not limited to clearing, grubbing, topsoiling, grading, sodding, paving, landscaping, installing site furniture and all required amenities to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an



Katie Nasswetter March 21, 2013 RE: 35 & 40 Silvercreek Parkway South Page 3 of 5

Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Executive Director Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. Construction documents for the Westerly Park Block shall be finalized prior to Site Plan approval for any adjacent Service Commercial zone, and shall be implemented prior to occupancy of the first adjacent Service Commercial building. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the Final Park Development for the Westerly Park Block to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. (Park Planning & Development, Planning)

3. The Developer shall be responsible for the cost of the final design and for the cost of the final design implementation for the "Market Square Development" as per the City of Guelph current policies and specifications for such work which includes but is not limited to clearing, grubbing, topsoiling, grading, sodding, paving, landscaping, installing site furniture and all required amenities to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. Construction documents for the Westerly Park Block shall be finalized prior to Site Plan approval for any adjacent Service Commercial zone, and shall be implemented prior to occupancy of the first adjacent Service Commercial building. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the Market Square Development to the satisfaction of the Executive Director of Community and Social Services and the Executive Director of Planning, Building, Engineering and Environment. (Park Planning & Development, Planning)

Concept Plans:

The proposed park and Market Square blocks in the proposed concept plans (dated August 28, 2012 and March 20, 2013) have different parcel dimensions and layout (paving, grass, trees, etc.) than those in the original concept plan (dated December 16, 2008). Park Planning and Development has not been consulted on these changes. Provided that the conditions above are added and that Planning ensures that our division is consulted on the dimensions and design for these three blocks going forward then I am not overly concerned with the conceptual changes shown. If the March 20, 2013 concept plan will be considered an alternate to the original concept plan then for clarity: 1) the Easterly and Westerly Park Blocks and Market Square should be labelled as such; 2) the Easterly Park Block conceptual layout should remain the same as the original concept plan; 2) the concept plan should include the entire storm water open space parcel and be labelled 'Open Space'.

Open space clauses:

The following standard clauses should be added to the development agreement:



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RE: 35 & 40 Silvercreek Parkway South

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- 4. The Developer shall place the following **notifications** in all offers of purchase and sale or lease for all lots and/or units and agrees that these same notifications shall be placed in the Site Plan development agreement to be registered on title (Planning):
 - "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that the abutting City owned lands may be fenced in accordance with the current standards and specifications of the City".
 - "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into Blocks XX and Lots XX that abut these Blocks and Lots".
 - "Purchasers and/or tenants of all lots or units are advised that a public trail will be installed or exists abutting or in close proximity to Blocks XX and Lots XX and that public access to this trail will occur at the Park Blocks.
 - "Purchasers and/or tenants of all lots are advised that the Open Space Block has been vegetated to create a natural setting. Be advised that the City will not carry out routine maintenance such as grass cutting. Some maintenance may occur in the areas that are developed by the City for public walkways, bikeways and trails."
 - "Purchasers and/or tenants of all lots are advised that the Park Blocks have been
 designed for active public use and may include sportsfields, playgrounds, trails
 and other park amenities. Be advised that the City may carry out regular
 maintenance such as grass cutting. Periodic maintenance may also occur from
 time to time to support the park functions."
 - "Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of XX."
- 5. The Developer agrees to provide temporary signage describing the existing and proposed park, open space blocks, trails and any required fencing on all entrance signs for the development and at the street frontage of park blocks XX to the satisfaction of the General Manager of Planning and Building Services. The signage shall:
 - advise prospective purchasers and tenants in the area of the type of park, open space and trails;
 - clearly state that the maintenance of the park block is the responsibility of the Developer until such time as the City accepts the park, and
 - clearly state that all questions relating to the maintenance of the park block shall be directed to the Developer.

The signage shall be erected when rough grading on and adjacent to the building lots has begun and must be maintained by the Developer until acceptance of the Blocks and partial release of the securities for these blocks by the City.



Katie Nasswetter March 21, 2013

RE: 35 & 40 Silvercreek Parkway South

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The Developer further agrees that the proposed park block, storm water management block(s), trails and fencing shall be identified on any marketing or promotional materials.

Market Square and Westerly Park Block Maintenance

Based on my understanding of the intent of the original approval, the developer (and successors) will be responsible for the maintenance of the Market Square. The Minutes of Settlement Item 25 refers to an agreement between the City and Silvercreek "... to permit the flexible use of the Market Square for the purposes associated with and/or related to the Service Commercial uses fronting onto it...". The Market Square and the Westerly Park Block, as proposed in the current concept plan layout, will both serve as direct pedestrian access from the City streets for patrons of the commercial uses and will likely have special events, regular programming and daily uses which directly benefit and/or are staged by the commercial uses (sidewalk sales, patio dining, etc). Also, City maintenance levels are unlikely to meet the developer's and tenant's expectations for such spaces. Therefore for clarity I would recommend the following condition:

6. The developer (and successors) shall be responsible for all regular ongoing maintenance of the Market Square and the Westerly Park Block, and the developer shall enter into an agreement with the City prior to Site Plan approval for any adjacent Service Commercial zone that covers all details regarding maintenance of these open spaces to the satisfaction of Executive Director of Community and Social Services. (Park Planning & Development)

I am open to any needed discussions on these comments.

Regards,

Helen White Park Planner Parks and Recreation Community & Social Services Location: City Hall

T 519-822-1260 x 2298 F 519-822-1751 E Helen.white@guelph.ca

C Karen Sabzali, Murray Cameron, Rory Templeton, Mary Angelo, David deGroot

File P:\CommunityServices\Riverside_Park Planning\PLANNING\WEST DISTRICT\Zoning By Law & Official Plan Amendments\35-40 Silvercreek Pkwy (Former Lafarge Lands)\OP1201_ZC1204\ 35 & 40 Silvercreek Parkway South.docx



Ministry of Transportation

Engineering Office Corridor Management Section West Region

659 Exeter Road London, Ontario N6E 1L3 Telephone: (519) 873-4598 Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie Section de gestion des couloirs routiers Région de l'Ouest

659, chemin Exeter London (Ontario) N6E 1L3 Téléphone: (519) 873-4598 Télécopieur: (519) 873-4228



June 25, 2012

by email (al.hearne@guelph.ca)

City of Guelph Planning, Building, Engineering and Environment City Hall, 1 Carden Street Guelph, Ontario N1H 3A1

Attn: Al Hearne

RE: Applicant: Silvercreek Guelph Development Limited c/o Astrid Clos

Submission No.: OP1201 & ZC1204 Lot: 2 & 3, Concession: 1 Division E

County of Wellington

City of Guelph - Highway 6 (Hanlon Expressway)

The Ministry of Transportation has completed its review of the above noted amendment applications. The applications have been considered in accordance with the requirements of our highway access control policies and the *Public Transportation and Highway Improvement Act* (PTHIA). The following outlines our comments.

We have no objection to the approval of these applications. The owners are aware that permits are required from the ministry before any grading or construction commences on the site. No permits will be available until the ongoing issue of traffic impacts at the Hanlon/Wellington/Waterloo interchange have been resolved. The proposed increase of the maximum Retail Store size may require a revision of the Traffic Impact Study prepared by BA Consulting.

We would appreciate receiving a copy of your Committee's/Council's decision on this application for our records. Should you have any questions, please contact our office.

Ian Smyth

Corridor Management Planner Corridor Management Section

West Region, London



OPA1201/ZC1204



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

YOUR FILE:

PLAN REVIEW REPORT TO: City of Guelph

Katie Nasswetter

DATE: January 28, 2013

GRCA FILE: Guelph/2012/OPA

RE: Silvercreek Junction

35 & 40 Silvercreek Parkway South Astrid J. Clos Planning Consultants

GRCA COMMENT:

The Grand River Conservation Authority has no objection to the proposed Official Plan Amendment and Zoning By-law Amendment applications as provided in the circulated material. We have issued GRCA Permit No. 251/12 to construct a stormwater management facility for the site.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the "lands subject to the current application" contain a watercourse, floodplain, and the associated allowances to these features.

2. Legislative/Policy Requirements and Implications:

Due to the above mentioned features, portions of the subject lands are regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06)*. Future development or other alteration within the regulated areas will require a permit from our office.

 Additional Information/Suggestions provided in an advisory capacity: None.

We trust these comments are of assistance. Should you have any further questions, please contact Heather Ireland 519-621-2763 ext. 2320.

Yours truly,

Fred Natolochny MCIP, RPP Supervisor of Resource Planning Grand River Conservation Authority

In Malglacy

FN/hi

Encl.

cc. Astrid Clos, Astrid J. Clos Planning Consultant

N:\Watershed Resources Planning\Resource Planning\WELLINGTON\GUELPHCI\2012\OPA\OP1201 & ZC1204 35 & 40 Silvercreek Parkway South - January 28, 2013 .docx





Howitt Park Neighbourhood Residents' Association P.O. Box 1857, Guelph, Ontario N1H 7A1
Telephone: (519) 826-5338 Fax: (519) 826-5338 www.hpng.ca

Feb 26 2013

Katie Nasswetter | Senior Development Planner Planning, Building, Engineering and Environment | Development Planning City of Guelph

Dr. Ms Nasswetter

Below are the bullet points from our presentation on Monday Feb 4 2013

As the meeting was for presentations and not an open town hall, I would ask that you respond in writing to our points of issue.

(1)- is the new application necessary?

Item XI -acknowledges that the Concept Plan is subject to refinements through the site plan approval process

(2)- the new application concept plan shows (2) 60,000 sq foot retail establishments.

However the application is also asking that a Large Format Retail Establishment with a square footage of 145,000 sq feet be permitted.

This now raises the question of exactly what this development actually be in the end.

Can we get a better understanding of what the developer is asking for?

(3) will the city assure HPNRA's participation in site plan approval?

(4) A Live Work

The minutes of settlement both allow for and define Live Work Use However in our meeting with staff on Jan 14th it was indicated that Live Work use was not possible.

Live work in the Market Square is extremely important if the pedestrian and multi use environment is to be achieved.



(5) Holds

Again at the Jan 14th meeting with staff, it was suggested that the holds would come off once all the EA's have been completed and approved

However the minutes of settlement clearly state that the awarding of contracts for the construction of the underpass, road and storm water management be part of the Holding Provision.

Is there an intent to remove this condition?

(6) Ancillary Retail

What is the purpose of removing the wording Ancillary Retail from the Application?

(7) Development of the HD affordable housing

In the minutes of Dec 12th you will note

"The City has assured HPNRA that they will actively and aggressively pursue the permissions and funding required to develop the HD affordable housing on this property. The city will provide HPNRA this commitment in writing."

We have yet to see this commitment in writing and I ask when we can expect to see it?

Please let me know if you have any questions.

Regards

Ron Foley President HPNRA



Attachment 9 - Public Notification Summary

May 24, 2012	Application considered complete by the City of Guelph	
May 25, 2012	Notice of Complete Application mailed to prescribed agencies and surrounding property owners within 120 metres.	
December 10, 2012	Submission of revision to application by applicant.	
January 10, 2013	Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres.	
February 4, 2013	Statutory Public Meeting	
December 2, 2013	City Council Meeting to consider staff recommendation on this application.	



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE December 2, 2013

SUBJECT Proposed Demolition of 103 Dawn Avenue

Ward 6

REPORT NUMBER 13-72

EXECUTIVE SUMMARY

SUMMARY OF REPORT

To provide background and a staff recommendation related to a request for demolition approval of a detached dwelling.

KEY FINDINGS

The subject property is regulated by the Private Tree Protection By-law, and staff recommend increased variation in the design of the proposed two (2) dwellings.

FINANCIAL IMPLICATIONS

None.

ACTION REQUIRED

Council is being asked to approve the demolition request.

RECOMMENDATION

- That Report 13-72 regarding the proposed demolition of a detached dwelling at 103 Dawn Avenue, legally described as Plan 555, Lot 2, Part Lot 1; City of Guelph, from Planning, Building, Engineering and Environment dated December 2, 2013 be received;
- 2. That the proposed demolition of the detached dwelling at 103 Dawn Avenue be approved;
- 3. That the applicant prepare and submit a Tree Inventory, Preservation and Compensation Plan in accordance with the Private Tree Protection By-law to the satisfaction of the General Manager of Planning Services prior to issuance of a demolition permit;
- 4. That the applicant erect any required protective fencing recommended by the Tree Inventory, Preservation and Compensation Plan at one (1) metre from the



dripline of any existing trees on the property or on adjacent properties prior to commencement of demolition and maintain fencing during demolition and construction of the new dwelling;

5. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Planning, Building, Engineering and Environment regarding options for the salvage or recycling of all demolition materials.

BACKGROUND

An application to demolish a detached dwelling at 103 Dawn Avenue was received on September 24, 2013 by Planning, Building, Engineering and Environment.

The subject property is located west of Gordon Street and north of Clair Road West, and can be generally described as being northwest of the intersection of Gordon Street and Lowes Road. The subject property is zoned R.1B (Residential Single Detached), which permits single detached dwellings, accessory apartments, bed and breakfast establishments, day care centres, group homes, home occupation and type 1 lodging houses.

The applicant applied for a consent to sever the subject property into one (1) retained and one (1) new residential lot on April 22, 2013. The requested consent (application B-24/13) was approved by the Committee of Adjustment on June 11, 2013 subject to several conditions. The applicant is now requesting to demolish the existing dwelling on the subject property and subsequently construct two (2) new one (1) storey bungalow dwellings on the severed and retained lot (see location map and site photos on Attachments 1 and 2).

REPORT

The City's Demolition Control By-law was passed under the authority of Section 33 of the *Planning Act*. The By-law is intended to help the City "...retain the existing stock of residential units and former residential buildings in the City of Guelph." Section 33 of the *Planning Act* allows that Council's decision may be appealed by the applicant to the Ontario Municipal Board. In addition, an applicant may appeal if there is no decision within 30 days of filing the application.

The proposed replacement dwellings are both one (1) storey detached dwellings with an attached garage. A conceptual drawing of what the new dwellings may look like is attached (see Attachment 3). The applicant has indicated to staff that both dwellings will be of similar design to that shown in Attachment 3.

Staff have some concern over both dwellings being identical as they are proposed to be on adjacent lots. Condition number 23 of approved consent B-24/13 requires the property owner to receive approval of the elevation and design drawings of the new replacement dwellings by the General Manager of Planning Services prior to the issuance of building permits. This will ensure that the design of the new dwellings respects the character of the surrounding neighbourhood in all aspects,



and includes a review of the proposed massing, building setbacks, and size and location of the garage. This approach is consistent with the urban design policies in the Official Plan, in particular 3.6.10 which requires ground-oriented residential dwellings to have façades that respect the rhythm and frequency of the prevailing neighbourhood pattern.

Regarding the proposed design, staff recommend that the applicant utilize different coloured building materials on each dwelling and explore opportunities to give each of the front façades unique articulation and contrasting elements. Examples of this include having one of the dwelling's front window project forward with a defined gable, while the other dwelling has a wider front porch. Such considerations will ensure there is increased variety along the Dawn Avenue streetscape while respecting the neighbourhood's existing built form.

The subject property is not designated under the *Ontario Heritage Act* and is not listed in the City of Guelph's *Municipal Register of Cultural Heritage Properties* under Section 27 of the *Ontario Heritage Act*. The subject property has not been identified as a built heritage resource in the City's Couling Building Inventory. Therefore, Heritage Planning staff has no objection to the proposed demolition.

Tree Protection

The subject property is greater than 0.2 hectares in size and, therefore is regulated by the Private Tree Protection By-law. A Tree Inventory, Preservation and Compensation Plan is required to be submitted prior to issuance of the demolition permit. Any recommendations required in the Tree Inventory, Preservation and Compensation Plan must be adhered to during demolition activities, including the erection of tree protection hoarding and signage. Further, the applicant may be required to obtain a permit to injure or destroy trees. The applicant should contact the City's Environmental Planner in Planning Services to coordinate the recommended tree protection and compensation measures.

The approval of the demolition application is recommended as the existing dwelling is not a significant cultural heritage resource, and is proposed to be replaced with a two (2) new detached dwellings. Therefore, there will be no overall loss of residential capacity proposed as a result of this application.

Finally, it is strongly recommended that the applicant contact the General Manager of Solid Waste Resources, within Planning, Building, Engineering and Environment, regarding the proper salvage and disposal of the demolition materials.

CORPORATE STRATEGIC PLAN

City Building – Strategic Directions 3.1: Ensure a well designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS

N/A



DEPARTMENTAL CONSULTATION

The City's Senior Heritage Planner as well as the Environmental Planner were consulted regarding the proposed demolition permit.

COMMUNICATIONS

A sign was posted on the subject property advising that a demolition permit has been submitted and that interested parties can contact Building Services for additional information.

ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Site Photos of 103 Dawn Avenue

Attachment 3 - Proposed Concept

Prepared By:

Michael Witmer
Development and Urban Design Planner

Original Signed by:

Approved By:

Todd Salter General Manager Planning Services 519-822-1260 ext 2395 todd.salter@guelph.ca

Approved By:

Sylvia Kirkwood Manager of Development Planning

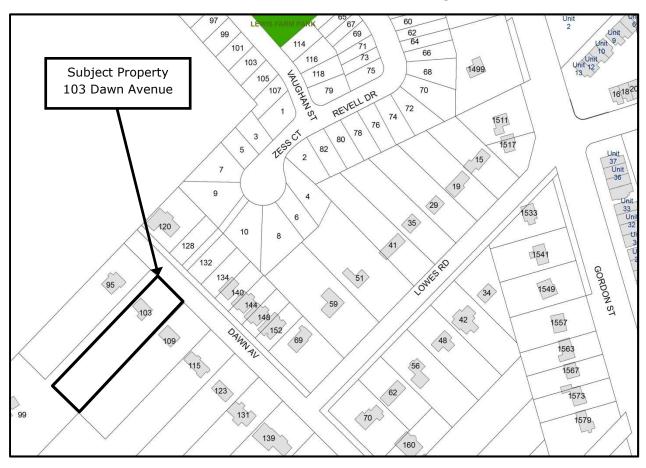
Original Signed by:

Recommended By

Janet L. Laird, Ph.D. Executive Director Planning, Building, Engineering and Environment 519-822-1260 ext 2237 janet.laird@quelph.ca



Attachment 1 - Location Map





Attachment 2 – Site Photos of 103 Dawn Avenue

Aerial Photograph





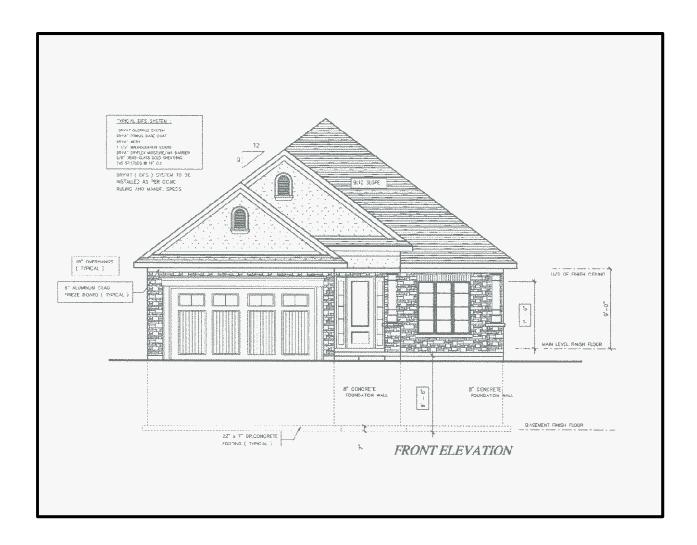
Attachment 2 (continued): Site Photo of 103 Dawn Avenue



Photo taken October 24, 2013 by M. Witmer



Attachment 3 - Proposed Concept (both dwellings)



Note: Concept elevation submitted with demolition permit application



Attachment 3 (continued) - Proposed Concept (consent sketch)

