

# COUNCIL PLANNING AGENDA



**DATE**    **December 3, 2012 - 7:00 p.m.**

**Guelph City Hall Council Chambers, 1 Carden Street**

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**

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

<b>Application</b>	<b>Staff Presentation</b>	<b>Applicant or Designate</b>	<b>Delegations (<i>maximum of 10 minutes</i>)</b>	<b>Staff Summary</b>
1820 Gordon Street: Proposed Redline Amendment to an Approved Draft Plan of Subdivision (Phase 2) and Zoning By-law Amendment (Files: 23T-03507/ZC1201) – Ward 6	• Al Hearne	• Nancy Shoemaker on behalf of FCHT Holdings	<u>Correspondence:</u> • Fritz & Teresa Marthaler	
51-65 Inkerman Street: Proposed Zoning By-law Amendment (File ZC1212) – Ward 3	• Tim Donegani	• Astrid Clos, Astrid J. Clos Planning Consultants		
25 Lee Street: Proposed Zoning By-law Amendment (File: ZC1213) – Ward 1	• Chris DeVriendt	• Jennifer Passy, Manager of Planning, Upper Grand District School Board		

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## 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 PRESENTATION	DELEGATIONS (maximum of 5 minutes)	TO BE EXTRACTED
A-1) 316 Waterloo Avenue: Zoning By-law Amendment (File: ZC1116) – Ward 5		<u>Correspondence:</u> <ul style="list-style-type: none"><li>• Madeleine Wenman</li></ul>	
A-2) 195 College Avenue West: Proposed Zoning By-law Amendment (File: ZC1213) – Ward 1			
A-3) Proposed Demolition of 28 St. Andrew Street – Ward 3		<u>Correspondence:</u> <ul style="list-style-type: none"><li>• Jeannetta DiCarlo</li></ul>	
A-4) Proposed Demolition of 17 Forest Hill Drive – Ward 5			
A-5) Guelph Area Transmission Refurbishment Project and the Community Energy Initiative		• Jack Gibbons, Chair, Ontario Clean Air Alliance	✓

## SPECIAL RESOLUTIONS

### BY-LAWS

Resolution – Adoption of By-laws (Councillor Laidlaw)

By-law Number (2012)-19500 A by-law to authorize the execution of a Subdivision Agreement between Dunmill Homes Inc. and The Corporation of the City of Guelph. (58-78 Fleming Road (Sunrise Meadows) Subdivision)	To authorize the execution of a Subdivision Agreement as approved by Council November 26, 2012.
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## **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**

TO **Guelph City Council**

SERVICE AREA Planning, Building, Engineering and Environment  
DATE December 3, 2012

**SUBJECT 1820 GORDON STREET - Proposed Redline Revision to an Approved Draft Plan of Subdivision (Phase 2) and Zoning Bylaw Amendment (Files: 23T-03507/ZC1201) Ward 6**

REPORT NUMBER 12-103

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## SUMMARY

### **Purpose of Report:**

To provide planning information on applications requesting a redline amendment to an approved Draft Plan of Subdivision (Phase 2) and an associated Zoning By-law Amendment for the lands at 1820 Gordon Street (former 'Pergola' Subdivision). This report has been prepared in conjunction with the statutory public meeting for these applications.

### **Council Action:**

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 12-103 regarding applications for a redline amendment to an approved draft plan of subdivision (Phase 2) and a zoning by-law amendment by Black Shoemaker Robinson Donaldson Ltd., on behalf of FCHT Holdings (Ontario) Corporation on lands municipally known as 1820 Gordon Street, legally described as a Portion of Plan 23T-03507 being Part of the Southwest Part of Lot 11, Concession 8, (Part of Part 1, Plan 61R-10803), City of Guelph, from Planning, Building, Engineering and Environment dated December 3, 2012 be received."

## BACKGROUND

The original mixed-use Pergola subdivision was draft plan approved and zoned in May of 2006 (See Attachment 3). The plan of subdivision was approved subject to 84 standard conditions of draft plan approval. The original subdivision property is approximately 11.238 hectares (27.76 acres) in area and was draft plan approved and rezoned to permit commercial and residential development. Phase 1 of the subdivision included the commercial block at the south-east corner of Clair Road



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and Gordon Street (shown as Block 1 on Attachment 3) which was registered as Plan 61M-165 on July 30, 2010. The commercial block is currently being developed.

On March 26, 2012, the City approved a three year extension to the lapsing date of the draft plan approval for the remaining, unregistered, residential portion of the subdivision to May, 26, 2015.

On January 9, 2012, the owner submitted an application for red-line revisions to the approved plan of subdivision and an associated zoning by-law amendment. On July 17, 2012, additional information supporting the application was received by the City and the application was deemed complete on September 11, 2012.

The owner is requesting revisions to the approved draft plan of subdivision to permit an increase in the total number of residential units and to redistribute land uses based on more recent information.

### **Location**

The lands affected by this Zoning By-law Amendment exclude the large commercial block currently being developed at the south east corner of the Gordon Street/Clair Road intersection. The subject site is approximately 3.035 hectares in site area (See Attachment 1).

Uses surrounding the subject lands include:

- Community Commercial Shopping Centre (Clairfields Common) at the northwest corner of the intersection of Gordon Street and Clair Road.
- Partially developed Community Commercial lands at the northeast corner of the intersection of Gordon Street and Clair Road.
- Primarily single detached rural residential located east and south along Clair Road and Gordon Street. The Dallen Subdivision, approved by Council on October 1, 2012, abuts the subject property to the east.
- Lands at the southwest corner of Clair Road and Gordon Street are the subject of a current Zoning Bylaw Amendment application for Community Commercial development.

### **Existing Official Plan Land Use Designation and Policies**

The subject lands are designated "General Residential" and include a "Non-Core Greenlands Overlay" on Schedule 1 of the Official Plan (See Attachment 2). The "General Residential" designation permits all forms of residential housing to a maximum density of 100 units per hectare. Schedule 2 of the Official Plan identifies Development Constraints including 'Other Natural Heritage Features'. The subject site is also shown within the Arkell Springs Water Resource Protection Area.

The Official Plan also identifies the site within the "Greenfield Area" of the City. The "Greenfield Area" is intended to provide for a range of uses at a minimum density of 50 people and jobs per hectare, measured over the entire greenfield area of the City.

Regard must also be had for Official Plan Amendment 42 adopted by Council and under appeal, the City's new Natural Heritage System policies. OPA 42 identifies a

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strip of land along the easterly boundary of the subject property as 'Significant Natural Area'. This designation applies to a wildlife corridor.

Phase 3 of the City's Official Plan Update (OPA 48), adopted by Council and under Provincial Review, designates the subject property as 'Low Density Greenfield Residential' and 'Medium Density Residential'.

### **Existing Zoning**

The lands are currently zoned to allow a range of residential land uses including cluster and on-street townhouses and apartments (See Attachment 4). The residential blocks in the subdivision are currently in the Specialized R.3A-35 Zone which permits Cluster and Stacked Townhouses and Apartments and the Specialized R.3B-13 Zone which permits On-street Townhouses.

The existing draft plan also highlights a Park Block which is zoned P.2 (Neighbourhood Park) and a Storm Water Management Block in the P.1 (Conservation Land/Park) Zone, as shown in Attachments 3 and 4. Both the Park Block and the Storm Water Management Block are identified by Staff as redundant, based on the provision of additional parkland and storm water management in the recently approved Dallen Subdivision, located directly to the east. The wildlife corridor located along the easterly boundary of the subject lands is in the P.1 (Conservation Land/Park) Zone.

## **REPORT**

### **Description of Proposed Redline Revisions to Draft Plan of Subdivision**

The remaining portion of the existing subdivision plan has a total site area of 3.035 hectares and currently includes:

- 4 on-street townhouse blocks (Blocks 3-6)
- 1 cluster/stacked townhouse/apartment block (Block 7)
- 1 park block (Block 8)
- 1 stormwater management block (Block 9) and 1 open space/wildlife corridor (Block 10) for a total yield of 54 dwelling units at a density of 17.8 units per hectare (See Attachment 3).

Through this application, the owner is requesting redline revisions to the approved draft plan that will eliminate a small park and storm water management facility and redesign the layout of the plan including roads, to accommodate additional residential units and the enlargement of the open space wildlife corridor. The proposed redline plan is included in Attachment 5. Attachment 5 also includes a chart that explains the differences between the existing draft plan and the proposed redline plan. The redline plan proposes to increase the dwelling unit yield from 54 units (existing approved plan) to between 94 to 105 dwelling units, resulting in a density range of 31 to 35 units per hectare.

### **Description of Proposed Zoning By-law Amendment**

The owner is requesting a zoning by-law amendment to implement the proposed redline plan. The requested zoning includes the Specialized R.3B-7 Zone to permit on-street townhouses, the Specialized R.3A-35 Zone to permit cluster and stacked townhouses in addition to apartment dwellings, and the R.4 Zone to permit apartment

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dwellings. The details of the proposed zoning and specialized regulations are included in Attachment 6.

### **Supporting Documents**

The owner submitted the following information in support of the applications:

- A Servicing and Stormwater Management Report by IBI Group dated May 6, 2012.
- An Environmental Redline Amendment Assessment by Stantec dated July 16, 2012.

### **Staff Review/Planning Analysis**

The review of the application will address the following issues:

- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow Growth Plan;
- Evaluation of the proposal's conformity with the Official Plan and having regard to OPA 42 and 48 policies that have been adopted by City Council;
- Review of the proposed zoning including all of the uses permitted and the proposed specialized regulations;
- Evaluation of the availability of parkland to serve neighbourhood residents;
- Review of the updated EIS and Servicing and Stormwater Management Reports to ensure the protection of Core Greenlands and proper servicing of the development;
- Evaluate and update the existing conditions of subdivision approval.
- Consider the owner's commitment to the Community Energy Initiative.

Once the revised applications are reviewed and all issues are addressed, a report from Planning, Building, Engineering and Environment with a recommendation will be considered at a future meeting of Council.

### **CORPORATE STRATEGIC PLAN**

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

### **FINANCIAL IMPLICATIONS**

Financial implications will be reported in the future Staff recommendation report to Council.

### **COMMUNICATIONS**

The Notice of Complete Application was mailed on September 26, 2012 to local boards and agencies, City Departments and property owners within 120 metres of the subject site for comments. Notice of the application was provided by signage on the site. The Notice of Public Meeting was advertised in the Guelph Tribune and circulated to current owners within 120 metres of the site on November 8, 2012.

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## ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Existing Official Plan Land Use Designations and Policies
- Attachment 3 – Existing Approved Draft Plan of Subdivision
- Attachment 4 – Existing Zoning
- Attachment 5 – Proposed Redlined Draft Plan of Subdivision (Phase 2)
- Attachment 6 – Proposed Zoning

### Prepared By:

Al Hearne  
Senior Development Planner  
519-822-1260, ext 2362  
al.hearne@guelph.ca

### Recommended By:

Sylvia Kirkwood  
Manager of Development Planning  
519-822-1260, ext 2359  
sylvia.kirkwood@guelph.ca

Original Signed by:

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### Recommended By:

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

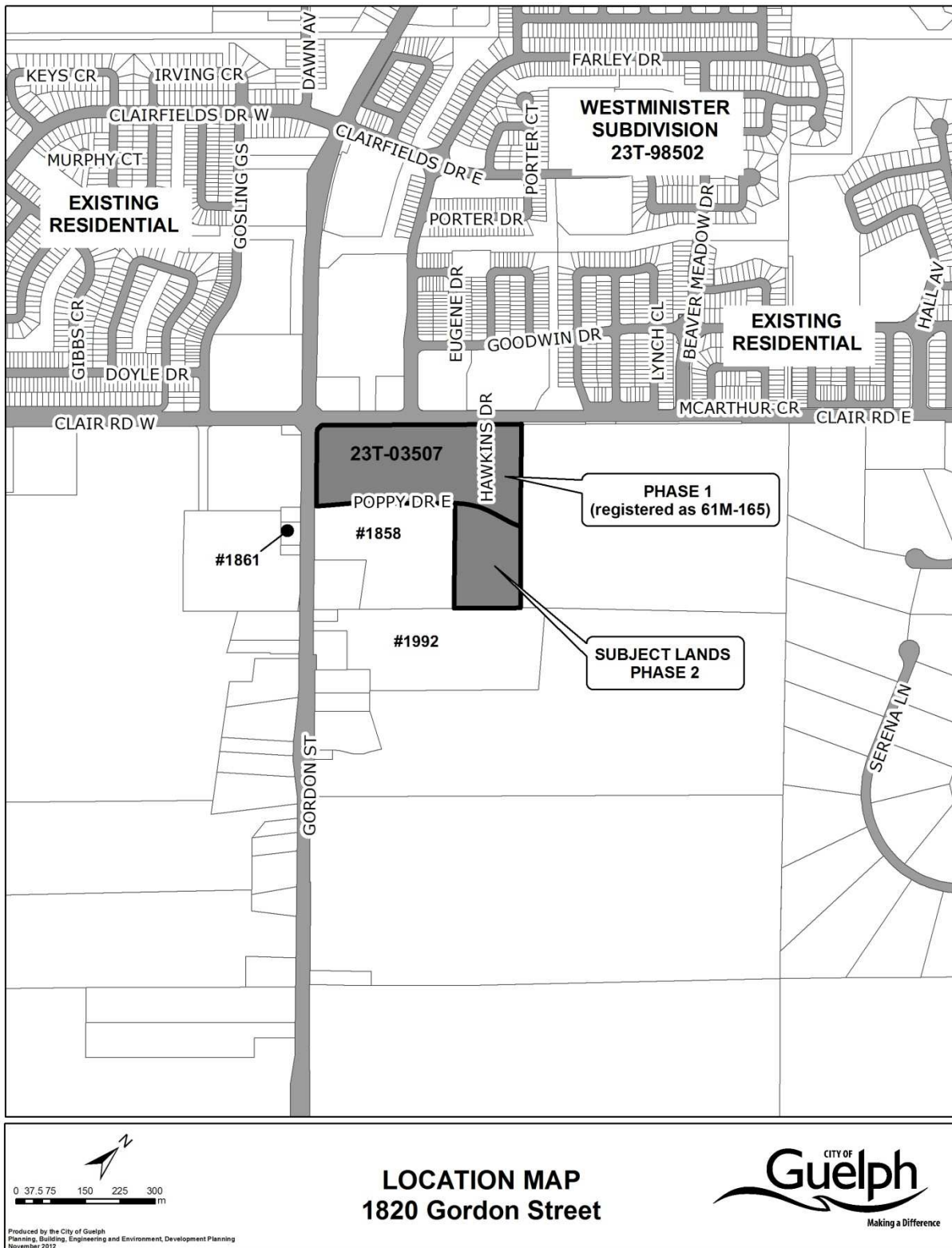
Original Signed by:

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### Recommended By:

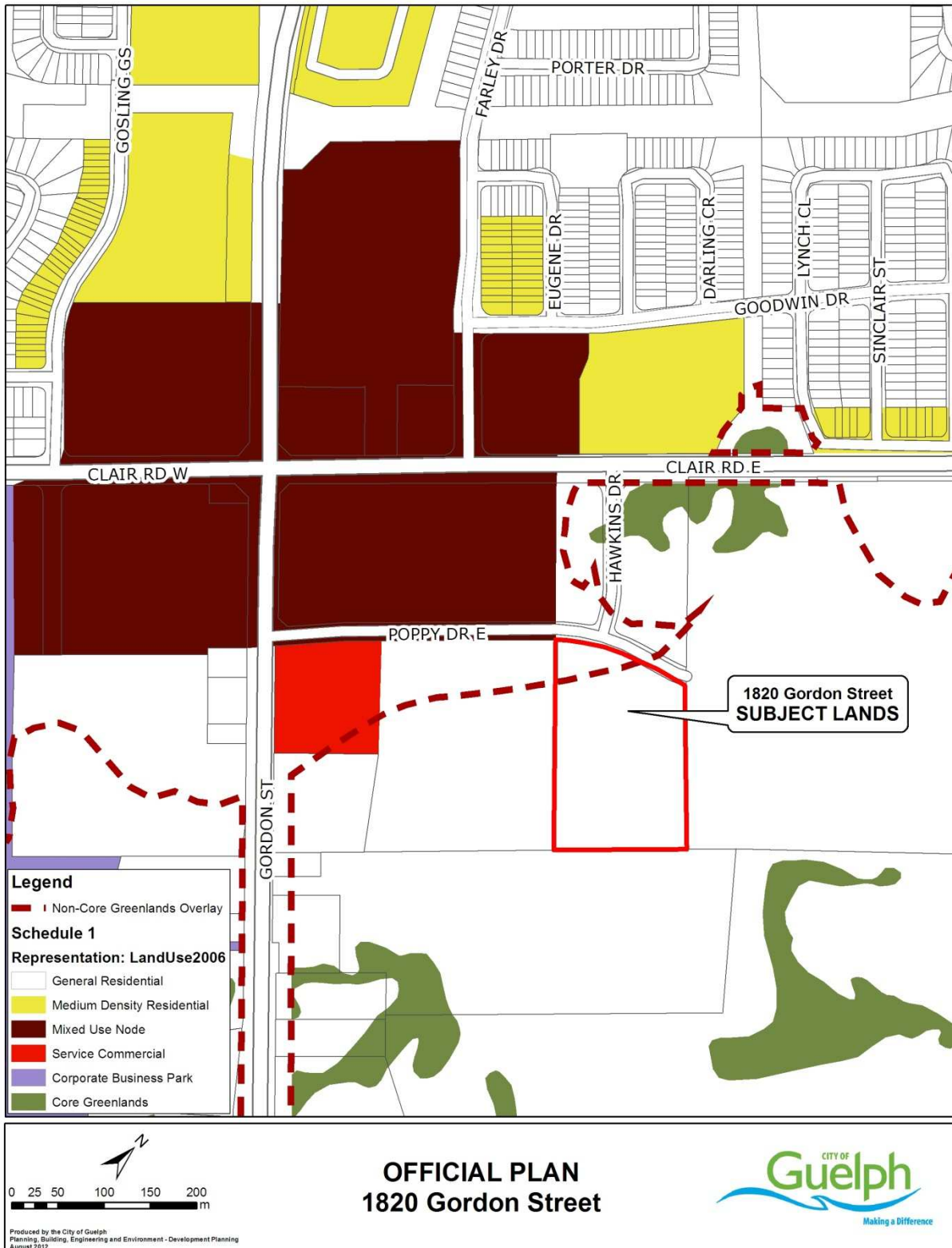
Janet L. Laird, Ph.D.  
Executive Director  
Planning, Building, Engineering  
and Environment  
519-822-1260, ext 2237  
janet.laird@guelph.ca

## ATTACHMENT 1 Location Map



## ATTACHMENT 2

### Existing Official Plan Land Use Designations and Policies



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**ATTACHMENT 2 (continued)**  
**Existing Official Plan Land Use Designations and Policies**

**General Residential**

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses, coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre). 1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.

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**ATTACHMENT 2 (continued)**  
**Existing Official Plan Land Use Designations and Policies**

**Non-Core Greenlands Overlay**

7.13.5 The lands associated with the Non-Core Greenlands overlay on Schedule 1 may contain *natural heritage features*, *natural feature adjacent lands* and *natural hazard lands* that should be afforded protection from *development*. The following *natural features* and their associated *adjacent lands* are found within the Non-Core Greenlands area: *fish habitat*, *locally significant wetlands*, *significant woodlands*, *significant environmental corridors and ecological linkages*, *significant wildlife habitat*. In many instances these *natural features* also have *hazards* associated with them which serve as development constraints.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

7.13.6 *Development* may occur on lands associated with the Non-Core Greenlands overlay consistent with the underlying land use designation in instances where an environmental impact study has been completed as required by subsection 6.3 of this Plan, and it can be demonstrated that no *negative impacts* will occur on the *natural features* or the *ecological functions* which may be associated with the area. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of any identified *natural heritage feature* as part of such environmental impact study.

7.13.7 It is intended that the *natural heritage features* associated with the Non-Core Greenlands overlay are to be protected for their *ecological value* and *function*. The implementing *Zoning By-law* will be used to achieve this objective by placing such delineated features from an approved environmental impact study in a restrictive land use zoning category.

7.13.8 *Development* may occur on lands associated with the Non-Core Greenlands overlay where the matters associated with *hazard lands* as noted in Section 5 can be safely addressed. In addition, *development* within the *flood fringe* areas of the Two Zone Flood Plain will be guided by the policies of subsection 7.14.



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**ATTACHMENT 4**  
**Existing Zoning**



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## **ATTACHMENT 4**

### **Existing Zoning**

5.3.3.1.35

#### **R.3A-35**

1820 Gordon Street South

As shown on Defined Area Map Number 73 of Schedule "A" of this *By-law*.

#### Permitted Uses

In addition to the permitted *Uses* outlined in Section 5.3.1.1 of this *By-law*, the following permitted *Use* shall be allowed:

Apartment Building

#### Regulations

For all *Uses* outlined in Section 5.3.1.1 of this *By-law*, the regulations in Section 5.3.2 shall apply and for an *Apartment Building Use*, the regulations in Section 5.4.2 shall apply.

Minimum Residential Density

The required minimum residential density shall be 32 units per hectare.

5.3.3.2.13

#### **R.3B-13**

1820 Gordon Street South

As shown on Defined Area Map Number 73 of Schedule "A" of this *By-law*.

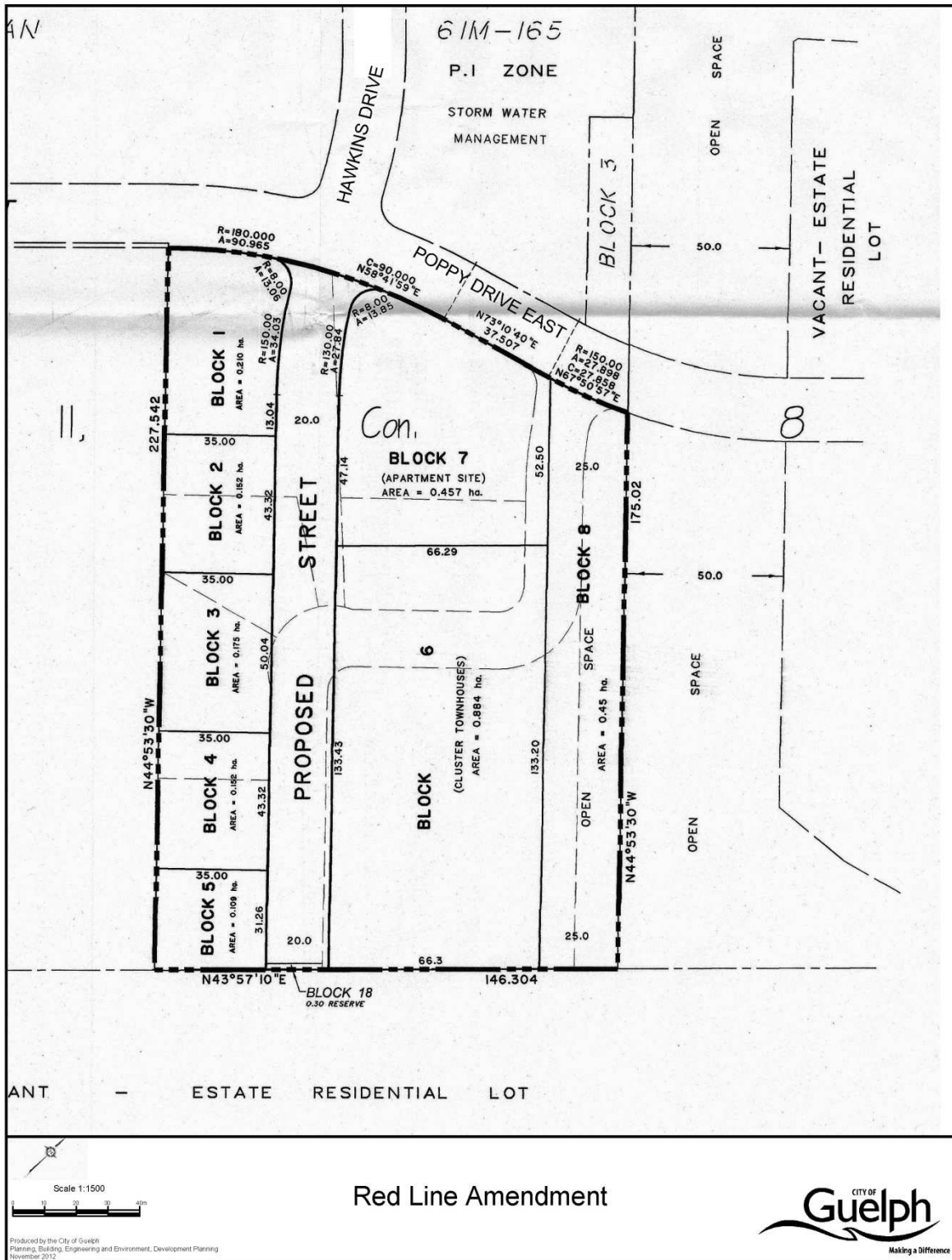
#### Regulations

In accordance with the provisions of Section 5.3.2 of this *By-law* as amended, with the following addition:

Minimum Residential Density

The required minimum residential density shall be 32 units per hectare.

# **ATTACHMENT 5** **Proposed Redlined Revisions to the Approved Draft Plan of Subdivision**



**ATTACHMENT 5 (continued)**  
**Proposed Redlined Revisions to the Approved Draft Plan of Subdivision**

JANUARY 3, 2012  
DATE

  
IAN D. ROBINSON  
ONTARIO LAND SURVEYOR

**METRIC**

DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**APPROVED DRAFT PLAN**

PLAN 23T-03507	NUMBER OF UNITS
4 ON-STREET TOWNHOUSE BLOCKS	26
1 CLUSTER TOWNHOUSE BLOCK	28
1 STORM WATER MANAGEMENT BLOCK	
1 OPEN SPACE BLOCK	
1 PARK BLOCK	
	54 UNITS

**RED LINE AMENDMENT**

RED LINE AMENDMENT	NUMBER OF UNITS	AREA
5 ON-STREET TOWNHOUSE BLOCKS	30	0.798 HA.
1 CLUSTER TOWNHOUSE BLOCK	30	0.884 HA.
1 APARTMENT BLOCK	34 TO 45 APARTMENT UNITS	0.457 HA.
1 OPEN SPACE BLOCK		0.45 HA.
STREET		0.446 HA.
0.3 RESERVE		6 M2
TOTAL	94 TO 105 UNITS	3.035 HA.

**RED LINE AMENDMENT**

TO A PORTION OF PLAN 23T-03507

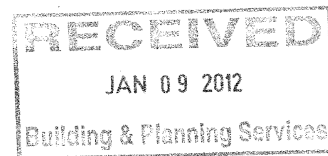
BEING PART OF

SOUTHWEST PART LOT II, CONCESSION 8

CITY OF GUELPH

COUNTY OF WELLINGTON

SCALE 1 : 1000



BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED

**BSR&D**

Ontario Land Surveyors  
Urban and Rural Planners

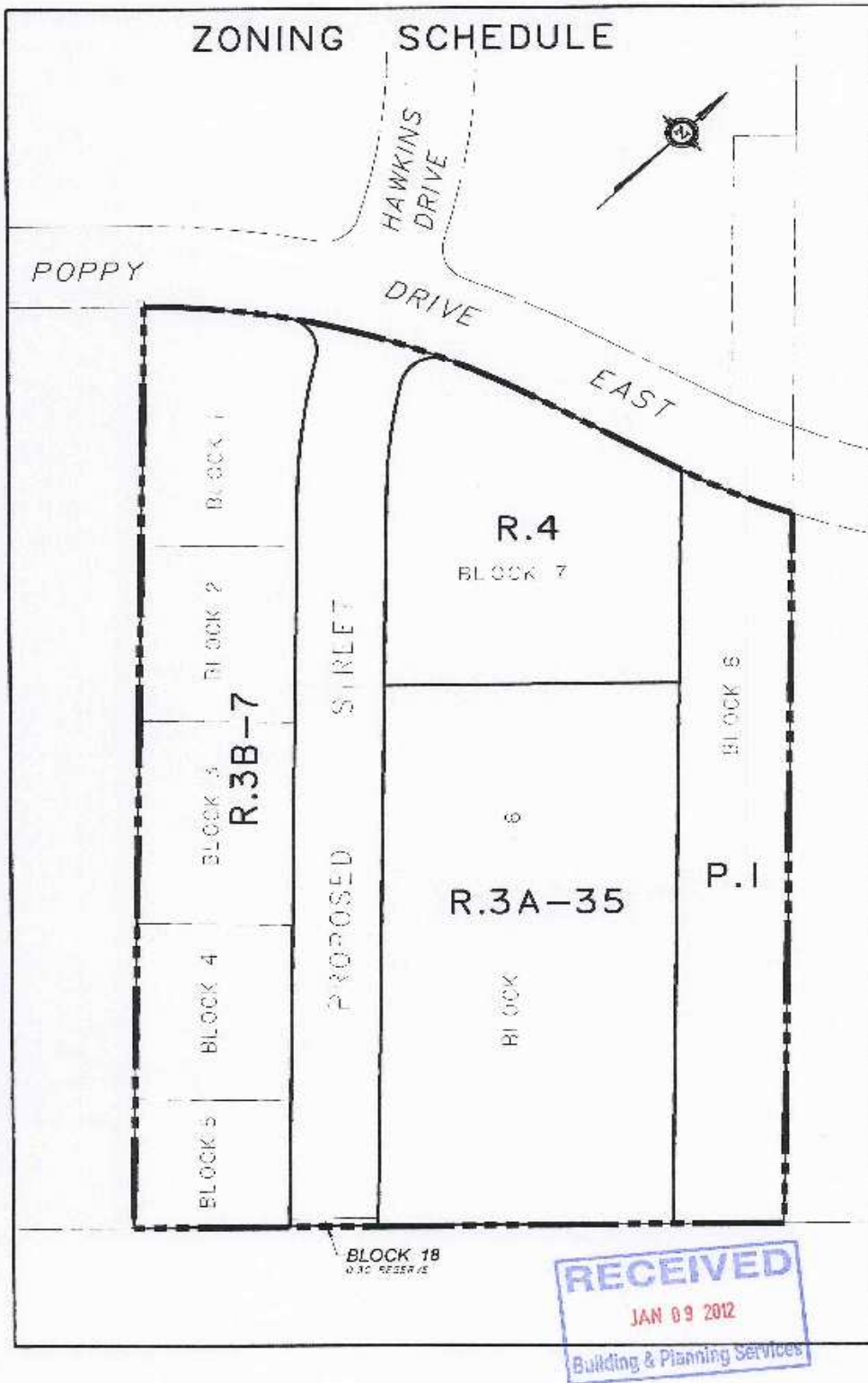
351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6  
TEL: (519) 822-4031  
FAX: (519) 822-8001

DATE:  
DECEMBER 19, 2011

DRAWN BY:  
KH

PROJECT NO:

**ATTACHMENT 6  
Proposed Zoning**



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## ATTACHMENT 6 (continued) Proposed Zoning

**R.4A Zone to permit approximately 34-45 apartment dwellings**

**R.3A-35 Zone to permit approximately 30 cluster/stacked townhouse dwellings or apartments. Special regulation requested to allow minimum density of 32 units per hectare.**

**R.3B-7 Zone to permit 30 on-street townhouse dwellings.  
Special regulations requested to allow 50% lot coverage and 4.5m exterior sideyard.**

**P.1 Zone to identify open space and wildlife corridor that has been increased in width from 14 metres to 25 metres.**

5.3.3.1.35	<b><u>R.3A-35</u></b> 1820 Gordon Street South As shown on Defined Area Map Number 73 of Schedule “A” of this <i>By-law</i> .
5.3.3.1.35.1	<b>Permitted Uses</b> In addition to the permitted <i>Uses</i> outlined in Section 5.3.1.1 of this <i>By-law</i> , the following permitted <i>Use</i> shall be allowed: Apartment Building
5.3.3.1.35.2	<b>Regulations</b> For all <i>Uses</i> outlined in Section 5.3.1.1 of this <i>By-law</i> , the regulations in Section 5.3.2 shall apply and for an <i>Apartment Building Use</i> , the regulations in Section 5.4.2 shall apply.
5.3.3.1.35.2.1	<b><u>Minimum Residential Density</u></b> The required minimum residential density shall be 32 units per hectare.”

### **R.3B-7**

As shown on Defined Area Map Numbers 42, 56 and 75 of Schedule “A” of this *By-law*.

5.3.3.2.7.1	<b>Regulations</b> In accordance with the provisions of Section 5.3.2 of this <i>By-law</i> , as amended, with the following exceptions:
5.3.3.2.7.1.1	<b><u>Minimum Exterior Side Yard</u></b> 4.5 metres
5.3.3.2.7.1.2	<b><u>Maximum Building Coverage</u></b> 50% “

November 27, 2012

Mr. Al Hearne  
Senior Development Planner  
Planning, Building, Engineering and Environment  
City of Guelph  
1 Carden Street  
Guelph, ON  
N1H 3A1  
E: [al.hearne@guelph.ca](mailto:al.hearne@guelph.ca)  
T: 519-822-1260 x 2362

**Re: Redline Revision to an Approved Draft Plan of Subdivision and Zoning Bylaw Amendment at 1820 Gordon St.**

Dear Mr. Hearne,

We are writing with regards to the public meeting notice we received which outlines the proposed redline revision to the lands at 1820 Gordon Street.

Our property is located at 1820 Gordon Street, directly west of the phase 2 subject lands. We currently operate a family business (retail garden centre & tree farm) on the property, and also continue to live there. Although we are not opposed to the continuing development of phase 2 of the 1820 Gordon St. property, we have a concern we would like to bring to your attention.

The proposed revision of the subject lands will eliminate the park land that was approved in the original draft plan of subdivision and will create more dwellings along our eastern property line. With the removal of park lands we feel there is an increased chance of encroachment onto our property as residents of the new dwellings seek areas to walk their pets and take their children to. In addition to concerns of privacy, we also feel it is a matter of safety that children and pets stay off the property where there is equipment being used. In order to reduce the chance of encroachment onto our property we ask that you add a privacy fence to the property line as you consider this amendment to the original approved draft plan. We feel this will provide an adequate separation of the properties and will reduce the impact that this development has on our property and our current uses of it.

Should you have any questions please don't hesitate to contact us.

Thank you,

Fritz & Teresa Marthaler



# COUNCIL REPORT



TO **Guelph City Council**

SERVICE AREA Planning, Building, Engineering and Environment  
DATE December 3, 2012

**SUBJECT 51-65 Inkerman Street– Proposed Zoning By-law  
Amendment (File: ZC1212)  
Ward 3**

REPORT NUMBER 12-104

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## SUMMARY

**Purpose of Report:** To provide planning information on an application by Astrid J. Clos Planning Consultants for approval of a Zoning By-law Amendment for the lands at 51-65 Inkerman Street to permit the development of six (6) single detached dwellings. This report has been prepared in conjunction with the statutory public meeting for this application.

**Council Action:** Council will hear public delegations regarding the application, 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 12-104 regarding an application for a Zoning By-law Amendment, to permit the development of six (6) single detached dwellings, on lands municipally known as 51-65 Inkerman Street, and currently known as part of 7 Edinburgh Road South, and legally described as Part of Lots 2 and 3, Division "A", Lots A and B, Registered Plan 224, Lots 150 and 151, Registered Plans 28 and 115, City of Guelph, from Planning, Building, Engineering and Environment, dated December 3, 2012, be received."

## BACKGROUND

### Consent Application

On June 5, 2012 the Committee of Adjustment granted conditional approval to sever the property at 7 Edinburgh Road South (File #B22/12) as shown in Attachment 1. The severed parcel comprises the majority of 7 Edinburgh Street South and is within the B.4 (Industrial) Zone. No change to that zoning on the severed parcel is proposed.

The retained parcel fronts onto Inkerman Street. Staff propose that the retained lands be assigned a municipal address of 51-65 Inkerman Street once the severance is finalized.

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An industrial building straddles the new rear property line of 51-65 Inkerman Street (shown on Attachment 4). The consent to sever includes a condition that the portion of the building within 10 metres of the property line be demolished.

### **Zoning By-law Application**

An application for a Zoning By-law Amendment has been received applying to 51-65 Inkerman Street. The Zoning By-law Amendment application was deemed to be complete on September 13, 2012.

### **Location**

The subject lands are located on the north Side of Inkerman Street near the intersection of Meadowview Avenue (see Location Map included as Attachment 1). The lands are approximately 0.2 hectares in size with 70 metres of frontage on Inkerman Street.

Adjacent land uses include:

- the CN railway to the north;
- single detached dwellings to the east, west and south;
- an existing industrial building to the north of, and partially on, the subject lands.

### **Existing Official Plan Land Use Designations and Policies**

The Official Plan land use designation that applies to the subject lands is "General Residential", which permits a range of housing types including single detached residential. See Attachment 2 for the Official Plan designation and relevant policies.

The Official Plan identifies the site as within the "Built-Up Area". The "Built-Up Area" is intended to accommodate a significant portion of the City's population and employment growth through intensification.

Phase 3 of the City's Official Plan Update (OPA 48), adopted by Council and under Provincial review, designates the subject property as 'Low Density Residential'.

### **Existing Zoning**

The subject lands are currently within the B.4 (Industrial) Zone which permits a range of light industrial and commercial uses. The existing zoning details are included in Attachment 3.

## **REPORT**

### **Description of Proposed Zoning By-law Amendment**

The applicant is requesting to rezone the subject lands from the B.4 (Industrial) Zone to R.1D (Residential Single Detached) Zone. The effect of the application is to permit the development of residential uses, including a single detached dwelling, on the subject lands. See Attachment 3 for permitted uses and regulations of the R.1D zone. No site specific regulations are proposed.

### **Development Concept and Future Consent Application**

Staff understand that should the Zoning-By-law amendment be approved, the applicant intends to apply to the Committee of Adjustment for consent to sever 51-65 Inkerman Street to create a total of six (6) lots fronting on Inkerman Street. If approved, the severance in combination with the proposed zoning by-law application

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would permit the development of a total of six (6) single detached dwellings as shown on the Concept Plan included as Attachment 4.

### **Supporting Documents**

Reports and materials received in support of the application include:

- Phase 1 Environmental Site Assessment, prepared by Chung & Vander Doelen Engineering Ltd., dated February 28, 2012;
- Functional Servicing, prepared by Gamsby and Mannerow, dated August 9, 2012; and
- Sample renderings of the dwellings being considered for the site; and
- Rail Traffic Noise and Vibration Feasibility Study by HGC Engineering, dated November 2, 2012.

### **Staff Review**

The review of the application will address the following issues:

- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow Growth Plan;
- Evaluation of the proposal's conformity with the Official Plan and having regard to OPA 48 policies that have been adopted by City Council;
- Review of the proposed zoning including all of the uses permitted and the proposed specialized regulations;
- Review of the proposed site design;
- Review of the recommendations of the noise and vibration study.

At this point no issues have been raised by the public, though comments may still be received. Engineering staff has requested conditions relating to site servicing and ensuring that a Qualified Professional addresses any soil or groundwater contamination found on the Site. The following agencies have also responded in support or with no objection:

- Grand River Conservation Authority
- Guelph Fire Services
- Guelph Police Services
- Guelph Hydro (subject to standard conditions)
- Guelph Wellington Development Association

Once the application is reviewed and all issues are addressed, a report from Planning, Building, Engineering and Environment with a recommendation will be considered at a future meeting of Council.

### **CORPORATE STRATEGIC PLAN**

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

### **FINANCIAL IMPLICATIONS**

Financial implications will be reported in the future staff recommendation report to Council.

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## COMMUNICATIONS

The Notice of Complete Application was mailed on September 28, 2012 to local boards and agencies, City service areas and property owners within 120 metres of 7 Edinburgh Road South. The same notice was provided by signage on the site. The Notice of Public Meeting was advertised in the Guelph Tribune on November 8, 2012, and circulated to current owners within 120 metres of the site on November 12, 2012.

## ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Existing Official Plan Land Use Designations and Policies

Attachment 3 – Existing and Proposed Zoning and Details

Attachment 4 – Proposed Development Concept

### Prepared By:

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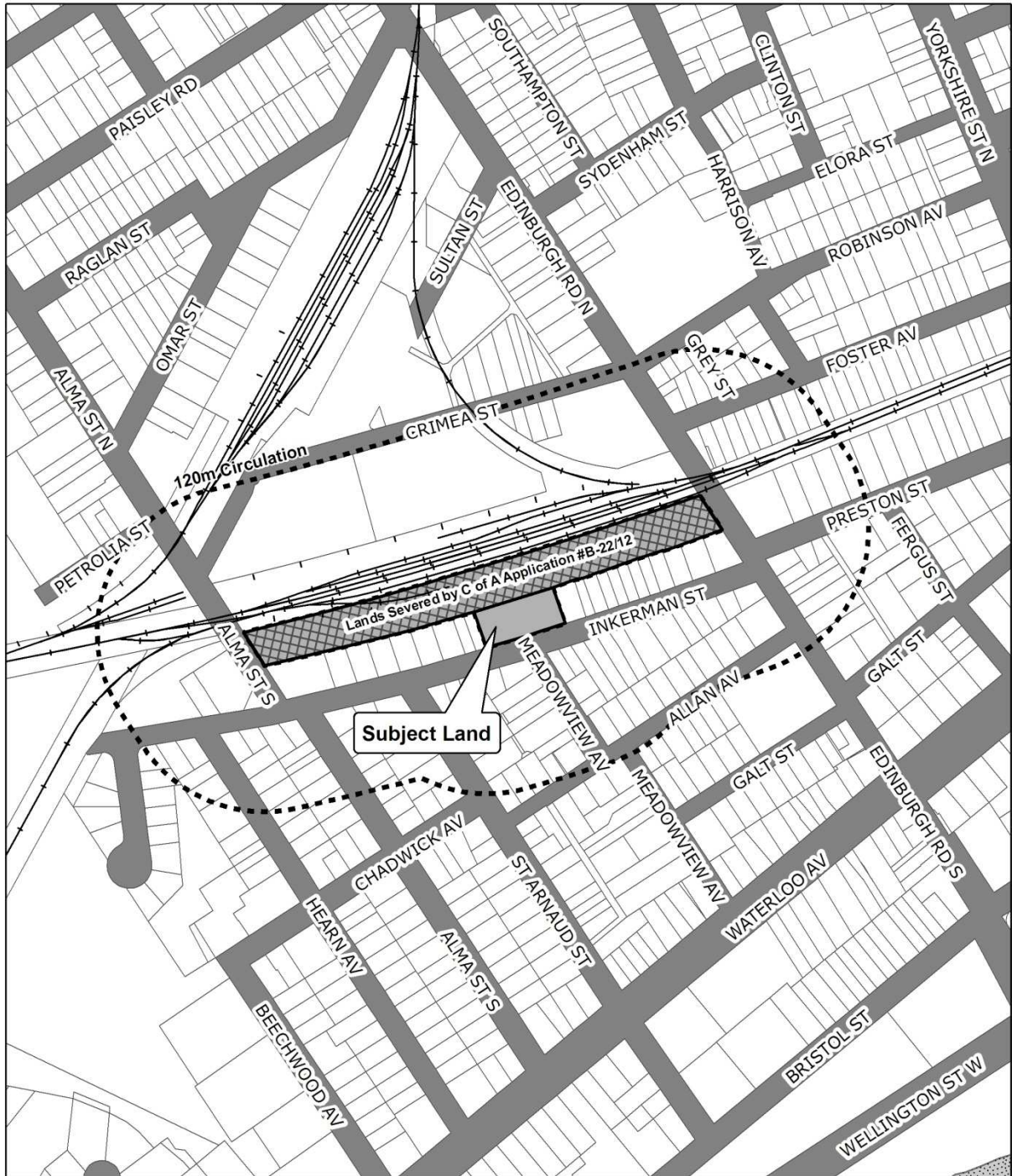
Original Signed by:

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### Recommended By:

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Executive Director  
Planning, Building, Engineering  
and Environment  
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janet.laird@guelph.ca

## Attachment 1 Location Map



Produced by the City of Guelph  
Planning, Building, Engineering and Environment, Development  
September 2012

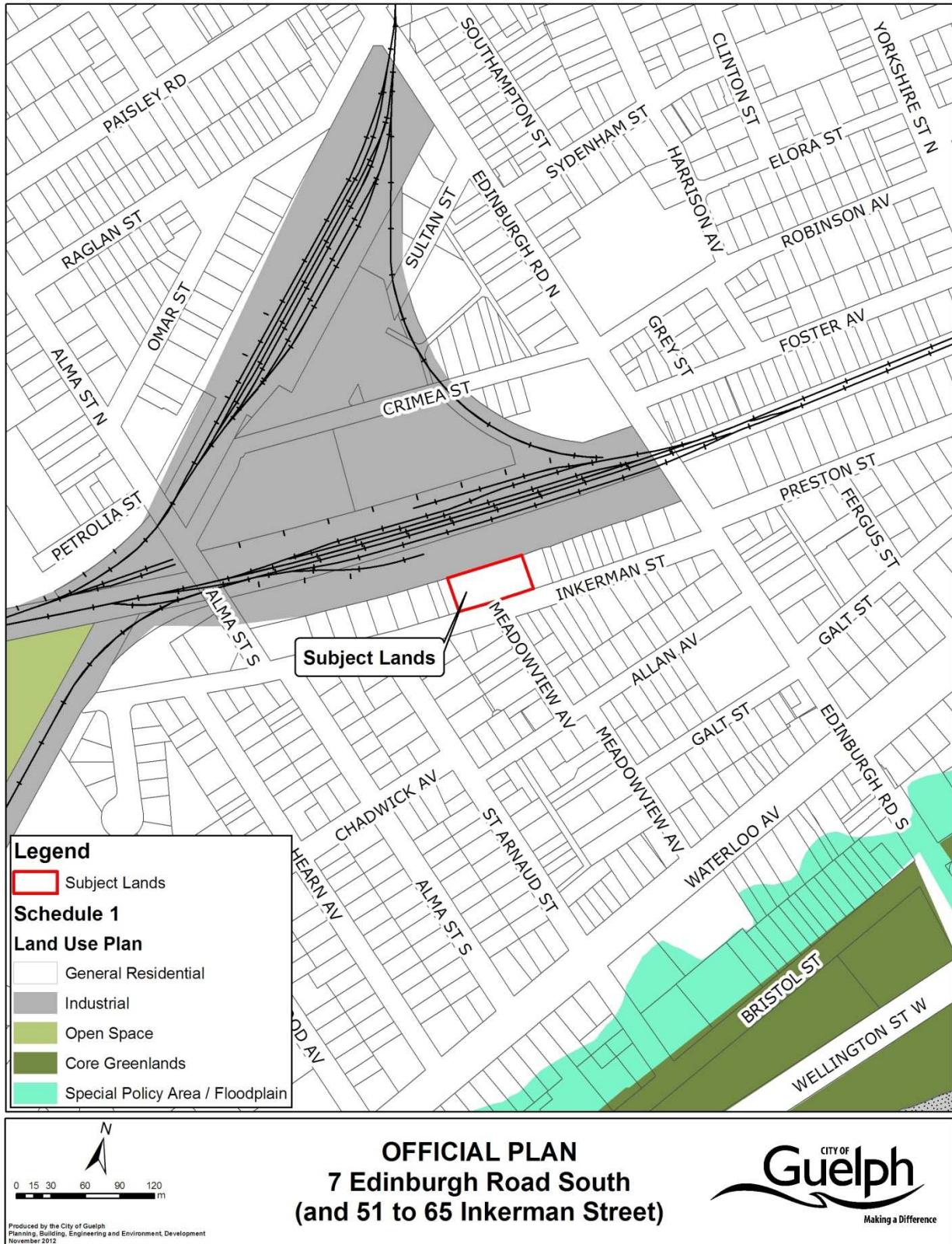
### LOCATION MAP

#### 7 Edinburgh Road South (and 51 to 65 Inkerman Street)



## Attachment 2

### Existing Official Plan Land Use Designations and Policies



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## **ATTACHMENT 2 (continued)**

### **Existing Official Plan Land Use Designations and Policies**

#### **'General Residential' Land Use Designation**

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
- b) Existing building design and height;
- c) Setbacks;
- d) Landscaping and amenity areas;
- e) Vehicular access, circulation and parking; and
- f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.

## **2.4 GROWTH MANAGEMENT STRATEGY**

### **2.4.5 Built-up Area and General Intensification**

To ensure development proceeds in accordance with the objectives of Section 2.4.2 and to achieve the Growth Plan *intensification targets*, significant portions of new residential and employment growth will be accommodated within the *built-up areas* through intensification.

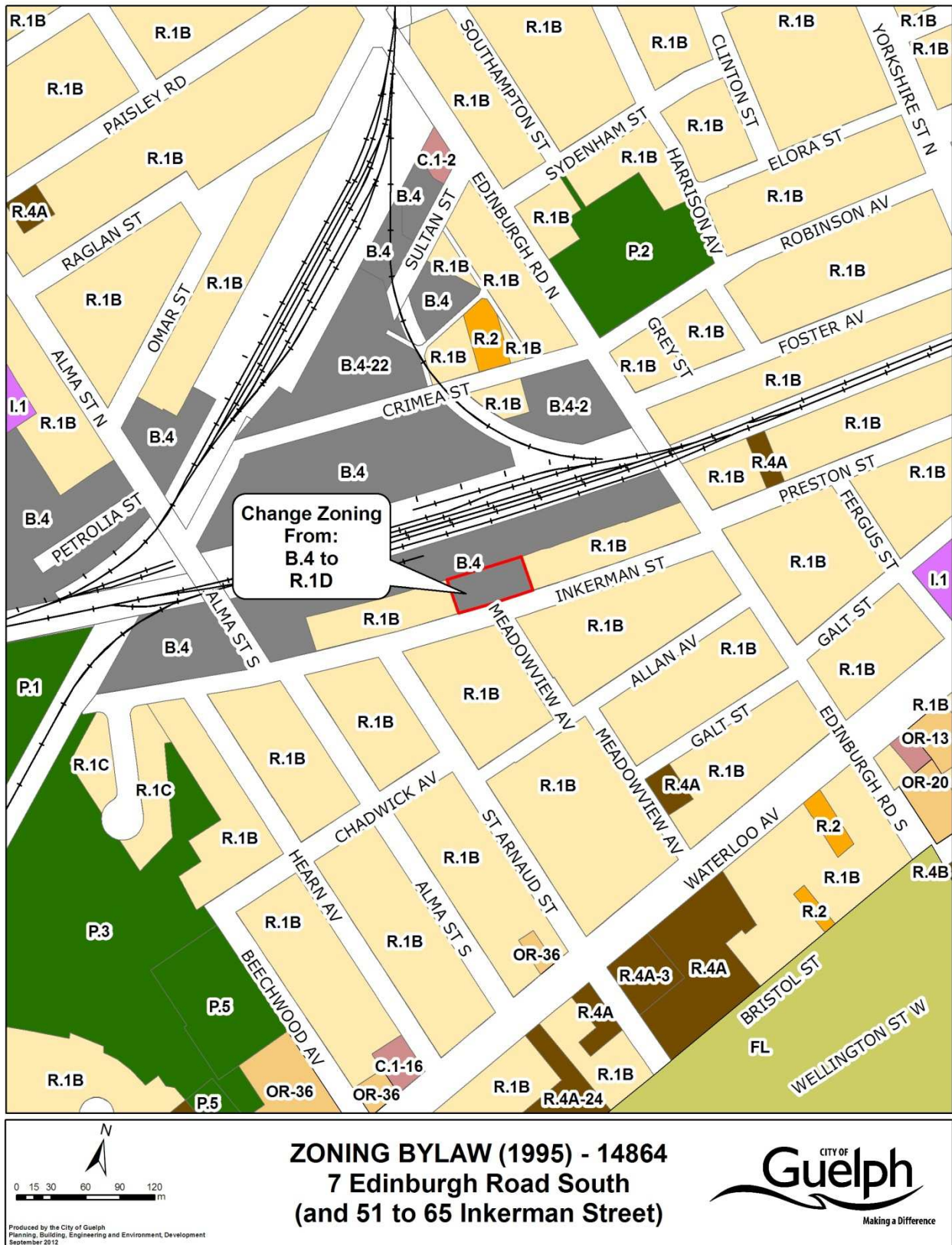
The *built-up area* is identified on Schedule 1B of this Plan. The *built-up area* has been delineated in accordance with Section 2.2.3.4 of the Growth Plan and is based on the limits of the developed urban area as it existed on June 16, 2006. The *built up area* will remain fixed in time for the purpose of measuring the *density* and *intensification targets* of the Growth Plan and the Official Plan.

- 
- 2.4.5.1 Within the *built-up area* the following general intensification policies shall apply:
- a) By 2015 and for each year thereafter, a minimum of 40% of the City's annual residential development will occur within the City's *built-up area* as identified on Schedule 1B. Provisions may be made for the fulfillment of this target sooner than 2015.
  - b) The City will promote and facilitate *intensification* throughout the *built-up area*, and in particular within the *urban growth centre* (Downtown), the community mixed use nodes and the *intensification corridors* as identified on Schedule 1B "Growth Plan Elements".
  - c) Vacant or underutilized lots, *greyfield*, and *brownfield sites* will be revitalized through the promotion of *infill development*, *redevelopment* and expansions or conversions of existing buildings.
  - d) The City will plan and provide for a diverse and compatible mix of land uses, including residential and employment uses to support vibrant communities.
  - e) A range and mix of housing will be planned, taking into account affordable housing needs and encouraging the creation of secondary suites throughout the *built-up area*.
  - f) *Intensification* of areas will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas.
  - g) The City will plan for high quality public open space with site design and urban design standards that create attractive and vibrant spaces.
  - h) Development will support transit, walking, cycling for everyday activities.
  - i) The City will identify the appropriate type and scale of development within *intensification areas* and facilitate *infill development* where appropriate.



### ATTACHMENT 3

#### Existing and Proposed Zoning and Details



## ATTACHMENT 3 (continued)

### Existing Zoning Details

#### B.4 Industrial Zone

##### Permitted Uses

- Catering Service
- Cleaning Establishment
- Contractor's Yard
- Manufacturing
- Repair Service
- Towing Establishment
- Tradesperson's Shop
- Trucking Operation
- Veterinary Service
- Warehouse

Regulation	Required in the B.4 Zone
Minimum Lot Frontage	30 m
Minimum Front or Exterior Side Yard	6 m
Minimum Side Yard	The greater of ½ the building height or 3 m
Minimum Rear Yard	6 m
Accessory Uses	Not more than 25% of the Building floor area
Off-Street Parking	Section 4.13
Off-Street loading	Sections 4.14 and 7.3.9
Outdoor Storage	Section 4.12.2
Accessory Buildings or Structures	
Minimum Landscaped Open Space	The required Front and Exterior Side Yard on any Lot, excepting the Driveway, Parking Areas, or loading areas, shall be landscape
Buffer Strips	Where a B Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed
Maximum Building Height	20 m
Fences	Section 4.20
Garbage, Refuse Storage and Composter	Section 4.9
Maximum Public Floor Space	A maximum of 50% of the Gross Floor Area of an industrial Mall Building may be Used for display and sales areas or assembly occupancies open to the public. In the case of phased construction, not more than 50% of the actual area shall be Used for display and sales area or public assembly occupancies at any time.
Minimum Building Size Requirements	Section 7.3.5
Accessory Buildings or Structures	Despite Section 4.5.2.2, within the B.3 and B.4 Zones, accessory Buildings or Structures may be constructed to the height of the Main Building.

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## **ATTACHMENT 3 (continued)**

### **Proposed Zoning Details**

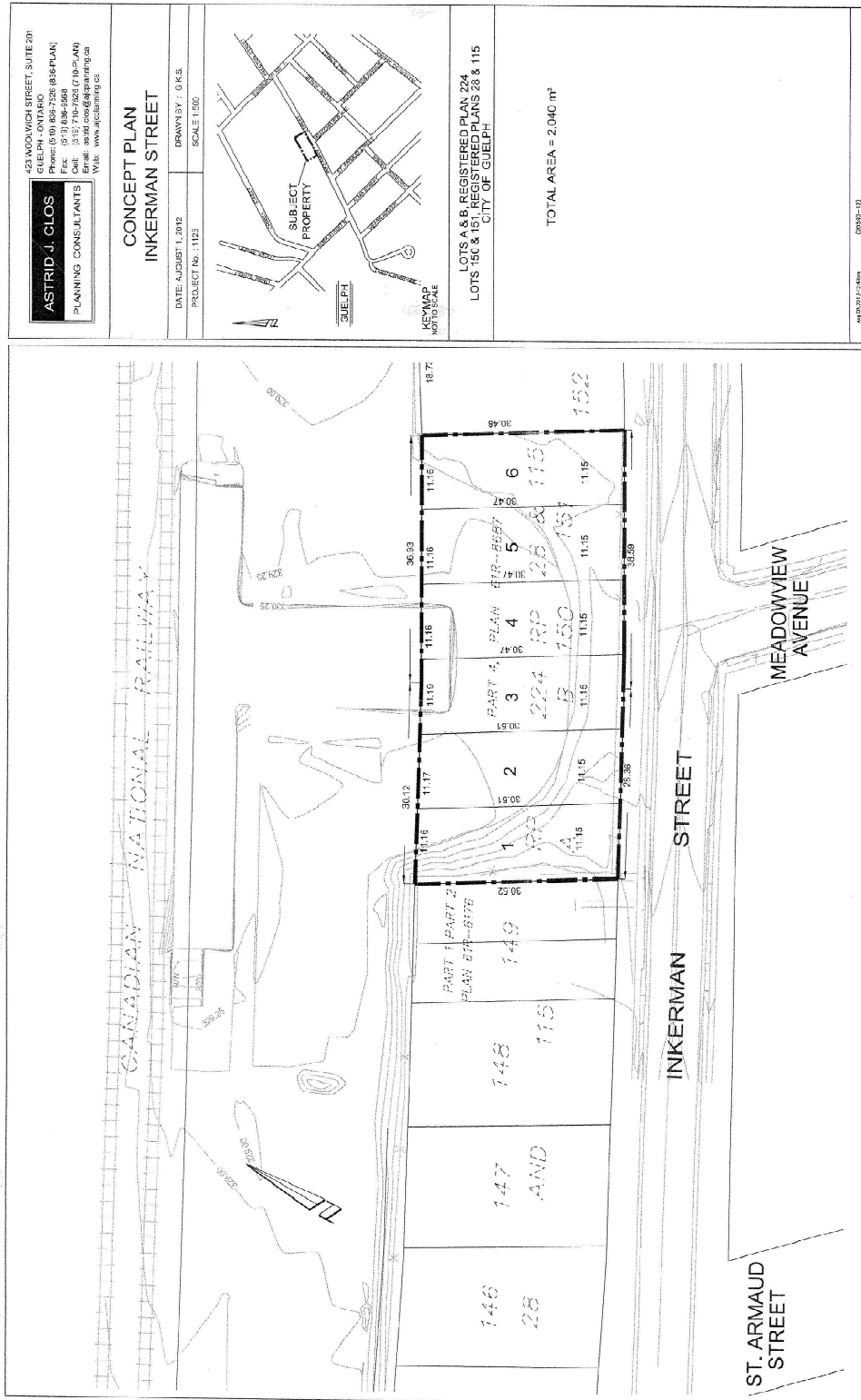
#### **R.1D Residential Single Detached Zone**

##### **Permitted Uses**

- Single Detached Dwelling
- Accessory Apartment
- Bed and Breakfast Establishment
- Day Care Centre
- Group Home
- Home Occupations
- Lodging House Type 1

<b>Regulation</b>	<b>Required in the R.1D Zone</b>
Minimum Lot Area	275m <sup>2</sup>
Minimum Lot Frontage	9 m
Maximum Building Height	3 storeys
Minimum Front Yard	6m
Minimum Exterior Side Yard	4.5m
Minimum Side Yard	0.6
Minimum Rear Yard	7.5m or 20% of the lot depth
Accessory Buildings or Structures	Section 4.5
Fences	Section 4.20
Off-Street Parking	Section 4.13
Minimum Landscaped Open Space	The front yard of 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. A minimum area of 0.5m between the driveway and the nearest lot line must be maintained as a landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species
Garbage, Refuse Storage & Composters	See Section 4.9

## Attachment 4 Proposed Concept Plan



# COUNCIL REPORT



TO **Guelph City Council**

SERVICE AREA Planning, Building, Engineering and Environment  
DATE December 3, 2012

**SUBJECT 25 Lee Street – Proposed Zoning By-law Amendment  
(File: ZC1213)  
Ward 1**

REPORT NUMBER 12-106

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## SUMMARY

**Purpose of Report:** To provide planning information on an application by the Upper Grand District School Board for approval of a Zoning By-law Amendment for the lands at 25 Lee Street to permit the development of an elementary school. This report has been prepared in conjunction with the statutory public meeting for this application.

**Council Action:** Council will hear public delegations regarding the application, 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 12-106 regarding an application for a Zoning By-law Amendment to permit the development of an elementary school, on lands municipally known as 25 Lee Street, and legally described as Lots 1-17 and Part of Lot 18, Registered Plan 462 and Part of Grange Road and Cityview Drive, Registered Plan 53 and Part of Block 218, City of Guelph, from Planning, Building, Engineering and Environment, dated December 3, 2012, be received."

## BACKGROUND

An application for a Zoning By-law Amendment have been received for the property municipally known as 25 Lee Street from the Upper Grand District School Board. The application would allow the development of a proposed elementary school. The proposed concept plan is included as Attachment 4.

The Zoning By-law amendment application was deemed to be complete on October 11, 2012.

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## **Location**

The subject property is located on the south side of Lee Street, east of Cityview Drive North and west of Lee Street Park (see Location Map in Attachment 1). The site is 2.97 hectares in size with approximately 200 metres of frontage along Lee Street. The land slopes from east to west generally, with a densely planted treed area at the east end of the site and marsh areas at the low lying westerly portion of the property. The subject site is vacant of any structures.

Adjacent land uses include:

- Single and semi-detached residential dwellings to the north across Lee Street;
- Large residential lots to the west with frontage along the east side of Cityview Drive North;
- Lee Street Park to the east; and
- Vacant undeveloped land to the south, which is currently subject to a separate planning application (proposed draft plan of subdivision 23T- 12501)

## **Existing Official Plan Land Use Designations and Policies**

The Official Plan land use designation that applies to the site is “General Residential.” The proposed use is permitted within the “General Residential” designation subject to criteria. A map showing Official Plan land use designations and policy excerpts are included in Attachment 2.

The Official Plan identifies the site as within the “Built-Up Area”. The “Built-Up Area” is intended to accommodate a significant portion of the City’s population and employment growth through intensification.

Phase 3 of the City’s Official Plan Update (OPA 48) adopted by Council and currently under Provincial review designates the subject property as Low Density Greenfield Residential and includes a Potential School Site symbol.

## **Existing Zoning**

The subject lands are within the UR (Urban Reserve) Zone. This is a temporary zone with limited permitted uses to be in place until future uses can be determined. A map and details of the existing zoning are included in Attachment 3.

## **REPORT**

### **Description of Proposed Zoning By-law Amendment**

The applicant is requesting to rezone the subject lands from the UR (Urban Reserve) Zone to the I.1-? (Specialized Institutional) Zone to permit the development of an elementary school. The applicant has requested a specialized zoning regulation to permit a front yard setback greater than 20 metres. The proposed zoning details are included in Attachment 3.

The applicant’s conceptual development plan is shown in Attachment 4, illustrating the proposed two storey school building with associated parking areas at the northerly portion of the site and a sports field at the southerly portion of the site. Two access points are proposed from the site to Lee Street, one aligned with Breese Garden Lane and one at a mid block location east of Breese Garden Lane.

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## **Supporting Documents**

Reports and materials received from the applicant in support of the application include:

- Functional Servicing and Stormwater Management Report, dated October, 2012 by Gamsby and Mannerow Limited.
- Traffic Impact Study, dated July 2012, by Paradigm Transportation Solutions Ltd.
- Tree Conservation Plan, Proposed Lee Street School, dated September 18, 2012, by Aboud & Associates Inc.
- Scoped Environmental Impact Study, Lee Street School Site, dated December 2011, by North-South Environmental Inc.

## **Staff Review**

The review of this application will address the following issues:

- Evaluation of the proposal against the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan and having regard for OPA 48 policies that have been adopted by City Council.
- Review of the proposed zoning and requirement for specialized regulations;
- Review of traffic impacts;
- Environmental review;
- Opportunities for tree preservation;
- Site design and compatibility with adjoining land uses;
- Community Energy Initiative considerations.

Once the applications are reviewed, comments are received and all issues are addressed, a report from Planning, Building, Engineering and Environment with a recommendation will be considered at a future meeting of Council.

## **CORPORATE STRATEGIC PLAN**

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

## **FINANCIAL IMPLICATIONS**

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

## **COMMUNICATIONS**

The Notice of Complete Application and Notice of Public Meeting were mailed on October 26, 2012 to local boards and agencies, City Departments and property owners within 120 metres of the subject site for comments. Notice of the application was provided by signage on the site. The Notice of Public Meeting was advertised in the Guelph Tribune on November 8, 2012.

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## **ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Existing Official Plan Land Use Designations and Policies

Attachment 3 – Existing and Proposed Zoning and Details

Attachment 4 – Proposed Development Concept Plan

### **Prepared By**

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Original Signed by:

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Original Signed by:

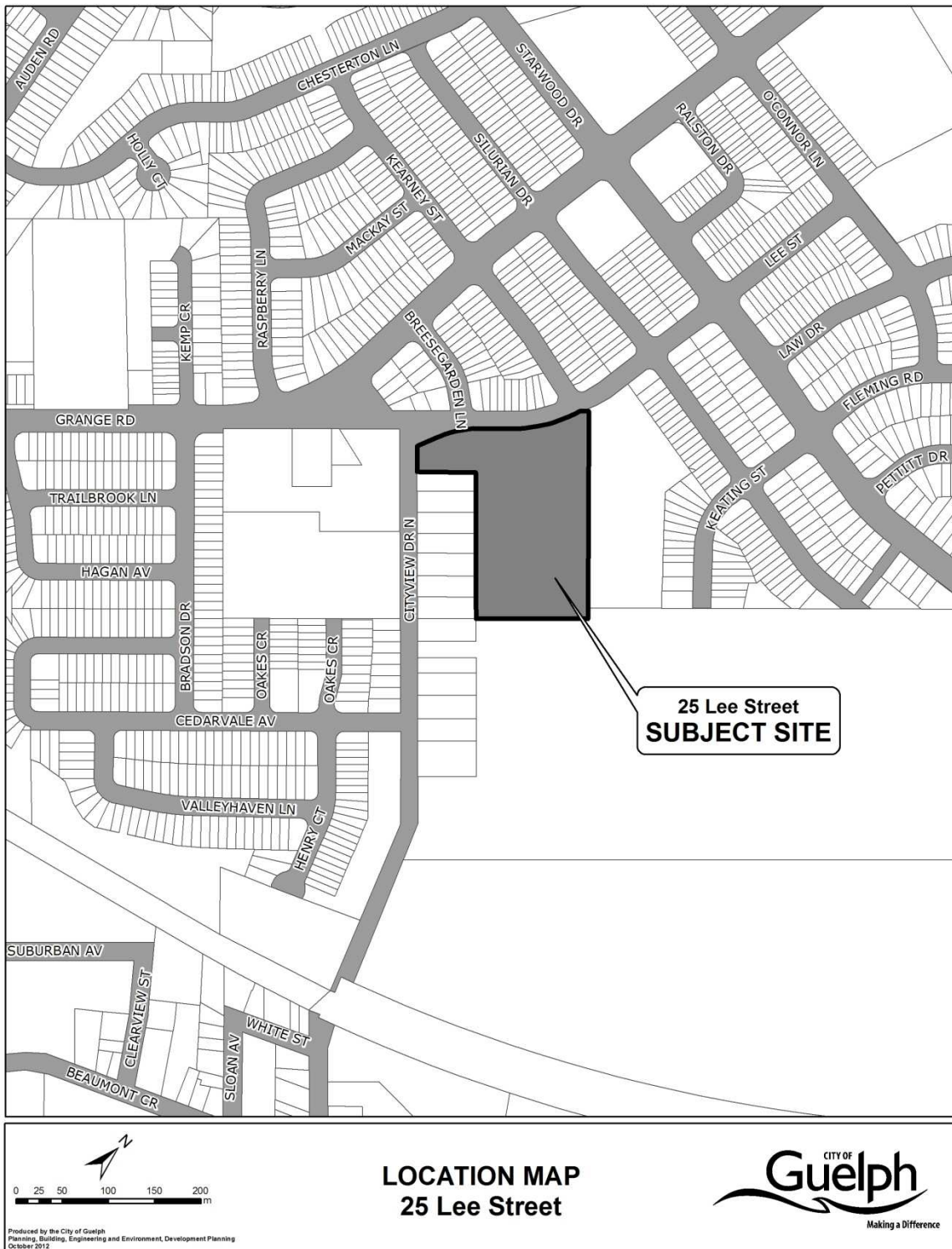
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### **Recommended By:**

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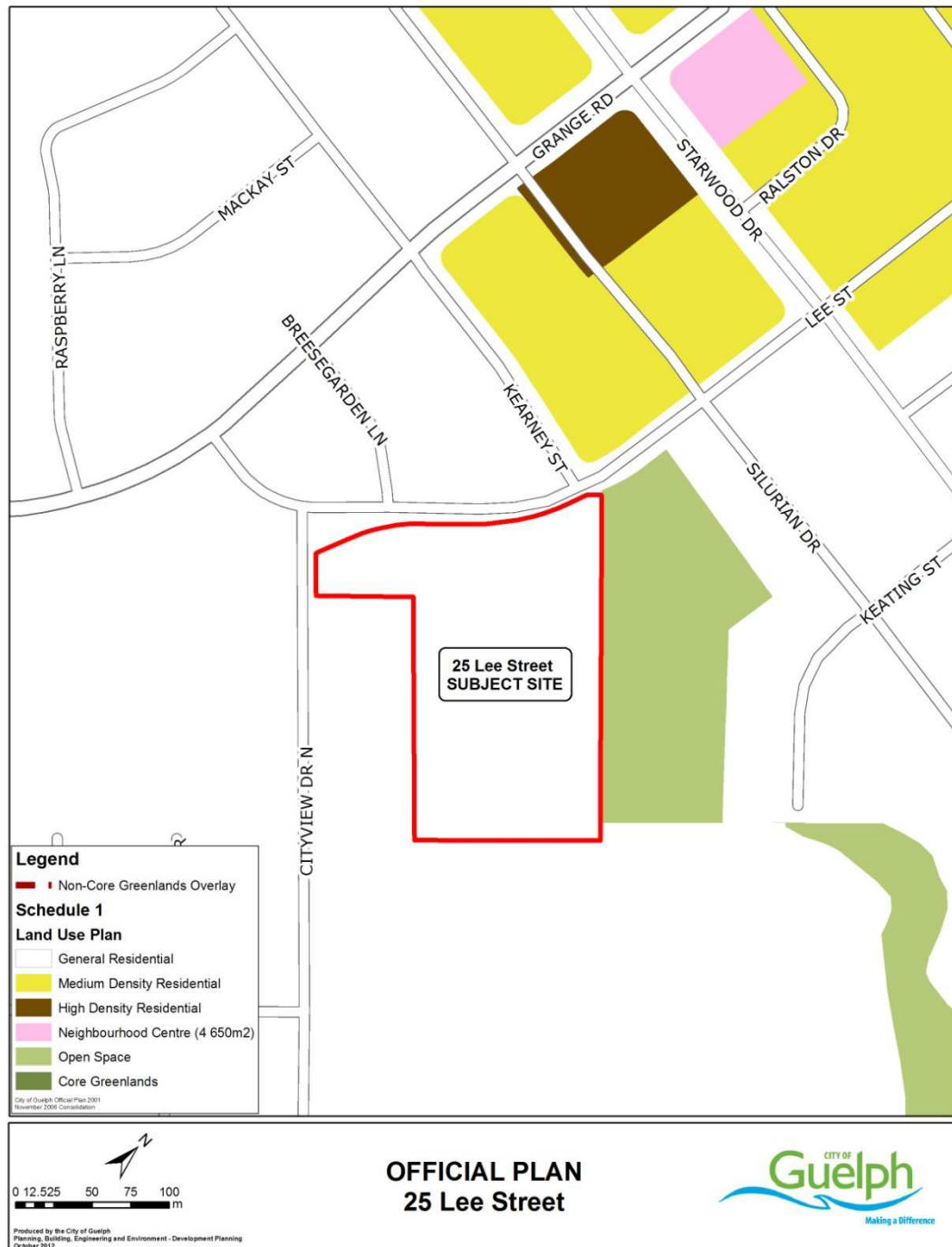


## ATTACHMENT 1 Location Map



## ATTACHMENT 2

### Existing Official Plan Land Use Designations and Policies



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## **ATTACHMENT 2 (continued)**

### **Existing Official Plan Land Use Designations and Policies**

#### **Non-Residential Uses in Residential Areas**

7.2.26 Within designations of this Plan permitting residential uses, a variety of small scale institutional uses may be permitted that are complementary to, and serve the needs of residential neighbourhoods. Such non-residential uses include: schools, churches, *day care centres*, municipal parklands and recreational facilities. In addition, *convenience commercial* uses that provide goods and services primarily to the residents in the surrounding neighbourhood may also be permitted. These convenience uses will be limited by the Plan to a maximum *gross leasable floor area* of 300 square metres (3,200 square feet) on a property.

1. A number of potential school sites have been identified by the Upper Grand District School Board and the Wellington Catholic District School Board and are outlined by symbols on Schedule 1. These symbols shall be considered in accordance with the following:
  - a) The symbols used to identify potential school sites do not represent a specific land use designation or location;
  - b) Minor shifts in location may occur without amendment to this Plan in accordance with policy 9.2.3;
  - c) The symbols do not represent a commitment by a local School Board to construct a school facility. The actual construction of a school is subject to capital funding approvals by the School Boards.
  - d) The determination of whether a school site is required, its exact location and land area shall be determined as part of the City's draft plan of subdivision approval process; and
  - e) Where it is determined that a school is not required, the underlying land use designation will apply, without amendment to this Plan.

7.2.27 Non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and which preserves the amenities of the residential neighbourhood.

1. In addition to implementing the objectives and policies of subsection 3.6, Urban Design, non-residential uses shall:
  - a) Be located on an arterial or collector road;
  - b) Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
  - c) Have adequate landscaping and screening to promote compatibility with adjacent activities;
  - d) Have sufficient off-street parking, circulation and access points; and
  - e) Have adequate municipal services.
2. Non-residential uses will be encouraged to concentrate at neighbourhood "nodes".
3. Despite the criteria identified in subsection 7.2.27.1 (a), several properties located on local roads within the St. Patrick's Ward neighbourhood (area 2 on Schedule 5) will continue to support a variety of business land uses in addition to any permitted residential land uses. The intent of this policy is to provide for a range of compatible business land uses where adjacent to residential areas. The specific range of permitted land uses will be defined in the implementing Zoning By-Law. This policy applies to the following properties known

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## **ATTACHMENT 2 (continued)**

### **Existing Official Plan Land Use Designations and Policies**

municipally as 199 Alice Street, 59 Duke Street, 66 Duke Street, 91 Duke Street, 37 Empire Street, 92 Ferguson Street, 23 Garibaldi Street and 60 Ontario Street.

7.2.28 The development criteria of policy 7.2.27 will be used to assess the merits of a rezoning application for new non-residential uses on properties presently not zoned to permit these activities.

7.2.29 The provision of *home day care* shall be permitted in areas designated for residential land use. *Day care centres* may be permitted by site-specific amendment to the *Zoning By-law*.

7.2.30 A number of site specific amendments to this Plan have been made permitting certain types of non-residential uses in residential areas. These amendments have been made in conjunction with specific *development* applications or City initiated amendments.

1. In addition to the provisions of policy 7.2.26, five free-standing offices or professional buildings shall be permitted on properties known municipally as 824, 834, 848, and 854 Gordon Street. The maximum floor area for each of the buildings shall not exceed 910 square metres.

2. In addition to the provisions of policy 7.2.26, a free-standing office or professional building or photo studio or artist studio shall also be permitted on property known municipally as 240 Victoria Road North, within the existing building that was formerly used as a postal substation.

a) For the parking needs of customers and patrons of the property at 240 Victoria Road North, a parking lot shall be permitted on the property municipally known as 268 Victoria Road North. In addition, 268 Victoria Road North shall not be developed for commercial use.

3. In addition to the provisions of policy 7.2.26, office or professional buildings to a maximum size of 2,880 square metres *gross leasable floor area* shall be permitted on property known municipally as 512 Woolwich Street.

4. In addition to the provisions of policy 7.2.26, an office or professional building to a maximum size of 2,200 square metres shall be permitted on property known municipally as 16-32 Fountain Street, 21 and 27 Surrey Street.

5. In addition to the provisions of policy 7.2.26, a range of non-convenience, commercially oriented uses shall also be permitted to occupy the existing buildings on property known municipally as 60 Westwood Road. These uses shall be limited to those, which maintain the integrity of the site's *natural and cultural heritage features*.

6. In addition to the provisions of policy 7.2.26, a free-standing office shall be permitted on property known municipally as 5 Ontario Street.

7. In addition to the provisions of policy 7.2.26, a free-standing office and life-skills training centre for persons with disabilities shall be permitted on property known municipally as 87 Silvercreek Parkway North.

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## **ATTACHMENT 2 (continued)**

### **Existing Official Plan Land Use Designations and Policies**

8. In addition to the provisions of policy 7.2.26, live theatre and accessory uses shall be permitted on property known municipally as 176 Morris Street.

9. In addition to the provisions of policy 7.2.26, office and personal service uses shall be permitted on property known municipally as 300 Elizabeth Street.

10. In addition to the provisions of subsection 7.2.26, several properties within the St. Patrick's Ward neighbourhood (Area 2 on Schedule 5) will continue to support a variety of business land uses in addition to any permitted residential land uses. The intent of this policy is to provide for a range of compatible business land uses where adjacent to residential areas. The specific range of permitted land will be defined in the implementing Zoning By-law for the following properties known municipally as 199 Alice Street, 59 Duke Street, 66 Duke Street, 91 Duke Street, 37 Empire Street, 92 Ferguson Street, 23 Garibaldi Street, 60 Ontario Street, 320 York Road, 383 York Road, 405 York Road, and 471 York Road. New sensitive land uses (residential, institutional or park) will also be permitted on these properties subject to meeting the following land use compatibility and property clean-up criteria:

- a) Noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway, as outlined in Subsection 8.2.31 of this Plan, can be satisfied by the proposal, where applicable.
- b) A land use compatibility analysis where industrial and sensitive uses are proposed in proximity to one another in accordance with subsection 7.7.7 of this Plan.
- c) The property has been cleaned-up or decommissioned to the Provincial standard appropriate for the land use proposed and in accordance with subsection 5.6 of this Plan.

11. In addition to the provisions of subsection 7.2.26, a club and compatible uses normally associated with the main use shall be permitted on property municipally known as 127 and 135 Ferguson Street. The off-street parking requirements may be satisfied by an adjacent parking lot located between Ferguson Street and Elizabeth Street.

12. In addition to the provisions of subsection 7.2.26, a religious use and compatible uses normally associated with the main use shall be permitted on property municipally known as 122 Harris Street.

13. In addition to the provisions of policy 7.2.26, a social services establishment including diagnostic and treatment services shall be permitted on lands known municipally as 80 Waterloo Avenue and 20-28 Birmingham Street.

14. In addition to the provisions of policy 7.2.26, a medical clinic use shall be permitted on property known municipally as 262 Edinburgh Road South.

15. In addition to the provisions of policy 7.2.26, office, personal service, and medical office uses in conjunction with, or without residential units shall be permitted on the property known municipally as 1453 Gordon Street. The maximum gross leasable floor area shall be limited to 455 square metres.

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## **ATTACHMENT 2 (continued)**

### **Existing Official Plan Land Use Designations and Policies**

16. In addition to the provisions of policy 7.2.26, office, medical clinic and medical office uses shall be permitted on property known municipally as 806 Gordon Street to a maximum gross floor area of 2500 square metres

#### **'General Residential' Land Use Designation**

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.

7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).

1. In spite of the density provisions of policy 7.2.32 the net density of development on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).

7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:

- a) The form and scale of existing residential development;
- b) Existing building design and height;
- c) Setbacks;
- d) Landscaping and amenity areas;
- e) Vehicular access, circulation and parking; and
- f) Heritage considerations.

7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.



**25 Lee Street**  
SUBJECT SITE

Existing Zoning: UR (Urban Reserve)  
Proposed Zoning: I.1-7 (Specialized Institutional)

**25 Lee Street**  
**PROPOSED ZONING BYLAW**  
**AMENDMENT**

**CITY OF Guelph**  
Making a Difference

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## **ATTACHMENT 3 (continued)**

### **Existing Zoning Details**

#### **SECTION 11 – URBAN RESERVE (UR) ZONE**

##### **11.1 PERMITTED USES**

The following are permitted Uses within the Urban Reserve (UR) Zone:

- Agriculture, Livestock Based
- Agriculture, Vegetation Based (mushroom farms shall not be permitted)
- Conservation Area
- Flood Control Facility
- Outdoor Sportsfield Facilities
- Recreation Trail
- Wildlife Management Area
- Accessory Uses in accordance with Section 4.23

##### **11.2 REGULATIONS**

Within the Urban Reserve (UR) Zone, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 – General Provisions and the following regulations:

###### **11.2.1 Minimum Separation Distances Regulating Livestock Based Agriculture**

Minimum separation distances for Livestock Based Agriculture operations shall be based on the Minimum Separation Distance requirements for livestock farms required by the Ontario Ministry of Agriculture and Food.

###### **11.2.2 Permitted Building or Structure**

In addition to all other provisions of this Section, a permitted Building or Structure shall only be permitted in accordance with all of the following regulations:

###### **11.2.2.1 Minimum Side Yard**

Equal to one-half the Building Height but in no case less than 3 metres.

###### **11.2.2.2 Minimum Rear Yard**

Equal to one-half the Building Height but in no case less than 7.5 metres.

###### **11.2.2.3 Minimum Front Yard**

7.5 metres or as set out in Section 4.24, whichever is greater.

###### **11.2.2.4 Off-Street Parking**

No off-Street parking shall be located within 3 metres of any boundary of an UR Zone.

###### **11.2.2.5 Off-Street Loading**

No off-Street loading shall be located within 3 metres of any boundary of an UR Zone.

###### **11.2.3 Accessory Building or Structure**

Despite Section 4.5, an accessory Building or Structure shall be permitted only in accordance with the following regulations:

###### **11.2.3.1 No accessory Building or Structure shall be used for human habitation.**



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**ATTACHMENT 3 (continued)**  
**Existing Zoning Details**

11.2.3.2 No accessory Building or Structure shall be located between the Street Line and any Setback line.

11.2.3.3 No accessory Building or Structure shall be located in any Side Yard.

11.2.3.4 No accessory Building or Structure shall be located closer to any Lot Line than one-half Building Height or 7.5 metres, whichever is greater.

**11.2.4 Lighting of Outdoor Sportsfield Facilities**

Outdoor Sportsfield Facilities shall be permitted to have lighting facilities developed in accordance with Section 4.18.1

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## **ATTACHMENT 3 (continued)**

### **Proposed Zoning Details**

#### **Specialized I.1-? (Institutional) Zone**

##### **Permitted Uses**

In accordance with the following permitted uses listed in Section 8.1.1 of Zoning By-law (1995) – 14864, as amended:

- ***Art Gallery***
- ***Day Care Centre in accordance with Section 4.26***
- ***Group Home in accordance with Section 4.25***
- ***Library***
- ***Museum***
- ***Outdoor Sportsfield Facilities***
- ***Religious Establishment***
- ***School***
- ***Occasional Uses in accordance with Section 4.21.***

Administrative Office, Nursing Home, activity room, Recreation Centre, nursing station, Research Establishment, chapel, residence and other Accessory Uses are permitted provided that such Use is subordinate, incidental and exclusively devoted to a permitted use listed in Section 8.1.1 and provided that such Use complies with Section 4.23.

##### **Regulations**

Within the Institutional (I) Zones, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 8.2, with the following exception:

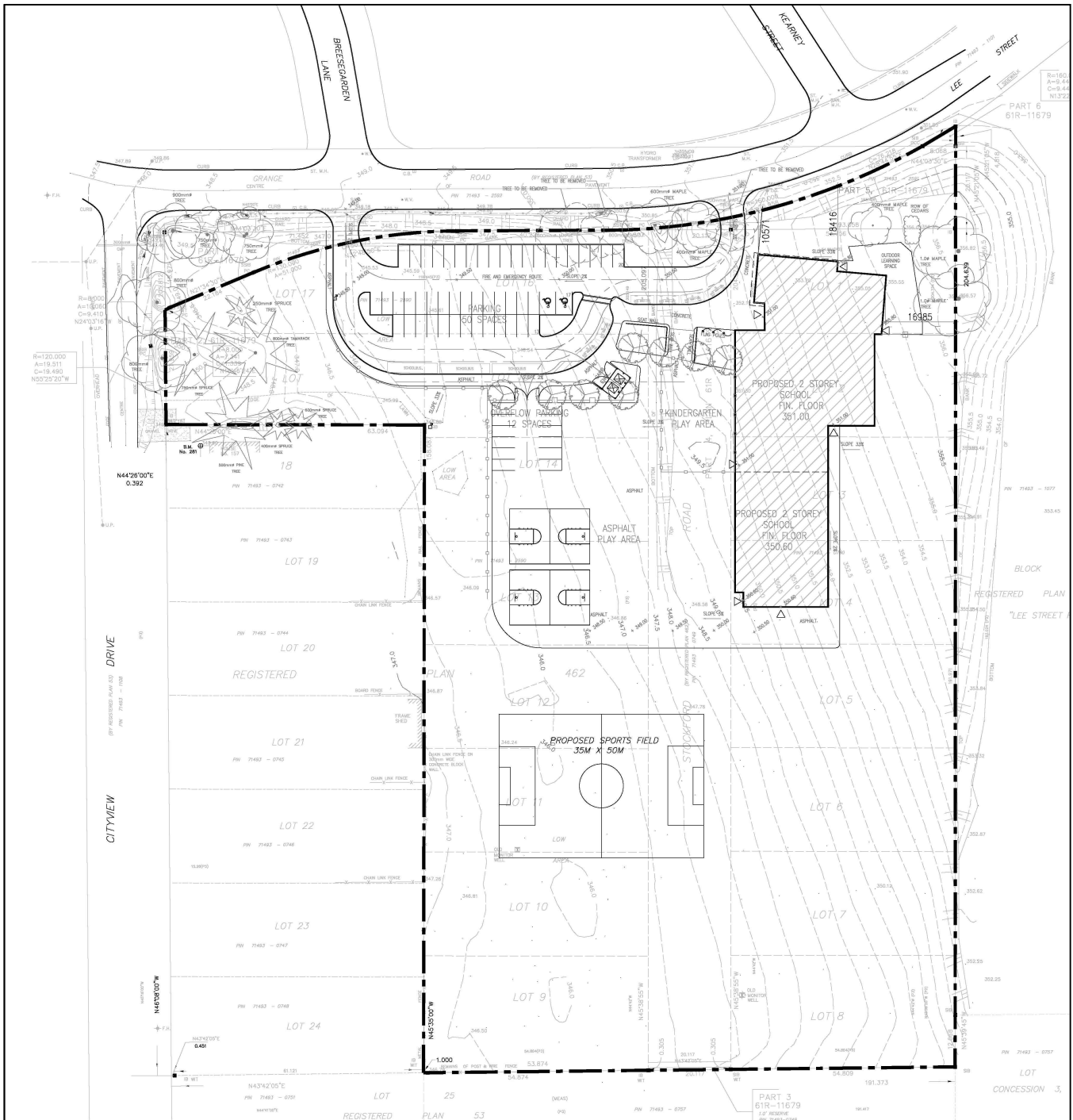
No Maximum Front Yard Setback Required (in lieu of the required 20 metres)

**ATTACHMENT 3 (continued)**  
**Standard I.1 (Institutional) Zone Regulations**

**TABLE 8.2 - REGULATIONS GOVERNING INSTITUTIONAL (I) ZONES**

Row 1	Institutional <b>Zones</b>	Educational, Spiritual and Other Services (I.1) <b>Zone</b>	University of Guelph and Guelph Correctional Centre (I.2) <b>Zone</b>	Health and Social Services (I.3) <b>Zone</b>
2	Minimum <b>Lot Area</b>	700 m <sup>2</sup>		
3	Minimum <b>Front and Exterior Side Yard</b>	6 metres and in accordance with Sections 4.16 and 4.24.		
4	Maximum <b>Front and Exterior Side Yard</b>	20 metres	---	---
5	Minimum <b>Side Yard</b>	6 metres or one-half the <b>Building Height</b> , whichever is greater.		
6	Minimum <b>Rear Yard</b>	7.5 metres or one-half the <b>Building Height</b> , whichever is greater.		
7	Minimum <b>Lot Frontage</b>	30 metres	---	---
8	Off- <b>Street Parking</b>	In accordance with Section 4.13.	In accordance with Sections 4.13 and 8.2.1.1.	
9	Off- <b>Street Loading</b>	In accordance with Section 4.14.	In accordance with Sections 4.14 and 8.2.1.1.	
10	Accessory <b>Buildings and Structures</b>	In accordance with Section 4.5.		
11	Fences	In accordance with Section 4.20.		
12	Maximum <b>Building Height</b>	4 <b>Storeys</b> and in accordance with Sections 4.16 and 4.18.	10 <b>Storeys</b> and in accordance with Sections 4.16 and 4.18.	
13	<b>Buffer Strips</b>	Where an Institutional <b>Zone</b> abuts any Residential, Park, Wetland or Urban Reserve <b>Zone</b> , a <b>Buffer Strip</b> shall be developed.		
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		

# **ATTACHMENT 4** **Proposed Concept Plan**



## CONSENT AGENDA

December 3, 2012

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**

<b>REPORT</b>	<b>DIRECTION</b>
<p><b>A-1) 316 WATERLOO AVENUE: ZONING BY-LAW AMENDMENT (FILE ZC1116) – WARD 5</b></p> <p>THAT Report 12-105 regarding a Zoning By-law Amendment for property municipally known as 316 Waterloo Avenue from Planning, Building, Engineering and Environment dated December 3, 2012 be received;</p> <p>AND THAT the application made by VanHarten Surveying Inc. on behalf of Sebastian Sambor and Przemyslaw Sambor for approval of a Zoning By-law Amendment from the Residential Single Detached 'B' (R1.B) Zone to a Specialized Residential Single Detached 'B' (R.1B-?(H)) Holding Zone for the property municipally known as 316 Waterloo Avenue and legally described as Lot 23, Registered Plan 34, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Planning, Building, Engineering and Environment Report 12-105 dated December 3, 2012;</p> <p>AND THAT in accordance with Section 34(17) of the <i>Planning Act</i>, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 316 Waterloo Avenue as set out in Report 12-105 from Planning, Building, Engineering and Environment dated December 3, 2012.</p>	Approve

**A-2) 195 COLLEGE AVENUE WEST: PROPOSED ZONING BY-LAW AMENDMENT (FILE: ZC213) – WARD 1**

Approve

THAT Report 12-107 regarding an application for a Zoning By-law Amendment to permit a single-detached dwelling on lands municipally known as 195 College Avenue West from Planning, Building, Engineering and Environment, dated December 3, 2012, be received;

AND THAT the application by Van Harten Surveying Inc. on behalf of the Guelph Community Christian School, for a Zoning By-law Amendment from the I.1 (Institutional) Zone to the R.1B (Single Detached Residential) Zone affecting the property municipally known as 195 College Avenue West, and legally described as Lot 16, Registered Plan 432, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Planning, Building, Engineering and Environment Report 12-107, dated December 3, 2012.

**A-3) PROPOSED DEMOLITION OF 28 ST. ANDREW STREET – WARD 3**

Approve

THAT Report 12-111 regarding the proposed demolition of a detached dwelling at 28 St. Andrew Street, legally described as Lot 15, Plan 264, City of Guelph, from Planning, Building, Engineering and Environment dated December 3, 2012, be received;

AND THAT the proposed demolition of the detached dwelling at 28 St. Andrew Street be approved;

AND THAT the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property which can be preserved, and be required to erect protective fencing at one (1) metre from the dripline of any existing trees on adjacent City property prior to commencement of demolition and maintain fencing during demolition and construction of the new dwelling;

AND THAT the applicant be requested to contact the general manager of solid waste resources, planning, building, engineering and environment regarding options for the salvage or recycling of all demolition materials.

**A-4) PROPOSED DEMOLITION OF 17 FOREST HILL DRIVE – WARD 5**

Approve

THAT Report 12-110 regarding the proposed demolition of a detached dwelling at 17 Forest Hill Drive, legally described as Part Lot 19, Plan 401, AS IN RO787742 City of Guelph, from Planning, Building, Engineering and Environment dated December 3, 2012, be received;

AND THAT the proposed demolition of the detached dwelling at 17 Forest Hill Drive be approved;

AND THAT the applicant be requested to remove material stockpiled within the dripline of the existing front yard tree and erect protective fencing at one (1) metre from the dripline of this tree and any other existing trees on the property which can be preserved prior to commencement of demolition and maintain fencing during demolition and construction of the new dwelling;

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

**A-5) GUELPH AREA TRANSMISSION REFURBISHMENT PROJECT  
AND THE COMMUNITY ENERGY INITIATIVE**

Approve

THAT the report dated October 9, 2012 entitled 'Guelph Area Transmission Refurbishment Project and the Community Energy Initiative' be received and;

THAT City Council direct the CAO to formally correspond with the Ministry of Energy requesting that they direct the Ontario Power Authority to approve Guelph-based projects currently in application under the Feed-In-Tariff and Combined Heat and Power Standard Offer programs and;

THAT City Council direct the CAO to formally correspond to the CEO of the Ontario Power authority to formally request the inclusion of representatives from the City of Guelph, on behalf of the Community Energy Initiative, in the ongoing study of energy supply to the Kitchener-Waterloo-Guelph-Cambridge region and;

THAT City Council direct the Mayor to continue to communicate with the Minister of Energy and other Provincial Ministers, as appropriate, to advocate on behalf of existing and future local energy generation and conservation projects and;

THAT City Council direct staff to continue to communicate to staff of the Ministry of Energy, other Ministries as appropriate and the Ontario Power Authority to advocate on behalf of existing and future local generation projects and;

THAT the City direct staff to investigate the feasibility of formal procedural interventions to the Guelph Area Transmission Refurbishment project such as a request for an Individual Environmental Assessment or intervening at the Ontario Energy Board as they consider the "Leave to Construct" for the GATR project.

# COUNCIL REPORT



TO **Guelph City Council**

SERVICE AREA Planning, Building, Engineering and Environment  
DATE December 3, 2012

**SUBJECT 316 Waterloo Avenue: Zoning By-law Amendment  
Decision (File: ZC1116)  
Ward 5**

REPORT NUMBER 12-105

## SUMMARY

**Purpose of Report:** This report provides a staff recommendation to approve a Zoning By-law Amendment to rezone the subject lands to a Specialized R.1.B-? (H) (Residential Single Detached Zone) with a Holding Provision to permit a coach house as a second accessory dwelling unit.

**Council Action:** Council is being asked to approve the Zoning By-law Amendment for the subject property.

## RECOMMENDATION

"THAT Report 12-105 regarding a Zoning By-law Amendment for property municipally known as 316 Waterloo Avenue from Planning, Building, Engineering and Environment dated December 3, 2012 be received;

AND THAT the application made by VanHarten Surveying Inc. on behalf of Sebastian Sambor and Przemyslaw Sambor for approval of a Zoning By-law Amendment from the Residential Single Detached 'B' (R1.B) Zone to a Specialized Residential Single Detached 'B' (R.1B-?(H)) Holding Zone for the property municipally known as 316 Waterloo Avenue and legally described as Lot 23, Registered Plan 34, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Planning, Building, Engineering and Environment Report 12-105 dated December 3, 2012;

AND THAT in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 316 Waterloo Avenue as set out in Report 12-105 from Planning, Building, Engineering and Environment dated December 3, 2012."



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## **BACKGROUND**

An application for a Zoning By-law Amendment (ZC1116) was received by VanHarten Surveying Inc. for the property municipally known as 316 Waterloo Avenue. The proposal is a request to change the zoning from the Residential Single Detached 'B' (R.1B) Zone to a Specialized Residential Single Detached 'B' (R.1B-?) Zone to permit a coach house. In addition, a Holding Provision ("H") is being recommended by staff as a Record of Site Condition is required to be filed with the Ministry of Environment. If the Zoning is approved by Council, it is the owners' intention to convert and upgrade an existing accessory structure (concrete block building) on the property currently used as an office for a roofing business into a two (2) bedroom coach house.

The application was deemed complete on December 8, 2011. The statutory Public Meeting was held on May 7, 2012. At this meeting, Council received staff Report 12-51 that provided a factual background of the property and information related to the proposed Zoning By-law Amendment application. During the Public Meeting, Council requested staff provide illustrations to show the green space on the property when the application came back to Council for a decision, ensure adequate emergency vehicle access is provided, and determine whose financial responsibility it is to complete environmental remediation of the property, if required. Council also directed staff to follow up with residents of 281 Bristol Street that submitted a petition so as to more effectively address their concerns and work to mitigate their issues.

A complete chronology of key milestone dates for the application, including the dates which public notification was made is included in Attachment 9.

### **Location**

The subject property is located on the south side of Waterloo Avenue and west of Edinburgh Road. The property is bound by mid-rise apartment buildings to the south on Bristol Street, and predominantly single detached dwellings to the north, east and west. Additional apartment buildings are located further to the east. The subject property has approximately 16.09 metres of frontage on Waterloo Avenue with a lot depth of 50.41 metres, and is approximately 0.0811 ha in size.

The subject property contains a single detached dwelling constructed around 1913, along with two accessory structures which are both to the rear of the dwelling. The concrete block accessory structure directly behind the single detached dwelling is proposed to be converted to a coach house as part of this Zoning By-law Amendment, with the second accessory structure to be used as a garage with two (2) off-street parking spaces.

### **Existing Official Plan Land Use Designation and Policies**

The subject property is designated "General Residential" in the Official Plan. The "General Residential" designation permits all forms of residential uses, including single detached dwellings, multiple unit residential buildings, residential care facilities, lodging houses, coach houses, and garden suites. The maximum density in the "General Residential" designation is 100 units per hectare.

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The Official Plan identifies the subject lands as within the “Built-up Area” of the City. The “Built-up Area” has been delineated in accordance with Section 2.2.3.5 of the Province’s *Growth Plan for the Greater Golden Horseshoe* and includes the developed urban area of the City as it existed on June 16, 2006. The “Built-up Area” is expected to accommodate a significant portion of the City’s future growth through intensification opportunities. Beginning in 2015, a minimum of 40% of the City’s annual residential development must be accommodated within the “Built-up Area”.

The southern one third of the subject property is located within the Special Policy Area (SPA) of the Official Plan, which comprises of the built-up area of Guelph that is located within the regulatory flood plain of the Speed and Eramosa Rivers. Residential development, intensification, and the conversion of non-residential buildings to residential are permitted within the Special Policy Area provided that new or existing buildings meet certain design criteria and floodproofing requirements. It is noted that the proposed Coach House is not located within the SPA.

The relevant Official Plan land use designations and related policies are included in Attachment 3.

### **Existing Zoning**

The subject property is zoned Single Detached Residential ‘B’ (R.1B) (see Attachment 4). Single detached dwellings are permitted in this zone, in addition to a number of secondary uses to single detached dwellings.

## **REPORT**

### **Description of Proposed Zoning By-law Amendment**

The application is a request to rezone the subject property from the current Residential Single Detached ‘B’ (R.1B) Zone to a Specialized Residential Single Detached ‘B’ (R.1B-?) Zone to permit a coach house. The Zoning By-law equates a coach house to a garden suite for the purposes of definition and interpretation.

The R.1B Zone permits the following uses:

- Single Detached Dwelling
- Accessory Apartment (in accordance with Section 4.15.1)
- Bed and Breakfast (in accordance with Section 4.27)
- Day Care Centre (in accordance with Section 4.26)
- Group Home (in accordance with Section 4.25)
- Home Occupation (in accordance with Section 4.19)
- Lodging House Type 1 (in accordance with Section 4.25)

A specialized R.1B zoning category is being recommended so as to include a coach house as a permitted use and also recognize a side yard of 1.1 metres for the coach house. Since the Public Meeting on May 7, 2012, the second dwelling unit request has been revised. Originally the proposed second dwelling unit request was referred to as a single detached dwelling. However, staff suggested to the applicant’s agent,

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VanHarten Surveying Inc. that based on the attributes of the existing concrete block structure and details of the request, the second dwelling unit should be referred to as a Coach House instead of a single detached dwelling. This would be more appropriate in scale for the property as the second dwelling unit is to be subordinate to the existing single detached dwelling. Staff would have concerns recommending support for two single detached dwellings on one property in the R.1B Zone. The applicant's agent agreed to this minor change in terminology, and submitted a revised sketch to illustrate this. The revised conceptual site plan is found in Attachment 5.

Under the authority of Section 36 of the *Planning Act* and Section 9.10.7.1 d) of the Official Plan, Staff are recommending that a Holding Provision ("H") be placed on the amended zoning category due to the requirement to complete a Record of Site Condition (RSC). Staff have determined that due to the current commercial use of a roofing business on a portion of the subject property and request made by the applicant to utilize this portion of the property for residential purposes, an RSC is required to be filed on the Environmental Site Registry under Ontario Regulation 153/04, as amended. A Qualified Person as defined by the regulation will need to be retained to complete a Phase 1 and 2 Environmental Site Assessment as well as any required remediation to demonstrate that the condition of the property is suitable for residential uses. Once the Ministry of Environment issues a clearance statement and indicates the RSC has been filed on the Environmental Site Registry, the property owner can apply to have the Holding Provision lifted.

The applicant has stated that the roofing business will be vacating the property so as to allow for the proposed conversion of the accessory structures and yard to residential uses.

Subject to Sections 7.2.22.1 and 9.10.2 a) of the Official Plan, the property owner will be subject to site plan control, and be required to receive site plan approval prior to the issuance of any building permits to convert the concrete block building into a coach house.

### **Staff Review/Planning Analysis**

The complete staff review and planning analysis for this application is provided in Attachment 7. The analysis addresses all relevant planning considerations, including the issues that were raised by Council and members of the public at the statutory Public Meeting held May 7, 2012 and other issues raised through review of the application. The issues generally refer to:

- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow Plan;
- Evaluation of the proposal against the land use designation and policies of the Official Plan including Council-adopted Official Plan Amendment 48 and the Special Policy Area relating to the floodplain;
- Addressing the availability and provision of green space on the property;
- Providing emergency access to the coach house and detached garage structure;
- Completing a Record of Site Condition (RSC) and necessary environmental remediation; and

- 
- Addressing the concerns raised by petition from the residents of 281 Bristol Street.

### **Planning Staff Recommendation**

Planning staff are satisfied that the Zoning By-law Amendment is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*. Furthermore, the application is consistent with the City's Official Plan and staff are of the opinion that amending the Zoning from R.1B to a Specialized R.1B-? conforms to the objectives and policies of the Official Plan and Provincial Planning initiatives, and is overall good planning. Planning staff are recommending that Council approve the Zoning By-law Amendment subject to the conditions and regulations outlined in Attachment 2.

### **Minor Application Revision**

The revision that has been made to the application since the May 7, 2012 Public Meeting is considered minor, and therefore staff are recommending to Council that no further public notice is required in accordance with Section 34(17) of the *Planning Act*. The change relates to the terminology for the requested second dwelling unit. Originally, the application referred to the second dwelling unit as a Single Detached Dwelling. Based on further review of the application and discussions with the applicant's agent, staff feel that it is more appropriate and fitting to refer to the second dwelling unit as a Coach House. Aside from the change in terminology, there are no other revisions to the application, its intent, or to the information included in the original public notice. Considering the revision, if the Zoning By-law Amendment is approved by Council, the request to add a second unit will not change in scale, form or function from the original application, regardless of the minor change in terminology.

## **CORPORATE STRATEGIC PLAN**

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

## **FINANCIAL IMPLICATIONS**

### **Projected Taxation**

- \$6,000 (Estimated rate for existing single detached dwelling with the addition of a Coach House)

### **Development Charges**

- \$10,078 (2012 rate)

## **DEPARTMENTAL CONSULTATION**

The public agency and comments received from City departments during the review of the application are summarized on Attachment 8.

## **COMMUNICATIONS**

Key dates for the public process regarding this planning application are included in Attachment 9.

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Council requested staff follow up with residents of 281 Bristol Street to ensure their concerns were addressed or could be mitigated. A copy of the letter sent to the residents of 281 Bristol Street is included in Attachment 6, and their concerns summarized and addressed in Attachment 7 under the header "281 Bristol Street".

## **ATTACHMENTS**

Attachment 1 – Location Map  
Attachment 2 – Recommended Zoning Regulations and Conditions  
Attachment 3 – Existing Official Plan Land Use Designations and Policies  
Attachment 4 – Existing and Proposed Zoning and Details  
Attachment 5 – Conceptual Site Plan  
Attachment 6 – Letter sent to Residents of 281 Bristol Street  
Attachment 7 – Planning Staff Analysis  
Attachment 8 – Circulation Comments Summary  
Attachment 9 – Public Notification Summary

### **Prepared By:**

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### **Recommended By:**

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Original Signed by:

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### **Recommended By:**

Todd Salter  
General Manager  
Planning Services  
519-822-1260, ext 2395  
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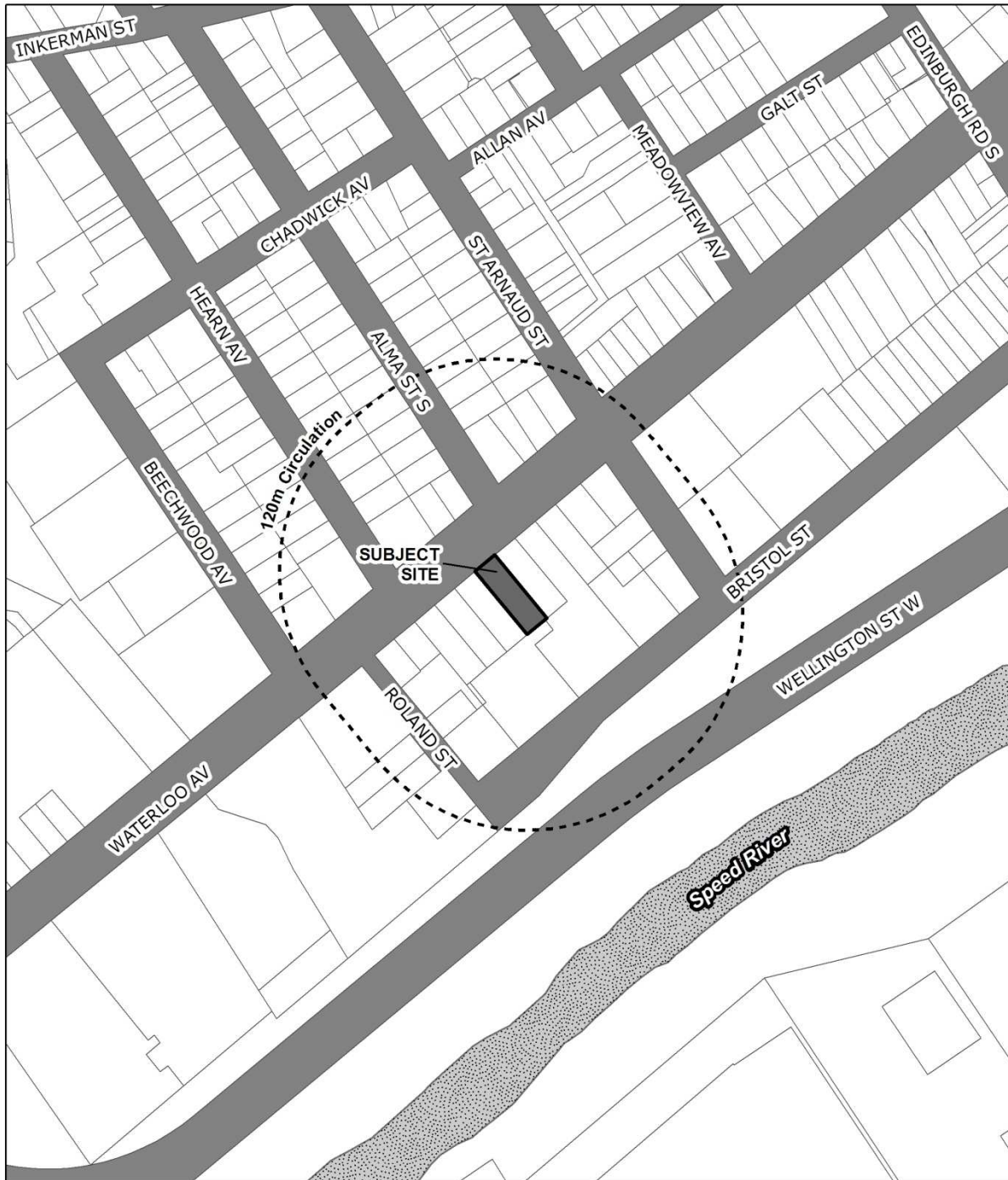
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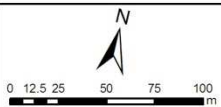
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### **Recommended By:**

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


## ATTACHMENT 1 Location Map





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**LOCATION MAP**  
**316 Waterloo Avenue**



Produced by the City of Guelph  
Planning, Building, Engineering and Environment, Development Planning  
November 2012

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## **ATTACHMENT 2**

### **Recommended Zoning Regulations and Conditions**

The property affected by the Zoning By-law Amendment application is municipally known as 316 Waterloo Avenue and is legally described as Lot 23, Registered Plan 34, City of Guelph.

#### **PROPOSED ZONING**

The following zoning is proposed for 316 Waterloo Avenue:

#### **Specialized R.1B-? (H) Residential Single Detached 'B', Holding Zone**

##### **Permitted Uses**

In addition to the permitted uses in Section 5.1.1 of Zoning By-law (1995)-14864, the following additional use shall also be permitted:

- Coach House

For the purposes of this Zone, the following definition will apply:

**Coach House** shall mean a one unit detached residence containing bathroom and kitchen facilities that is located on the same lot, but is subordinate to an existing residential dwelling, and is designed to be a permanent unit.

##### **Proposed Zoning Regulations**

In accordance with Section 4 (General Provisions) and Section 5.1.1 and Table 5.1.2 (Residential Single Detached) Zone regulations of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

- Coach House
  - Gross Floor Area:
    - The maximum Gross Floor Area of the Coach House shall not exceed 96 square metres.
  - Minimum Side Yard
    - 1.1 metres
  - Maximum Number of Bedrooms
    - 2 bedrooms
  - Maximum Building Height:
    - The maximum building height shall be 1 storey.
  - Off-street Parking:
    - In addition to the requirements of Section 4.13 where a Coach House has been provided in addition to the main Dwelling unit, a total of 3 parking spaces shall be required on the property.
    - 1 parking space shall be provided for the coach house.

- 
- Number of Buildings per Lot
    - Despite Section 4.4, a Coach House is permitted on the same Lot as the main Dwelling Unit in the R.1B-? Zone.
  - Notwithstanding the Uses permitted in 5.1.1, a Coach House located in the R.1B-? Zone shall not be occupied by a home occupation or an accessory apartment.

#### Holding Provision

Purpose: To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph, namely filing a Record of Site Condition with the Ministry of Environment. Based on the history of uses on the site, this will ensure that the site is appropriately remediated to permit residential development.

#### Holding Provision Conditions:

1. The City shall receive a Record of Site Condition from the Ministry of Environment showing the site has been properly rehabilitated.
2. The owner enters into an agreement, registered on title, containing the conditions of approval endorsed by Council (see below).

#### **PROPOSED CONDITIONS**

The following conditions are provided as information to Council and will be imposed through an agreement with the City registered on title for the subject site:

1. That the applicant/owner shall submit to the City, in accordance with Section 41 of The Planning Act and Sections 7.2.22.1 and 9.10.2 a) of the Official Plan, a **fully detailed site plan(s)**, indicating the location of buildings, landscaping, parking, circulation, emergency access, lighting, grading, utilities and drainage on the said lands as well as proposed elevations of the Coach House to the satisfaction of the General Manager of Planning Services and the General Manager/City Engineer, prior to Site Plan approval, and furthermore the Developer agrees to develop the said lands in accordance with the approved plan.
2. That the applicant/owner 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.
3. That the applicant/owner shall pay to the City the actual cost of constructing and installing a **new water service lateral** and furthermore the applicant/owner shall pay to the City, a deposit for the cost of the service lateral, in accordance with by-law number (2011)-19150, as amended from



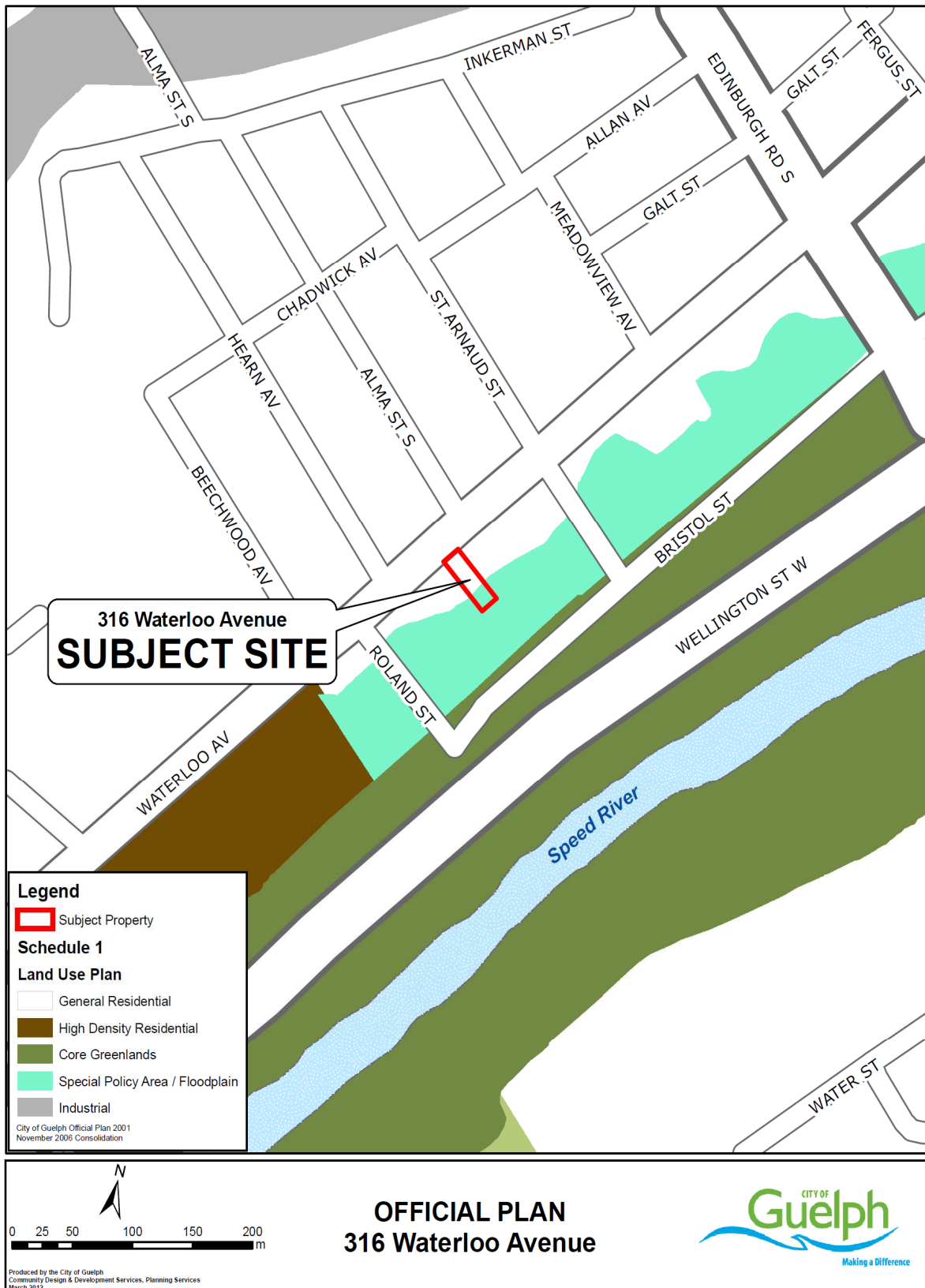
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time to time, or any successor thereof.

4. Prior to building permit, the owner shall pay to the City **cash-in-lieu of park land dedication** in accordance with By-law (1989)-13410, By-law (1990)-13545 and By-law (2007)-18225, as amended from time to time, or any successor thereof.

# ATTACHMENT 3

## Existing Official Plan Land Use Designations and Policies



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## ATTACHMENT 3 (continued)

### Existing Official Plan Land Use Designations and Policies

#### General Residential / Housing Policies

- 7.2.2 The City shall encourage and assist, where possible, in the production of an adequate supply and mix of *affordable housing* by:
- a) Expediting the *development* approval process and other administrative requirements;
  - b) Partnering with the private sector and other government levels to implement housing programs;
  - c) Encouraging the provision of *affordable housing* in plans of subdivision that are designed for moderate and lower income households, and, more particularly, for large subdivisions requiring this housing form to be provided to a minimum 25% of the total potential units.
  - d) Encouraging the use of alternative development techniques that can assist in lowering development costs and potentially lower housing costs;
  - e) Promoting a 3 percent *vacancy rate* for rental housing;
  - f) Encouraging the provision of additional rental housing;
  - g) Promoting the provision of *affordable housing*, located near transit, shopping, parks and other community facilities, in order to meet the needs of lower income and senior citizen households;
  - h) Supporting student housing developments conveniently accessible to the University of Guelph;
  - i) Supporting the provision of specialized housing facilities to meet the needs of persons with disabilities.
- 7.2.3 In order to provide for the housing needs of a wide array of socio-economic groups, the City will encourage the development of a variety of housing types and forms in large plans of subdivision.
- 7.2.4 The City shall provide for the creation of *accessory apartments* and other alternative, low impact housing forms for the lower density residential areas of the City. Regulations promoting compatibility of this housing form will be outlined in the *Zoning By-law*.
- 7.2.5 The City will encourage the conversion of suitable non-residential structures to residential accommodation, provided other non-residential land uses in the vicinity would not pose an *adverse effect*.

#### 'General Residential' Land Use Designation

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).

- 
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.

#### **Coach House / Garden Suites**

- 7.2.22 *Coach houses* and *garden suites* may be permitted as alternative forms of housing in all land use designations of the Plan allowing lower density forms of housing.
1. *Coach houses* and *garden suites* will be regulated by the provisions of the implementing *Zoning By-law* and shall be subject to site plan control.
  2. The following criteria will be used as the basis for permitting *coach houses* and *garden suites* by amendment to the implementing *Zoning By-law*:
    - a) The use is subordinate in scale and function to the main *dwelling* on the lot;
    - b) The use can be integrated into its surroundings with negligible visual impact to the streetscape;
    - c) The use is situated on an appropriately-sized housing lot;
    - d) The use is compatible in design and scale with the built form of the main *dwelling unit*;
    - e) The orientation of the use will allow for optimum privacy for both the occupants of the new *coach house* or *garden suite* and the main *dwelling* on the lot; and
    - f) Any other siting requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.

#### **Special Policy Area (S.P.A.) Flood Plain**

The "Provincial Policy Statement" generally prohibits *development* or *redevelopment* within the *regulatory flood plain* due to inherent dangers, such as loss of life, property damage and social disruption, should flooding occur. The "Policy Statement" does however, recognize there are special circumstances in historic communities where the general prohibition of new *development/redevelopment* is so onerous that it would degrade the community's vitality. Therefore, the "Provincial Policy" also makes provision for the designation of lands within the *flood plain* as a 'Special Policy Area.'

The 'Special Policy Area Flood Plain' area as generally designated on Schedule 1 and in more defined fashion denoted on Schedule 8 of this Plan illustrates a currently built-up

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portion of Guelph which is within the *regulatory flood plain* of the Speed and Eramosa Rivers. *Development, redevelopment* and rehabilitation of buildings and structures in this area is considered vital to the continued economic and social viability of the City. In addition, major relocation or complete acquisition by public authorities is not feasible. Strict enforcement of the "Provincial Policy Statement's" One Zone and Two Zone Flood Plain concepts in these areas would lead to the physical deterioration of the infrastructure and unnecessary hardship to the City.

7.14.4 Within the 'Special Policy Area (S.P.A.) Flood Plain', as generally designated on Schedule 1 and in more detailed fashion on Schedule 8 of this Plan, the City, the Grand River Conservation Authority and the Province of Ontario have agreed to accept a higher *flood* risk than would normally be acceptable. This higher *flood* risk permits the *development* of a limited amount of new buildings and structures on these lands in accordance with the following:

1. The permitted uses within the 'S.P.A. Flood Plain' are established by the land use designations shown on Schedule 8. In addition, policy 7.14.1 is applicable within the 'S.P.A. Flood Plain'.
2. *Development/redevelopment* is not permitted within the *floodway*.
3. Hotels and motels may be permitted in the applicable Schedule 8 land use designations of this Plan if the use can be *floodproofed* to the *regulatory flood* level and *safe access* can be provided.
4. Within the 'S.P.A. Flood Plain' land use designation, service stations, gas bars and other uses involving the manufacture, disposal, consumption or storage of chemical, flammable, explosive, toxic, corrosive or other dangerous materials shall not be permitted.
5. Within the 'S.P.A. Flood Plain' land use designation, parking facilities shall be designed to the satisfaction of the City and the Grand River Conservation Authority so as to minimize *flood* damage and potential *flood* flow interference.
6. The City's implementing *Zoning By-law* will outline specific use and building regulations for lands within the 'S.P.A. Flood Plain' land use designation.

7.14.5 *Floodproofing* shall be required for all forms of building activity within the 'S.P.A. Flood Plain' land use designation to the satisfaction of the City and the Grand River Conservation Authority. The following sub-policies will give guidance to the *floodproofing* requirements:

1. Any new building or structure shall be designed such that its structural integrity is maintained during a *regulatory flood*. In spite of the lower minimum levels specified by the policies of this subsection, every attempt should be made to *floodproof* buildings and structures to the *regulatory flood* level.
2. The various forms of *floodproofing*, as outlined in the "Implementation Guidelines of the Provincial Policy Statement on *Flood Plain* Planning" (October, 1988) may be used to achieve the necessary *floodproofing* requirements of this Plan.
3. The replacement of a building or structure on the footprint of a previous structure which has been destroyed or demolished by fire or natural causes will be permitted, provided the building or structure is not located within the *floodway*.

#### **Floodproofing Requirements for Residential Uses within the 'S.P.A. Flood Plain' Land Use Designation**

7.14.6 In addition to the requirements of policy 7.14.5, the following policies apply to the *renovation* of, intensification of, *conversion* to, *development* and *redevelopment* of residential uses.

1. *Renovation* of existing residential buildings shall be permitted provided any new *habitable floor space* is no lower than the elevation of the existing ground floor level.
2. Residential intensification, comprising the building of a new single/semi/duplex on an existing vacant lot, or adding an *accessory apartment* to an existing

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*single/semi/duplex* building or the creation of a new lot by *consent* for a *single/semi/duplex* dwelling, shall be permitted provided that the new building or structure is *floodproofed* to an elevation no lower than one metre below the *regulatory flood level*; and:

- a) The *habitable floor space* is constructed to an elevation equal to, or greater than the ground floor elevation of adjacent buildings, but in no case lower than one metre below the *regulatory flood level*;
  - b) Mechanical, electrical and heating equipment will be located no lower than one metre below the *regulatory flood level*;
  - c) Basements will only be permitted in instances where the elevation of the basement floor is greater than the elevation of one metre below the *regulatory flood level*. In instances where this basement floor level elevation cannot be achieved, a crawl space of a maximum height of 1.2 metres may be permitted to facilitate servicing; and
  - d) Access is available to the site at an elevation no lower than one metre below the *safe access level*.
3. Conversion of a non-residential building to a residential use will be permitted provided the building is *floodproofed* to an elevation no longer than one metre below the *regulatory flood level*: and
- a) The *habitable floor space* elevation of any new residential unit is located at an elevation no lower than one metre below the *regulatory flood level*;
  - b) Mechanical, electrical and heating equipment will be located no lower than one metre below the *regulatory flood level*; and
  - c) Access is available to the site at an elevation no lower than one metre below the *safe access level*.
4. *Development/redevelopment* of new residential units, excluding forms of residential intensification noted in policy 7.14.6.2, shall be permitted provided that the new building and related structures are *floodproofed* to the *regulatory flood level*; and
- a) The *habitable floor space* of any new residential unit is constructed to an elevation equal to or greater than the *regulatory flood level*;
  - b) Windows, doors and other building openings for any new residential unit will be located above the *regulatory flood level*;
  - c) Mechanical, electrical and heating equipment for any new residential unit will be located above the *regulatory flood level*;
  - d) Access is available to the site at an elevation no lower than one metre below the *safe access level*; and
  - e) Unenclosed parking facilities shall be located at or above an elevation of the *100 year flood level*. Enclosed facilities shall be *floodproofed* to the *regulatory flood level*.

## 9.10 Development Control

### Site Plan Control

9.10.1 The City will use the *site plan* control provisions of the Planning Act in order to:

- a) Ensure the adequate provision and maintenance of site-specific facilities required by *development*;
- b) Require necessary easements or otherwise control the location of necessary services and utilities;
- c) Ensure that the proposed *development* is functional for the intended use;

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- d) Ensure compatibility of design between sites;
  - e) Minimize any adverse effects of the *development* on adjacent properties;
  - f) Secure necessary road widenings and lands for intersection improvements from abutting properties in accordance with the provisions of policy 8.2.26 of this Plan;
  - g) Ensure that *development* is completed and maintained as approved by Council;
  - h) Ensure that *development* is compatible with on-site or adjacent property *natural heritage features* and *cultural heritage resources*.

9.10.2 All lands within the City of Guelph are designated as a *site plan* control area, except:

- a) Low density residential, including *single-detached* and *semi-detached dwellings* and buildings or structures accessory thereto, but not including *zero lot line dwellings*, *lodging houses*, *coach houses*, *garden suites*, *group homes* or other residential care facilities;
- b) Farm-related *development* including buildings and structures for agricultural use; and
- c) Buildings or structures used for flood control or conservation purposes.

9.10.3 As a condition of *development* approval in *site plan* control areas, Council may require plans and drawings outlining the following:

- a) The elevations and cross-section views of buildings and structures;
- b) Landscaping, servicing and buffering;
- c) Grading and drainage;
- d) Vehicle access and off-street circulation, loading and parking;
- e) Signage and lighting;
- f) Pedestrian access and bicycle facilities;
- g) Barrier free facilities; and
- h) Facilities for the storage of garbage and other waste materials.

9.10.4 The City will utilize urban design policies of subsection 3.6 and any applicable urban design guidelines to further the "image", "sense of place", and design compatibility considerations given under *site plan* control.

**316 Waterloo Avenue  
SUBJECT SITE**

**ZONING BYLAW  
316 Waterloo Avenue**

**City of Guelph**  
Making a Difference



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## ATTACHMENT 4 (continued)

### Existing Zoning and Details

#### Residential Single Detached 'B' (R.1B) Zone

##### Permitted Uses

In accordance with the uses listed in Section 5.1.1 of Zoning By-law (1995)-14864:

- **Single Detached Dwelling**
- **Accessory Apartment** *in accordance with Section 4.15.1*
- **Bed and Breakfast** establishment *in accordance with Section 4.27*
- **Day Care Centre** *in accordance with Section 4.26*
- **Group Home** *in accordance with Section 4.25*
- **Home Occupation** *in accordance with Section 4.19*
- **Lodging House Type 1** *in accordance with Section 4.25*

##### Regulations

In accordance with Section 5.1.2 of Zoning By-law (1995)-14864:

- 5.1.2 Within the Residential 1 (R.1) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or Used except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:
- 5.1.2.1 Despite Row 7 of Table 5.1.2, where a **Garage, Carport** or **Parking Space** is not provided in accordance with Section 4.13.2.1, one **Side Yard** shall have a minimum dimension of 3 metres.
- 5.1.2.2 Despite any required **Side Yard** on a residential **Lot**, **Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**.
- 5.1.2.3 In the event that there is a transformer easement on a particular **Lot**, portions of the **Single Detached Dwelling** may be required to be **Setback** further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 4.5 metres may be maintained between the transformer easement and any part of the dwelling.
- 5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.
- 5.1.2.5 Despite Row 4 of Table 5.1.2, the minimum **Lot Frontage** for a **Corner Lot** in a R.1D **Zone** shall be 12 metres.
- 5.1.2.6 Despite Row 4 of Table 5.1.2, the **Lots** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Lot Frontage** of the average **Lot Frontage** established by the

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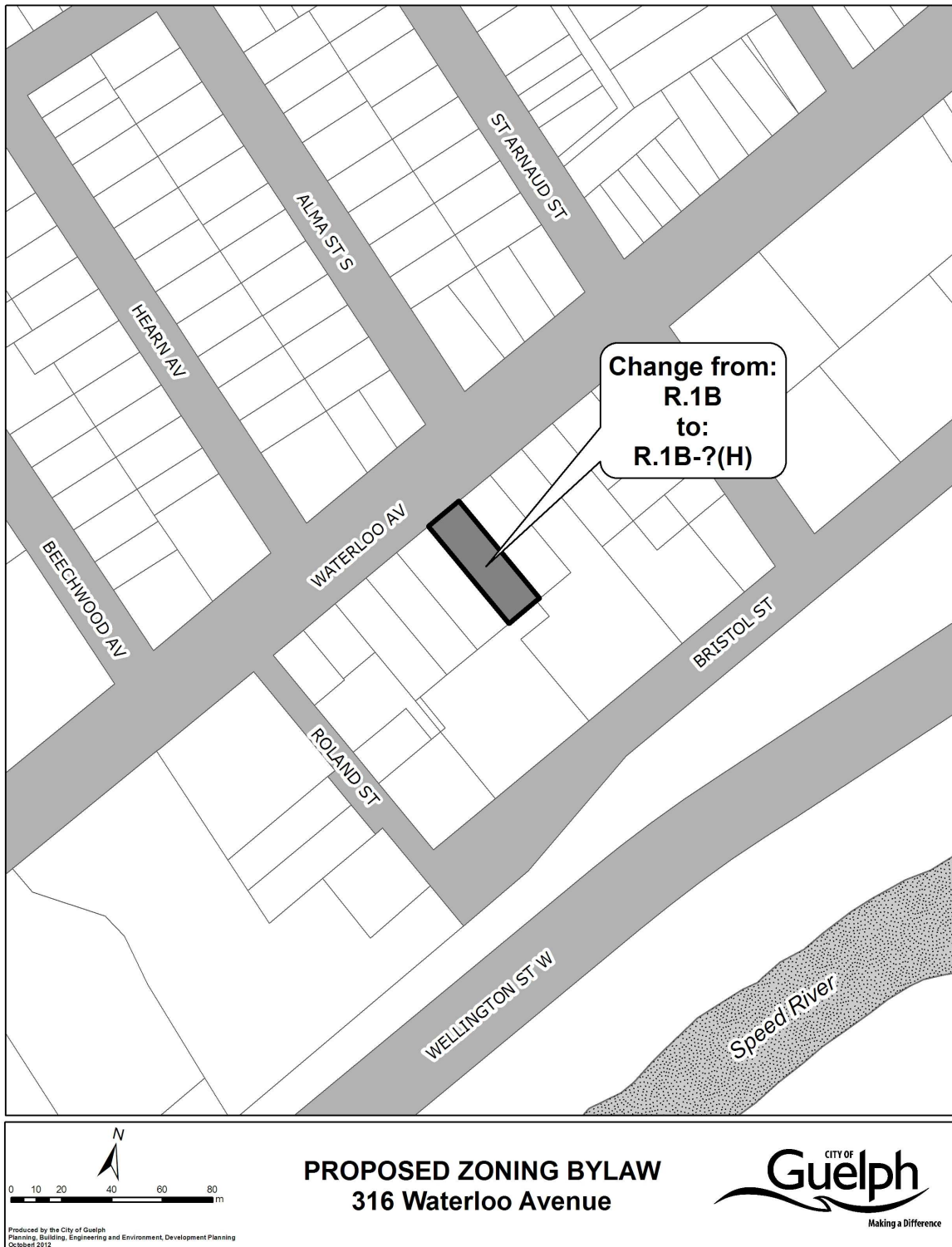
existing **Lots** within the same **City Block Face**, but in no case less than 9 metres. Nothing in this section shall require the minimum **Lot Frontage** to be greater than the minimum **Lot Frontage** established in Table 5.1.2. Where the average **Lot Frontage** of the existing **Lots** on the **Block Face** cannot be determined, the minimum **Lot Frontage** shall be as indicated in Table 5.1.2.

- 5.1.2.7 Despite Row 6 of Table 5.1.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this **By-law**, shall be:
- i) 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;
  - ii) in accordance with Section 4.6 and 5.1.2.3; and
  - iii) in accordance with the *Ontario Building Code*, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to buildings.
- Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out in Section 5.1.2.7, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.
- 5.1.2.8 Despite Row 7 of Table 5.1.2, properties **Zoned** R.1B or R.1C with **Buildings** over 2 **Storeys** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Side Yard** requirement of 1.5 metres.
- 5.1.2.9 Deleted.
- 5.1.2.10 Despite Row 7 of Table 5.1.2 in the R.1A Zone, where a **Building** has a one **Storey** portion and a 1.5 to 2 storey portion, the required **Side Yard** shall be 1.5m from the **Side Lot Line** to the foundation wall of the 1 **Storey** portion and 2.4m from the **Side Lot Line** to the wall of the 1.5 to 2 **Storey** portion.
- 5.1.2.11 Where **Lots** have less than 12 metres of **Frontage**, the **Garage** is limited to a maximum of 55% of the **Lot** width (as measured at the **Front Yard Setback**).

**Table 5.1.2**

<b>Regulation</b>	<b>Required in the Standard R.1B Zone</b>
Minimum Lot Area	460 m <sup>2</sup>
Minimum Lot Frontage	15 m
Maximum Building Height	3 storeys
Minimum Front Yard	6 m
Minimum Exterior Side Yard	4.5 m
Minimum Side Yard 1 to 2 storeys Over 2 storeys	1.5 m 2.4 m
Minimum Rear Yard	7.5 m or 20% of the lot depth
Accessory Buildings or Structures	Section 4.5
Fences	Section 4.20
Off-Street Parking	Section 4.13
Minimum Landscaped Open Space	The front yard of 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. A minimum area of 0.5 m between the driveway and the nearest lot line must be maintained as a landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species
Garbage, Refuse Storage & Composters	See Section 4.9

**ATTACHMENT 4 (continued)**  
**Proposed Zoning**



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## **ATTACHMENT 4 (continued)**

### **Proposed Zoning**

#### **Specialized R.1B-? (H) Residential Single Detached 'B', Holding Zone**

##### **Permitted Uses**

In addition to the permitted uses in Section 5.1.1 of Zoning By-law (1995)-14864, the following additional use shall also be permitted:

- Coach House

For the purposes of this Zone, the following definition will apply:

**Coach House** shall mean a one unit detached residence containing bathroom and kitchen facilities that is located on the same lot, but is subordinate to an existing residential dwelling, and is designed to be a permanent unit.

##### **Regulations**

In accordance with Section 4 (General Provisions) and Section 5.1.1 and Table 5.1.2 (Residential Single Detached) Zone regulations of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

- Coach House
  - Gross Floor Area:
    - The maximum Gross Floor Area of the Coach House shall not exceed 96 square metres.
  - Minimum Side Yard
    - 1.1 metres
  - Maximum Number of Bedrooms
    - 2 bedrooms
  - Maximum Building Height:
    - The maximum building height shall be 1 storey.
  - Off-street Parking:
    - In addition to the requirements of Section 4.13 where a Coach House has been provided in addition to the main Dwelling unit, a total of 3 parking spaces shall be required on the property.
    - 1 parking space shall be provided for the coach house.
- Number of Buildings per Lot
  - Despite Section 4.4, a Coach House is permitted on the same Lot as the main Dwelling Unit in the R.1B-? Zone.
- Notwithstanding the Uses permitted in 5.1.1, a Coach House located in the R.1B-? Zone shall not be occupied by a home occupation or an accessory apartment.

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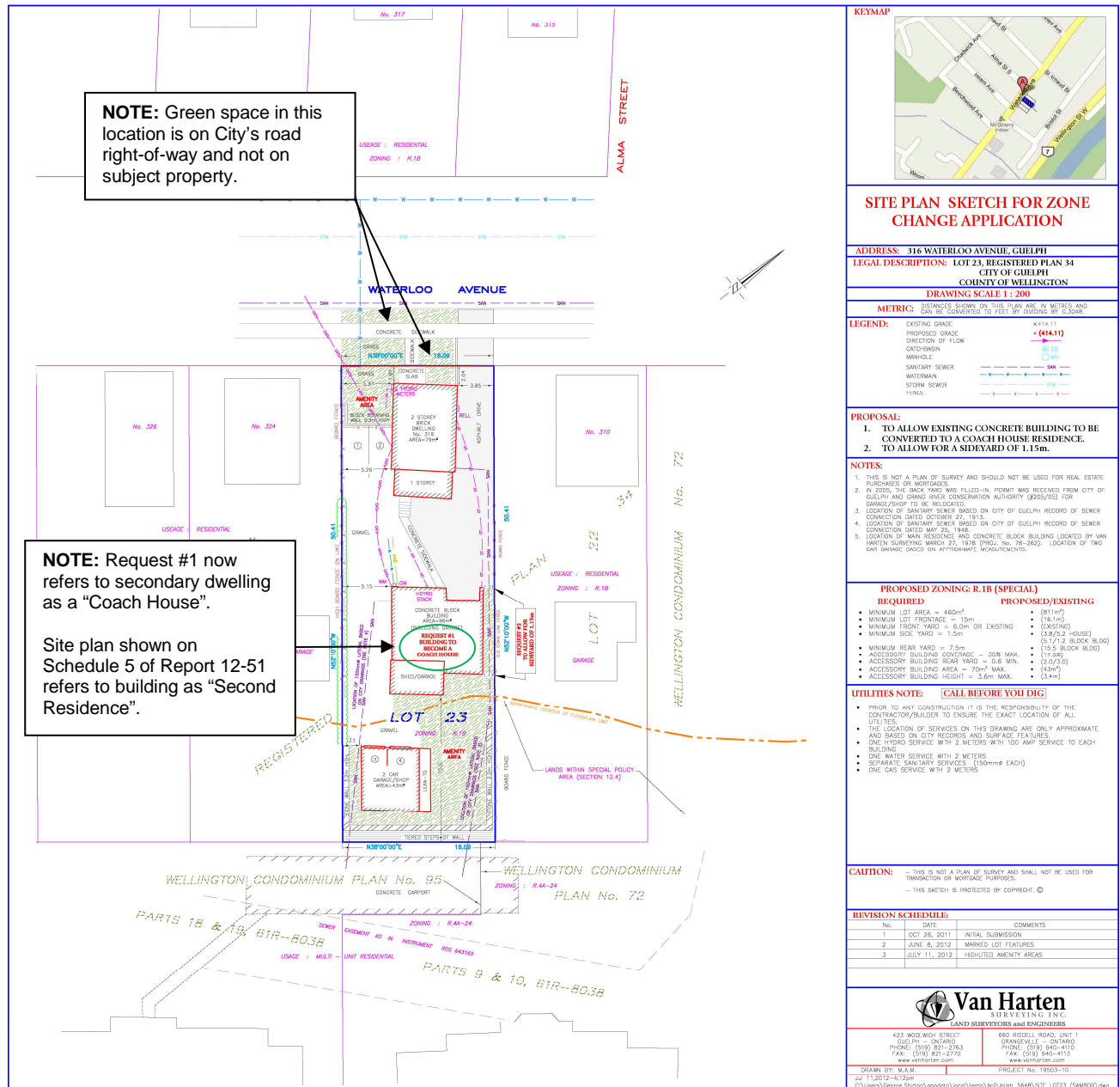
**Holding Provision**

Prior to the removal of the holding symbol "H", the owner shall complete the following conditions to the satisfaction of the City:

1. The City shall receive a Record of Site Condition from the Ministry of Environment showing the site has been properly rehabilitated.
2. The owner enters into an agreement, registered on title, containing the conditions of approval endorsed by Council.

# ATTACHMENT 5

## Conceptual Site Plan



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**ATTACHMENT 6**  
**Letter sent to Residents of 281 Bristol Street**

May 18, 2012

Mr./Ms. Resident  
1 Madeup Road  
Guelph, ON



Mr./Ms. Resident,

**RE: Petition Against the Proposed Zoning By-law Amendment at 316 Waterloo Ave – ZC1116**  
**Municipal Address: 316 Waterloo Avenue**

The City has recently received a petition in opposition to the proposed Zoning By-law Amendment at 316 Waterloo Avenue. The petition contained 17 signatures including yours. Although the petition included a statement expressing opposition to the proposed Zoning By-law Amendment, it did not outline any specific concerns about the proposed development at 316 Waterloo Avenue.

In order to better understand your concerns with the proposed Zoning By-law Amendment and to be able to address them properly please **submit your concerns in written form** to City Hall by **no later than 4:00 p.m. on June 19, 2012**. If you wish to email your concerns please send them to [rita.kostyan@guelph.ca](mailto:rita.kostyan@guelph.ca). If you wish to submit your concerns by mail please send them to:

**Rita Kostyan**  
**Development Planner**  
**Planning, Building, Engineering and Environment**  
**1 Carden Street**  
**Guelph, ON N1H 3A1**

Should you have any questions or concerns please do not hesitate to contact me.

Thank you,

**Rita Kostyan**  
Development Planner  
Planning, Building, Engineering and Environment

T 519-822-1260 x 2751  
F 519-822-4632  
E [rita.kostyan@guelph.ca](mailto:rita.kostyan@guelph.ca)

**City Hall**  
1 Carden St  
Guelph, ON  
Canada  
N1H 3A1

T 519-822-1260  
TTY 519-826-9771

[guelph.ca](http://guelph.ca)



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## **ATTACHMENT 7**

### **Planning Staff Analysis**

#### **Provincial Policy Statement (PPS)**

The Provincial Policy Statement (PPS) provides broad Provincial direction regarding land use planning and development. Key policies that are most relevant to this application are found in Section 1.0 of the PPS "Building Strong Communities". In Section 1.1.1, the PPS promotes creating and sustaining healthy, liveable and safe communities. Specific policies in this section that speak to this effect and are supported by this development proposal include PPS Sections 1.1.1a, 1.1.1b, 1.1.1e and 1.1.1f.

The addition of a Coach House to the subject property achieves the intent of Section 1.1.1 and these subsections above in particular by promoting efficient land use patterns through infill development, providing for an appropriate range and mix of residential uses to meet long term housing needs, promoting cost-effective development standards to minimize land consumption and servicing costs through modest intensification, and improving accessibility for persons with disabilities and the elderly by preventing land use barriers restricting their full participation in society. The addition of a Coach House adds to the City's varying housing stock, and can be put forward as an affordable and accessible housing option. Furthermore, the Coach House provides an opportunity for affordable, assisted and/or semi-independent living for persons with disabilities and the elderly. The Coach House is intended as an accessory residential dwelling to the main single detached dwelling where caregivers or family members can reside close by.

The PPS refers to focusing growth within settlement areas and promoting their vitality and regeneration in Section 1.1.3. It further indicates that land use patterns within settlement areas shall be appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion [PPS 1.1.3.2 a 1. and 1.1.3.2 a 2.]. The proposed addition of a Coach House is consistent with these sections, as it is a modest infill development close to the downtown core of Guelph and has many existing public service facilities nearby. No new services will be required to support the proposed development.

In addition, the PPS indicates that Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs [PPS 1.1.3.3.]. The proposed Zoning By-law Amendment will contribute towards increasing the permitted density of this area and will allow efficient use of existing infrastructure. There is an adequate amount of infrastructure and public service facilities nearby to accommodate the proposed intensification of the subject property.

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The PPS also indicates that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety [PPS 1.1.3.4]. This will be achieved and applied to the proposed development of the site, specifically as it is subject to the City's site plan review and approval process. It will be ensured through site plan review that all necessary development standards to support the intensification are applied, notably providing required emergency access and ensuring the development is consistent with the surrounding neighbourhood fabric. Further, an appropriate range of housing types and densities should be provided [PPS 1.4.3], and it is staff's opinion that the addition of a Coach House to this neighbourhood's housing stock will help achieve this policy.

Section 1.6.4 of the PPS outlines policies for planning for sewage and water services. Engineering staff have confirmed that existing sewage and water services are available to the subject site, which ensures that efficient use is made of this infrastructure and thus consistent with this policy of the PPS. Overall, the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement.

### **Places to Grow**

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) under *Places to Grow* includes policies that direct a significant portion of growth to the built-up area of the City through intensification where the capacity exists to best accommodate the expected population and employment growth. More specifically, by the year 2015, a minimum of 40% of all residential development will be within the built-up area. Further, the development of compact, vibrant and complete communities with a diverse mix of land uses, and a range and mix of employment and housing types is encouraged. The promotion of transit-supportive densities and the optimal use of existing and new infrastructure to support growth in a compact, efficient form are also encouraged by the Growth Plan.

The proposed Zoning By-law Amendment will allow for new and additional residential development within the City's built-up area and promotes intensification through ensuring efficient and effective use of land. Due to the property's location within the City's built-up area, close proximity to the downtown core, the availability of full municipal services and location along an existing transit route all make the property an ideal candidate for intensification. The introduction of additional residential density on this site by adding a Coach House dwelling makes efficient use of existing infrastructure and works to make the overall neighbourhood more transit supportive.

The Zoning By-law Amendment conforms to the Growth Plan.

### **Official Plan**

The subject lands are designated "General Residential" in the City's Official Plan. The General Residential designation permits all forms of residential development, with the general character of development being low-rise housing forms. Coach Houses are considered to be a form of low-rise housing. Section 7.2.22 of the Official Plan provides specific information on Coach Houses, and states that Coach Houses as well as garden suites may be permitted as alternate forms of housing in

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all land use designations of the Official Plan that allow lower density forms of housing, such as the "General Residential" designation. Therefore, the proposed Zoning By-law Amendment to add a Coach House as a second dwelling on the subject property conforms to the "General Residential" designation (see Attachment 3).

Section 7.2.22.2 of the Official Plan provides a list of criteria to be used as a basis for permitting Coach Houses and garden suites by an amendment to the Zoning By-law. This criteria includes:

- The use is subordinate in scale and function to the main dwelling on the lot;
- The use can be integrated into its surroundings with negligible visual impact to the streetscape;
- The use is situated on an appropriately-sized housing lot;
- The use is compatible in design and scale with the built form of the main dwelling unit;
- The orientation of the use will allow for optimum privacy for both the occupants of the new coach house or garden suite and the main dwelling on the lot; and
- Any other siting requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.

Staff are of the opinion that the request meets all of the above criteria. In terms of design, integration and specific siting requirements, this criteria can be adequately addressed when the applicant files a site plan for the Coach House. Any issues that may arise at the site plan review stage are anticipated to be minimal, as the location of the structure itself will not change. The process will mainly ensure the site is appropriately upgraded to accommodate the residential use on the property. Issues that will be addressed through site plan approval include parking, emergency access requirements, landscaping, servicing, storm water management, and urban design.

Adding a Coach House as a permitted use to the subject property provides an opportunity to add affordable housing stock to this neighbourhood of the City. Staff feel that the Zoning By-law Amendment satisfies Section 7.2.2 of the Official Plan. This section states that the City must encourage and assist in the production of an adequate supply and mix of affordable housing. Staff are of the opinion that this development request squarely addresses Section 7.2.2d) of the Official Plan, wherein the use of alternative development techniques that can assist in lowering development costs and potentially lower housing costs shall be encouraged. Not only does the addition of a Coach House provide an alternative form of affordable housing, it also has the potential to lower housing costs for the existing single detached dwelling on the property by providing a potential source of rental income to assist in lowering the cost of home ownership. Further, development and construction costs are significantly lowered with this proposal as a building structure with all necessary servicing connections already exists.

The Zoning By-law Amendment is also supportive of Section 7.2.4 of the Official Plan. This Section states that the City shall provide for the creation of alternative,

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low impact housing forms for the lower density residential areas of the City, and that applicable regulations will be outlined in the Zoning By-law. By amending the Zoning By-law to permit a Coach House on the subject property, staff are of the opinion that the amendment will encourage an alternative and a low impact form of lower density housing in the neighbourhood.

The City also has a policy in Section 7.2.5 of the Official Plan to encourage the conversion of suitable non-residential structures to residential accommodation, provided there will be no adverse effects from other non-residential structures in the vicinity. Following the completion of a Record of Site Condition (RSC) and upgrading of the concrete block structure to residential standard and code, staff feel that the conversion of the structure is appropriate and should be encouraged. There are no other non-residential structures in the area that may have an adverse effect on the introduction of additional residential uses on the property.

As per Section 7.2.32 of the Official Plan, the net density of development within the "General Residential" designation is not to exceed 100 units per hectare (40 units/acre). The subject property is a total of 0.0811 hectares in size, with an additional one dwelling unit proposed in addition to the existing single detached dwelling on the property. This equates to an average site density of 24.7 units per hectare ( $2/0.0811 = 24.7$ ), which is considerably less than the maximum permitted density in the "General Residential" designation.

The Official Plan states in Section 7.2.33 that the existing physical character of established low density residential neighbourhoods will be respected wherever possible. The structure proposed to be converted to a Coach House currently exists, and is a basic concrete block building that is used as an office space for a roofing business. The roofing business as a use is not permitted under the current zoning. In the applicant's proposal, they intend to upgrade the concrete block structure to residential standards. Aesthetic improvements are also proposed, namely the conversion of the existing flat roof to a pitched, trussed roof. Visibly, the impact to the existing built form and physical character of the residential neighbourhood from what currently exists on the property will be negligible. Planning staff is of the opinion that a visual improvement may result once the owner receives building permits to upgrade the concrete block structure. Physical changes to the structure on the property will be further controlled through the site plan review process, prior to any building permit(s) being issued. Staff will ensure at this time that the proposed changes respect the existing physical character of the neighbourhood.

The southern one third of the subject property is located within the Special Policy Area (SPA) of the Official Plan, which comprises of the built-up area of Guelph that is located within the regulatory flood plain of the Speed and Eramosa Rivers. Residential development, intensification, and the conversion of non-residential buildings to residential are permitted within the Special Policy Area provided that new or existing buildings meet certain design and floodproofing requirements. New residential development is permitted in the SPA, subject to meeting specific requirements – namely Sections 7.14.5 and 7.14.6. Also, the structure at the rear of the property proposed to be used as parking space is within the SPA, and

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therefore, consideration must be given to the policies set out in Section 7.14 of the Official Plan.

Section 7.14.4.5 states that parking facilities shall be designed to the satisfaction of the City and the Grand River Conservation Authority (GRCA) so as to minimize flood damage and interference. As per Section 7.14.5, floodproofing measures will be required for all forms of building activity within the SPA to the satisfaction of the City and GRCA. The GRCA has indicated in correspondence to staff (Attachment 7) that they do not object to the proposed Zoning By-law Amendment, and that due to a portion of the property being within the GRCA's regulated area, it may require a permit. The portion of the property containing the Coach House is not within the SPA, however the rear portion with the detached garage is. The applicant is encouraged to consult with GRCA once plans are finalized to determine if a permit is required.

Subject to Sections 7.2.22.1 and 9.10.2 a) of the Official Plan, the property owner will be subject to site plan control, and be required to receive site plan approval prior to the issuance of any building permits to convert the concrete block building into a coach house.

The Official Plan identifies the site within the "Built-Up Area" of the City, which is intended to accommodate a significant portion of the new residential and employment growth through intensification. Overall, staff are of the opinion that this modest intensification proposal is appropriate for the surrounding neighbourhood, and will assist with the City meeting the requirements of the Growth Plan and the Official Plan.

#### **Official Plan Amendment 48 (2012)**

On June 5, 2012, the City adopted Official Plan Amendment 48 (OPA 48), a comprehensive update to its Official Plan. OPA 48 is subject to Ministerial approval and is not yet in effect. Further, since the applications for the subject property were submitted prior to adoption of OPA 48, they are not required to conform to the plan. However, consideration is given to the policies of OPA 48 since these policies provide current guidance for development within the City and within the context of the Growth Plan. OPA 48 designates the subject property as "Low Density Greenfield Residential".

Section 3.13 of OPA 48 contains policies regarding affordable housing. It is the City's aim to maintain and enhance a healthy and complete community by permitting and facilitating all forms of housing that are required to meet social, health, and well-being requirements, including special needs requirements of current and future residents. This Zoning By-law Amendment will help to achieve this upcoming policy through permitting a form of housing that is unique and has the ability to fulfill the need for affordable and accessible housing emphasized in this section.

A specific section of OPA 48 that speaks to Coach Houses is 9.2.5. This section adds the policy that Coach Houses and garden suites may be permitted within land use designations that permit residential uses as a form of alternate housing in

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conjunction with detached and other forms of low-rise, ground oriented housing. It can therefore be concluded that a Coach House is considered as a form of alternate housing to other principal forms such as single detached.

Overall, staff are of the opinion that the Zoning By-law Amendment is generally consistent with the direction proposed by OPA 48.

**Current Zoning: Residential Single Detached 'B' (R.1B)**

The subject property is zoned R.1B (Single Detached Residential) Zone (see Schedule 3). The Zoning By-law Amendment proposes to change the zoning from R.1B to a Specialized R.1B-? Zone. Therefore, the requested amendment will not be a significant change from the uses and regulations currently applied to the property. A Coach House will be added as a use, along with necessary requirements and provisions that regulate setback and the Coach House's size and scale. Staff feel that by rezoning the subject lands to a Specialized R.1B-? Zone that it will further the policies of the Official Plan, and is appropriate.

Under the authority of Section 36 of the *Planning Act* and Section 9.10.7.1 d) of the Official Plan, Staff are recommending that a Holding Provision ("H") be placed on the amended zoning category due to the requirement to complete a Record of Site Condition (RSC). Staff have determined that due to the current commercial use of a roofing business on a portion of the subject property and request made by the applicant to utilize this portion of the property for residential purposes, an RSC is required to be filed on the Environmental Site Registry under Ontario Regulation 153/04, as amended. A Qualified Person as defined by the regulation will need to be obtained to complete a Phase 1 and 2 Environmental Site Assessment as well as any required remediation to demonstrate that the condition of the property is suitable for residential uses. Once the Ministry of Environment issues a clearance statement and indicates the RSC has been filed on the Environmental Site Registry, the property owner can apply to have the Holding Provision lifted. The Holding provision will also ensure that conditions as outlined in Attachment 2 are complied with by having the owner enter into an agreement with the City.

**Green Space**

Staff have concerns with the amount of green amenity space currently available on the subject property. Due to the request to add additional density to the property, having adequate green space available on the property for the residents will become increasingly important and necessary. Staff are recommending that the existing landscaping on the property be upgraded, especially in the rear yard so as to provide additional green amenity space for residents. Currently, a large portion of the yard is covered in gravel. Specific landscaping details to support the development will be discussed and finalized at the time the applicant submits a site plan for approval.

**Emergency Access**

EMS staff have indicated in their circulation comments that emergency access is required for the rear yard and shop. Furthermore, Council directed staff at the Public Meeting on May 7, 2012 to ensure that there is emergency vehicle access provided. As such, Staff will be requiring the applicant to demonstrate that

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adequate emergency access is provided to the Coach House and garage in the rear yard on their site plan submission, to the satisfaction of the City's Chief Fire Prevention Officer.

### **Environmental Remediation**

Given the historic commercial uses and the proposed change to a residential use, the applicant will be required to file a Record of Site Condition (RSC) on the Environmental Site Registry, pursuant to Ontario Regulation 153/04, as amended. A Qualified Person, as defined by Ontario Regulation 153/04 will also be required to complete a Phase 1 and 2 Environmental Site Assessment and complete any remediation as necessary. This will ensure that the environmental condition of the property is suitable for residential uses. All costs of the RSC, Environmental Site Assessment, and required remediation will be that of the property owner. To ensure no residential development proceeds without the necessary environmental remediation as discussed above, staff are recommending that a Holding Provision ("H") be added to the requested zoning until the Ministry of Environment provides a clearance letter indicating that an RSC has been filed and complied with.

Staff have been in discussions with the applicant's agent, and they acknowledge this requirement.

### **281 Bristol Street**

The residents of the residential condominium located at 281 Bristol Street submitted a petition to staff against the proposed Zoning By-law Amendment. At the Public Meeting on May 7, 2012, staff were directed to follow up with the residents of 281 Bristol Street so that their concerns could be addressed and mitigated in the final recommendation to Council. An example of the letter sent from staff to the residents of 281 Bristol Street following the Public Meeting is included in Attachment 6. Staff invited the residents who signed the petition to submit their concerns in writing so that they could be better understood. Staff received five (5) replies to this letter, including one sent in on behalf of all residents of Wellington Condominium Corporation No. 72.

The concerns expressed in the response letters relate mainly to decreased property values and the design and appearance of the property. Other concerns expressed include increased noise, decreased green space, rental tenancy, and the continuation of the roofing business on the property.

Residents also raised concerns with the design and appearance of the property, and having to look directly out upon unsightly commercial-grade structures on the property. As noted above, the owner has committed to improving the structures on the property to make them habitable and convert the concrete block building into a Coach House residence. Further, staff feel that the final design of the structures can be addressed when the applicant comes before the City's Site Plan Review Committee to ensure that the proposal fits with the existing character of the neighbourhood.

Various residents of 281 Bristol Street expressed concerns over increased noise from the property. Staff note that issues such as this cannot be regulated through

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the Zoning By-law Amendment, and encourage the residents to contact By-law Enforcement staff if and when they experience concerns over elevated noise resulting from the property. These concerns can be addressed through the City's Noise Control By-law (2000)-16366.

Staff appreciate and share the concerns the residents have raised related to green space. Staff believe green space is an important element of the property to maintain and improve along with the addition of a secondary residential dwelling. As mentioned previously, staff will be requesting that the owner improve landscaped amenity area as part of the site plan approval process.

Residents expressed concerns over the potential rental tenancy of the property. The City cannot regulate the specific users of property through zoning. As mentioned previously, staff feel that the addition of a Coach House is beneficial and provides an opportunity for affordable and accessible housing.

Finally, many of the residents of 281 Bristol Street were concerned with the continuation of the roofing business on the property. Currently, the roofing business is not permitted under the current zoning on the property. As part of the rezoning, the owner has committed to relocating the roofing business elsewhere. The roofing business as a use on the property will therefore cease. Further, restrictions will be put on the Specialized R.1B-? Zoning to ensure no home occupation can operate out of the Coach House.

In conclusion, staff are of the opinion that the planning related concerns raised by residents of 281 Bristol Street can be addressed and mitigated through the various controls and measures mentioned above.



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**ATTACHMENT 8**  
**Circulation Comments Summary**

<b><u>RESPONDENT</u></b>	<b><u>NO OBJECTION OR COMMENT</u></b>	<b><u>CONDITIONAL SUPPORT</u></b>	<b><u>ISSUES/CONCERNS</u></b>
Engineering*		√	Subject to Attachment 2
Park Planning & Development*		√	Subject to Attachment 2
Guelph Police	√		
Grand River Conservation Authority*		√	Subject to Attachment 2
Union Gas*		√	Subject to Attachment 2
Emergency Services/Guelph Fire*		√	Subject to Attachment 2

\* Comments included on following pages.

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# MEMO



FILE: 16.131.001

TO: Rita Kostyan  
FROM: Michelle Thalen  
DEPARTMENT: Engineering Department  
DATE: January 13, 2012  
SUBJECT: 316 Waterloo Avenue – Zoning By-law Amendment Application (ZC1116)

This application is for a zoning by-law amendment that would redesignate the site from a single residential detached (R.1B) zone to a specialized single residential (R.1 B-???) zone. This zoning would permit the renovation of an existing block building to a residential unit.

## 1. Road Infrastructure

The subject property is located on the south side of Waterloo Avenue approximately 90 metres west of St. Arnaud Street and 80 metres east of Roland Street. Waterloo Avenue, in front of the subject lands, is a two lane urban cross section with bicycle lanes, curb and gutter as well as sidewalks on both sides. Currently there is a single driveway servicing the subject property which will remain in its present location. Four parking spaces have been clearly identified on the submitted plans to meet the proposed zoning – 2 spaces for each dwelling.

## 2. Municipal Services

Both the current single family home and the proposed second residence (aka the block building) have independent sanitary sewer laterals and water meters. Both building share a 3/4" water service which is believed to be split inside the house before being connected to the block building. As such, a separate water service will be required to supply the proposed residential block building.

Part of the renovation proposal for the block building includes the addition of trusses to create a sloped roof on the current flat roof. The downspouts for the new sloped roof should be located so that they discharge to grade and be directed so that the roof water does not flow onto adjacent properties as per the storm water disposal by-law (1993)-14515.

## 4. Recommended conditions of Approval

If the Zoning By-law Amendment is approved, the following condition should be imposed:-

1. That the applicant/owner 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.

**Engineering Services**  
Planning & Building, Engineering and Environment

T 519-837-5604  
F 519-822-6194  
[engineering@guelph.ca](mailto:engineering@guelph.ca)

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# MEMO



- 
2. The applicant/owner shall pay to the City the actual cost of constructing and installing a new water service lateral and furthermore the applicant/owner shall pay to the City, a deposit for the cost of the service lateral, in accordance with by-law number (2011)-19150, as amended from time to time, or any successor thereof.

C Richard Henry, P.Eng., General Manager/City Engineer  
Rajan Philips, P.Eng., Manager of Transportation Planning and Development Engineering

# INTERNAL MEMO



DATE February 8, 2012  
TO **Rita Kostyan**  
FROM Helen White  
DIVISION **Park Maintenance & Development**  
DEPARTMENT Operations & Transit  
SUBJECT **Proposed Zoning By-Law Amendment (ZC1116)  
316 Waterloo Ave**

I have reviewed the above noted application dated December 19, 2011 and offer the following comments:

**I have no objection** to the proposed Zoning By-Law Amendment. Please address the following item in the **conditions of approval**:

**The owner shall be responsible for the payment of cash-in-lieu of parkland** dedication in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545 and By-Law (2007)-18225, or any successor thereof prior to the issuance of building permits.

Regards,

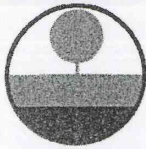
Helen White  
Park Planner  
Park Maintenance & Development  
**Operations & Transit**  
Location: City Hall

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

C Murray Cameron

File #T:\ParksPlanning\Park Planning\PLANNING\WEST DISTRICT\Zoning By Law & Official Plan Amendments\316 Waterloo Ave \316 Waterloo Ave.docx





Grand River Conservation Authority  
Resource Management Division  
Jamie Ferguson, Resource Planner

400 Clyde Road, P.O. Box 729  
Cambridge, Ontario N1R 5W6  
Phone: 519-621-2763 x2238  
Fax: 519-621-4945  
E-mail: jferguson@grandriver.ca

PLAN REVIEW REPORT TO: City of Guelph  
Blair Labelle, City Clerk

DATE: January 27, 2012  
GRCA FILE: Guelph/2011/ZC

YOUR FILE: ZC1116

RE: 316 Waterloo Avenue  
City of Guelph

**GRCA COMMENT:**

The Grand River Conservation Authority (GRCA) does not object to the proposed zoning by-law amendment as provided in the circulated material.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property contains floodplain and the associated allowance. The floodplain is identified as a Special Policy Area.

**2. Legislative/Policy Requirements and Implications:**

The property is subject to the policies found in the City of Guelph's Zoning By-law Section 12 – Floodplain Lands and specifically Section 12.4 Regulations for Lands within the Special Policy Area (S.P.A.) that allows for new residential development subject to technical requirements being met.

Due to the above mentioned features, a portion of the property is regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06)*. Future development within the regulated area may require a permit from our office.

**3. Additional Information/Suggestions provided in an advisory capacity:**

Please be advised that the Regulatory Flood Elevation for the property is 309.14 metres.

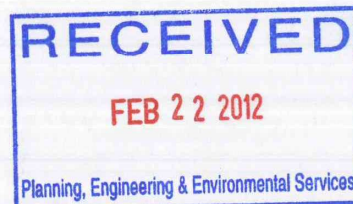
We wish to acknowledge receipt of the applicant's cheque in the amount of \$370.00 for the review of this application.

We trust these comments are of assistance. Should you have any further questions, please contact me at 519-621-2763 ext. 2238.

Yours truly,

Jamie Ferguson  
Resource Planner  
Grand River Conservation Authority  
Encl. (1)

cc. Jeff Buisman, Van Harten Surveying Inc.



**To: Agencies and Departments**

The City of Guelph is initiating the review of the Zoning By-law Amendment application ZC1116 for the properties known as 316 Waterloo Avenue.

Please submit your comments by **January 30, 2011**. If you have any questions or require further information, please call Rita Kostyan at (519) 822-1260 Extension 2751, or email [planning@guelph.ca](mailto:planning@guelph.ca).

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If you have no comments or concerns regarding this application, 316 Waterloo Avenue (File # ZC1116), please sign and submit this form to:

***Rita Kostyan***

**Planning & Building, Engineering and Environment**

**City of Guelph**

**Fax # (519) 822-4632**

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Agency *Union Gas Ltd*

Representative (Please Print) *Gwen Keep*

Representative (Signature) *Gwen Keep*

Date *Jan. 4, 2012*

*No concerns - please ensure locates are obtained prior to any excavation on site.*

**To: Agencies and Departments**

The City of Guelph is initiating the review of the Zoning By-law Amendment application ZC1116 for the properties known as **316 Waterloo Avenue**.

Please submit your comments by **January 30, 2011**. If you have any questions or require further information, please call Rita Kostyan at (519) 822-1260 Extension 2751, or email [planning@guelph.ca](mailto:planning@guelph.ca).

If you have no comments or concerns regarding this application, **316 Waterloo Avenue (File # ZC1116)**, please sign and submit this form to:

**Rita Kostyan**

**Planning & Building, Engineering and Environment**

**City of Guelph**

**Fax # (519) 822-4632**

Agency *EMERGENCY SERVICES/FIRE*

*Kim Hodgson C.F.P.O.*

Representative (Please Print)

*[Signature]*

Representative (Signature)

*Dec 23/11*

Date

*NOTE:  
EMERGENCY ACCESS  
IS REQUIRED FOR  
REAL GARAGE/SHOP.*

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**ATTACHMENT 9**  
**Public Notification Summary**

November 10, 2011	Application received by the City of Guelph
December 8, 2011	Application deemed complete
December 19, 2011	Notice of Complete Application mailed to prescribed agencies and surrounding property owners within 120 metres
April 12, 2012	Notice of Public Meeting advertised in the Guelph Tribune
April 13, 2012	Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres
May 7, 2012	Statutory Public Meeting of City Council
December 3, 2012	City Council Meeting to consider staff recommendation



RECEIVED  
NOV 26 2012

CITY CLERK'S OFFICE

Madeleine Wenman

Guelph On N1H 8J3

November 22,2012

Blair Labelle City Clerk,

City of Guelph,On

PROPOSED ZONING BY-LAW AMENDMENT 316 Waterloo Ave. Guelph,On

**This email was submitted previously**

The so called residential property is in fact a roofing business

The proposed zoning changes could mean further lowering of property values. Another residence on this property plus four parking spaces would mean no green space or frontage and would probably mean multiple tenancy.

As you are probably aware many noise complaints have already been made against this property, and the likelihood of further problems exist in my opinion.

I see no reason or justification for a by law change.

Thank you,

Madeleine Wenman

June 18,2012

Regarding your letter of November 14,2012 would like the definition of a "coach house" previously stated to be a residence.

Thank you,

Madeleine Wenman

November 22,2012

# COUNCIL REPORT

TO **Guelph City Council**

SERVICE AREA Planning, Building, Engineering and Environment  
DATE December 3, 2012

**SUBJECT 195 College Avenue West: Proposed Zoning By-law  
Amendment (File: ZC1207)  
Ward 5**

REPORT NUMBER 12-107

## SUMMARY

**Purpose of Report:** This report provides a staff recommendation to approve a Zoning By-law Amendment to rezone the subject site to the R.1B Zone to permit a single detached dwelling to be built on a lot fronting onto Lynwood Avenue.

**Council Action:** Council is being asked to approve the Zoning By-law Amendment for the subject property.

## RECOMMENDATION

"THAT Report 12-107 regarding an application for a Zoning By-law Amendment to permit a single-detached dwelling on lands municipally known as 195 College Avenue West from Planning, Building, Engineering and Environment, dated December 3, 2012, be received;

AND THAT the application by Van Harten Surveying Inc. on behalf of the Guelph Community Christian School, for a Zoning By-law Amendment from the I.1 (Institutional) Zone to the R.1B (Single Detached Residential) Zone affecting the property municipally known as 195 College Avenue West, and legally described as Lot 16, Registered Plan 432, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Planning, Building, Engineering and Environment Report 12-107, dated December 3, 2012."

## BACKGROUND

An application for a Zoning By-law Amendment was received on March 20, 2012 for the property municipally known as 195 College Avenue West. The proposal would rezone the subject property to permit a single detached residential dwelling. The application was deemed to be complete on April 19, 2012. The statutory Public Meeting was held on September 4, 2012. At this meeting, Council received staff Report 12-80 that provided a factual background of the property and information related to the proposed Zoning By-law Amendment application.

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## **Location**

The subject site is approximately 0.184 hectares in size and is located west of Lynwood Avenue and north of College Avenue West (see Location Map in Attachment 1). The subject property has 23.8 metres of frontage on Lynwood Avenue and a lot depth of 57.64 metres. It is bounded by single detached residential dwellings to the south, east and north and the new Guelph Community Christian School to the west. The subject site was used by the former public school for portable buildings, site servicing, and for pedestrian access to the remainder of the school site.

## **Existing Official Plan Land Use Designation and Policies**

The Official Plan land use designation that applies to the subject property is "General Residential", which permits a range of housing types including single detached residential dwellings. See Attachment 3 for the Official Plan designation and relevant policies.

## **Existing Zoning**

The subject property is zoned I.1 (Educational, Spiritual, and Other Services) Institutional Zone. The I.1 zone permits a range of institutional uses including schools, religious establishments, museums, libraries and art galleries. See Attachment 4 for existing zoning details.

## **REPORT**

### **Description of Proposed Zoning Bylaw Amendment**

The applicant is requesting to rezone the lands from the I.1 (Educational, Spiritual, and Other Services) Institutional Zone to the R.1B (Single Detached Residential) Zone to permit the development of a single detached residential dwelling on the subject property (See Attachment 4 for proposed zoning details). No specialized regulations have been requested or are needed for the proposed use.

### **Proposed Development Concept**

The applicant's proposed development concept is shown on Attachment 5. The applicant proposes to build one single detached dwelling on the site. An easement is required along the southerly side of the site to maintain access to the water service that runs from Lynwood Ave to the school site.

### **Supporting Documents**

The application is supported by the following:

- Site Plan Sketch prepared by Van Harten Surveying Inc., dated March 8, 2012 and revised September 25, 2012.
- Planning Justification Report prepared by Van Harten Surveying Inc. March 12, 2012.

### **Staff Review/Planning Analysis**

Planning staff have reviewed the proposed application and have no objection to the rezoning to permit a single-detached dwelling to be built on this lot. It is a logical infill, in keeping with the lot pattern in the surrounding neighbourhood. This lot was created when the surrounding subdivision was developed and was intended to be used for a single-detached dwelling. The lot was purchased by the school board at the time to be used for site servicing and later for portables. Now that the lot is not

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needed for the school, apart from an easement required along the southerly side of the lot for the existing services, it can be returned to its intended use for a single detached dwelling. The lot meets the regulations of the proposed R.1B zone and the "General Residential" policies of the Official Plan.

Comments from Engineering Services reflect standard conditions for changing the use of the site to residential and to permit the development of the proposed single-detached dwelling. All agency comments are included in Attachment 6.

## **CORPORATE STRATEGIC PLAN**

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

## **FINANCIAL IMPLICATIONS**

### **Projected Taxation**

- \$5,000 (Estimated 2012 rate for a single detached dwelling)

### **Development Charges**

- \$24,004 (2012 rate)

## **DEPARTMENTAL CONSULTATION**

A summary of the agency comments received during the review of this application are provided in Attachment 6.

## **COMMUNICATIONS**

Key dates for the public process regarding this planning application are included in Attachment 7. No comments from the public have been received on this application and no member of the public spoke at the Public Meeting on September 4, 2012.

## **ATTACHMENTS**

Attachment 1: Location Map

Attachment 2: Recommended Zoning Regulations and Conditions

Attachment 3: Existing Official Plan Land Use Designations and Policies

Attachment 4: Existing and Proposed Zoning and Details

Attachment 5: Development Concept Plan

Attachment 6: Circulation Comments Summary

Attachment 7: Public Notification Summary

### **Prepared By:**

Katie Nasswetter  
Senior Development Planner  
519.822.1260, ext. 2356  
katie.nasswetter@guelph.ca

### **Recommended By:**

Sylvia Kirkwood  
Manager of Development Planning  
519.822.1260, ext. 2359  
sylvia.kirkwood@guelph.ca

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Original Signed by:

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**Recommended By:**

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

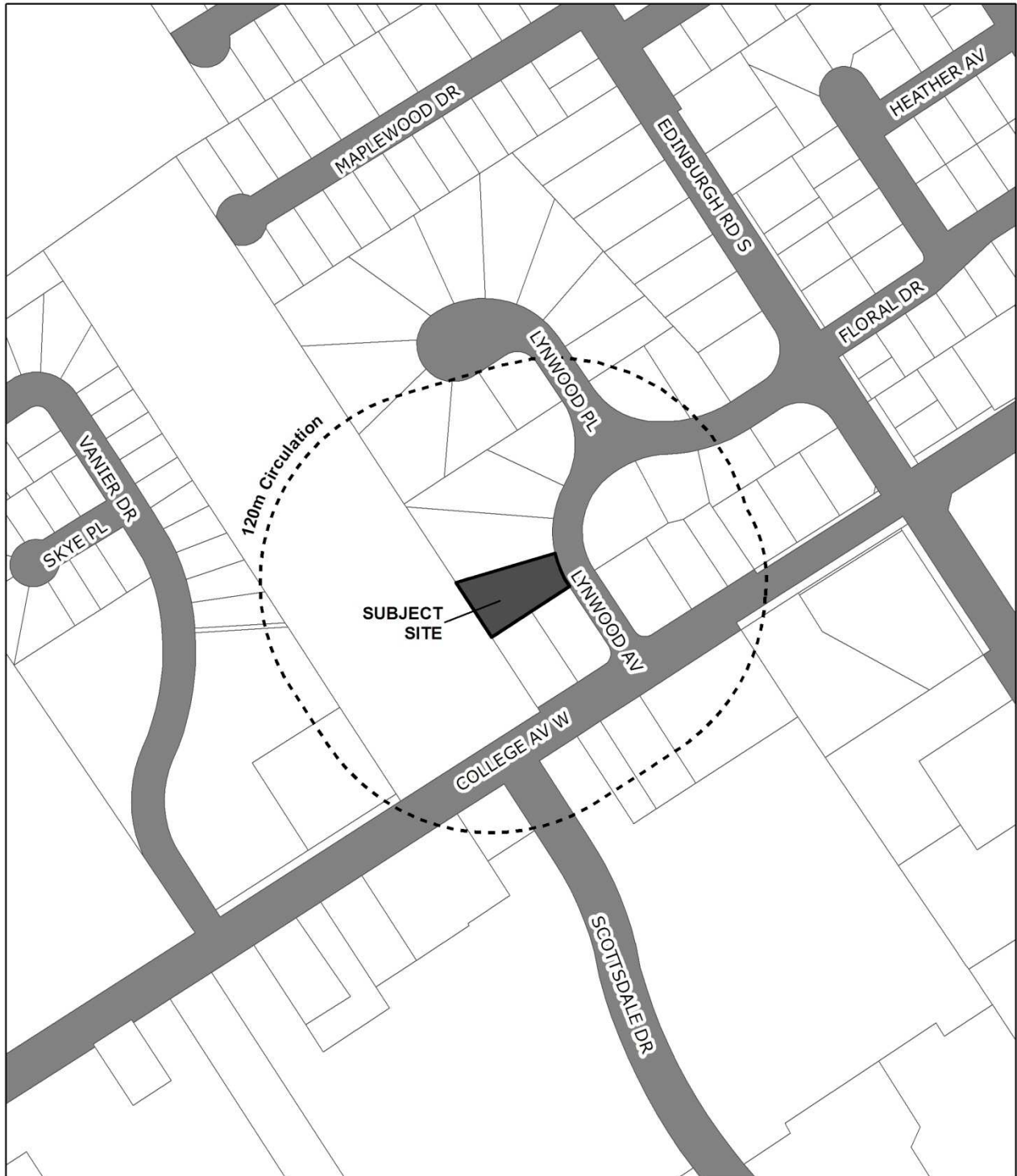
Original Signed by:

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**Recommended By:**

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

# ATTACHMENT 1 Location Map





Produced by the City of Guelph  
Planning, Building, Engineering and Environment, Development Planning  
April 2012

**Schedule 1**  
**LOCATION MAP**  
**195 College Avenue West**



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## **ATTACHMENT 2**

### **Recommended Zoning Regulations and Conditions**

The property affected by the Zoning By-law Amendment application is municipally known as 195 College Avenue West and legally described as Lot 16, Registered Plan 432, City of Guelph.

#### **PROPOSED ZONING**

The following zoning is proposed for the subject site:

#### **R.1B (Single Detached Residential) Zone**

In accordance with Section 4.1 of Zoning By-law (1995)-14864, as amended.

#### **PROPOSED CONDITIONS**

The following conditions are provided as information to Council and will be imposed through an agreement with the City registered on title for the subject site:

1. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a Qualified Person (QP) as defined in Ontario Regulation 153/04 to prepare and submit a **Phase 1 Environmental Site Assessment** and any other subsequent phases required, to assess any real property to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to any grading or construction, a Qualified Person shall certify that all properties to be developed are free of contamination.
2. If contamination is found, the Developer shall:
  - a. submit all environmental assessment reports prepared in accordance with the Record of Site Condition (O. Reg. 153/04) describing the current conditions of the land to be developed and the proposed remedial action plan to the satisfaction of the City;
  - 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 developed 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 developed.
3. That the developer/owner 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.
4. Prior to building permit, the owner shall pay to the City **cash-in-lieu of park land dedication** in accordance with By-law (1989)-13410, By-law (1990)-

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13545 and By-law (2007)-18225, as amended from time to time, or any successor thereof.

5. Prior to any construction or grading on the lands, the owner shall have a Professional Engineer design a **grading and drainage plan** for the site, satisfactory to the General Manager/City Engineer.
6. Prior to any construction or grading on the lands, the owner shall pay the flat rate charge established by the City per metre of road frontage to be applied to **tree planting** for the said lands.
7. Prior to any construction or grading on the lands, the owner enters into a **Storm Sewer Agreement**, as established by the City, providing a grading and drainage plan, registered on title.
8. The owner shall pay to the City the actual **cost** of the construction of the **new driveway entrance** and the required **curb cut and/or curb fill** and furthermore, prior to any construction or grading on the lands, the owner shall pay to the City the estimated cost of the new driveway entrance and the required curb cut and/or curb fill, as determined by the General Manager/City Engineer.
9. That the owner constructs the new building at such an elevation that the lowest level of the new dwelling can be serviced with a **gravity connection** to the sanitary sewer.
10. The owner shall be responsible for the entire **cost** of the **removal of the existing asphalt pavement, hydro poles and guy wires** from the subject property, prior to any construction and grading on the lands.
11. The owner shall be responsible for the entire **cost** of the **removal of the existing chainlink fence** within the road allowance, prior to any construction and grading on the lands.
12. The owner shall pay the actual **cost** of the **removal of the existing gravel within the road allowance, the restoration of the boulevard with topsoil and sod** including the required curb fill, with the estimated cost of the works as determined by the General Manager/City Engineer being paid, prior to any construction or grading on the lands.
13. The owner pays the actual **cost** of **constructing and installing sanitary and water service laterals** required including any curb cuts and/or curb fills and furthermore, prior to any construction or grading on the lands, the owner shall pay to the City the estimate cost of the service laterals, as determined by the General Manager/City Engineer.
14. That the owner shall submit a **consent application to the Committee of Adjustment for access and water service easement**, registered on title,

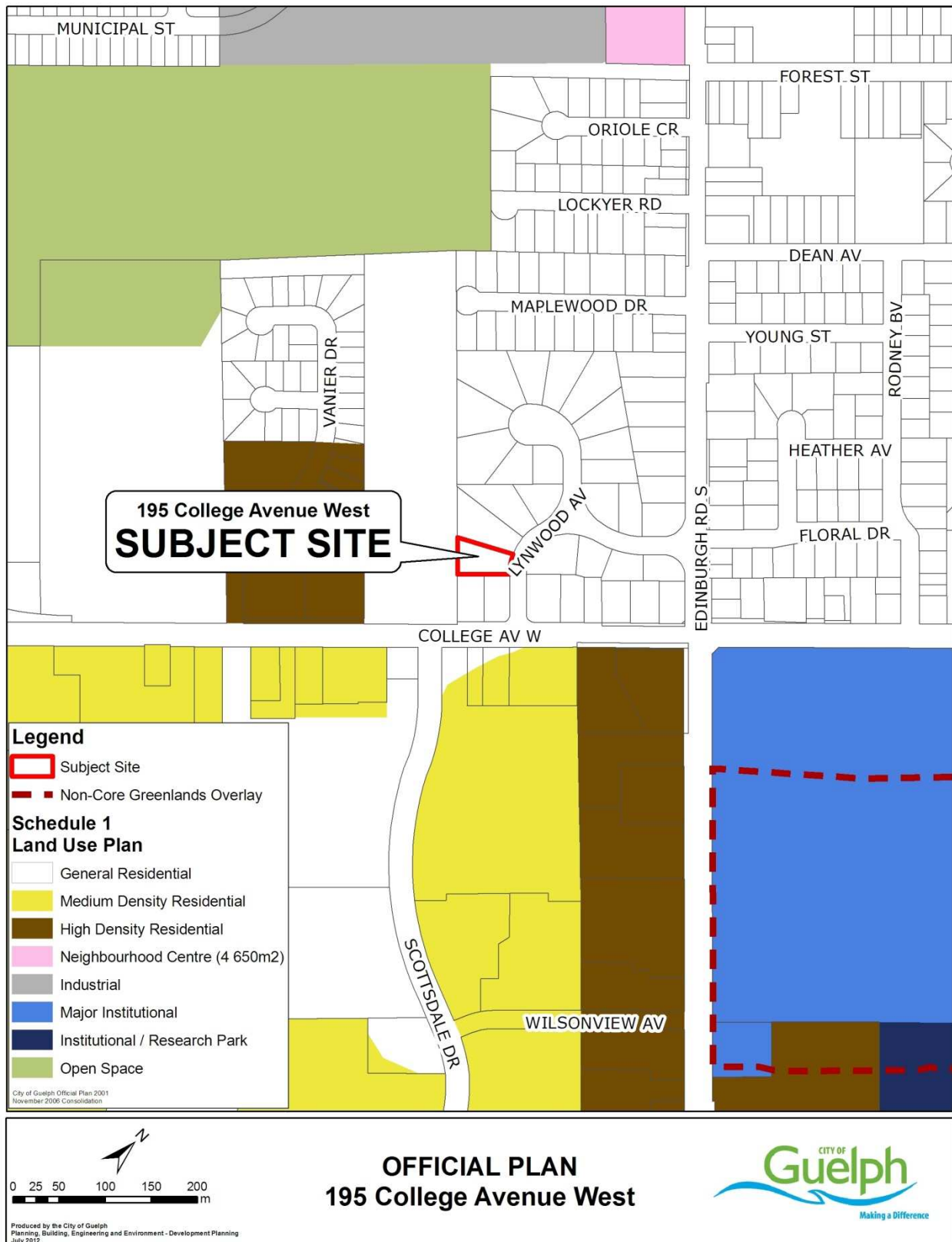


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in favour of the Guelph Community Christian School (195 College Avenue West), prior to any construction or grading on the lands.

15. That prior to any construction or grading on the lands, the servient tenement (59 Lynwood Avenue, Lot 16, Registered Plan 432), **grants an easement** approximately 4.0-metres (13.12 feet) wide by approximately 57.51-metres (188.68 feet) long, registered on title, in favour of the dominant tenement (195 College Avenue West, Part of Lot 4, Concession 4, Division "G" and Part of Lot 5, Concession 4, Division "G", Township of Guelph) for access and water service purposes.
16. That prior to any construction or grading on the lands, the owner shall have an Ontario Land Surveyor prepare **a reference plan** identifying the easement.
17. That prior to any construction or grading on the lands, the owner's solicitor certifies that **the easement**, in favour of the Guelph Community Christian School (195 College Avenue West), has been granted and registered on title.
18. The owner shall place the following **notification in the offer of purchase and sale** for the dwelling unit and to be registered on title:
  - (i) that **sump pumps** will be required for the lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a design by a Professional Engineer. Furthermore, sumps pumps must be discharged to the rear yard.
19. That the owner shall make arrangements satisfactory to the Engineering Department of **Guelph Hydro Electric Systems Inc.** for the servicing of the said lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to any construction or grading on the lands.
20. That prior to the passing of the zone change by-law, the owner shall enter into an **agreement with the City**, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer, covering the conditions noted above and to develop the site in accordance with the approved plans.

# **ATTACHMENT 3** **Existing Official Plan Land Use Designations and Policies**



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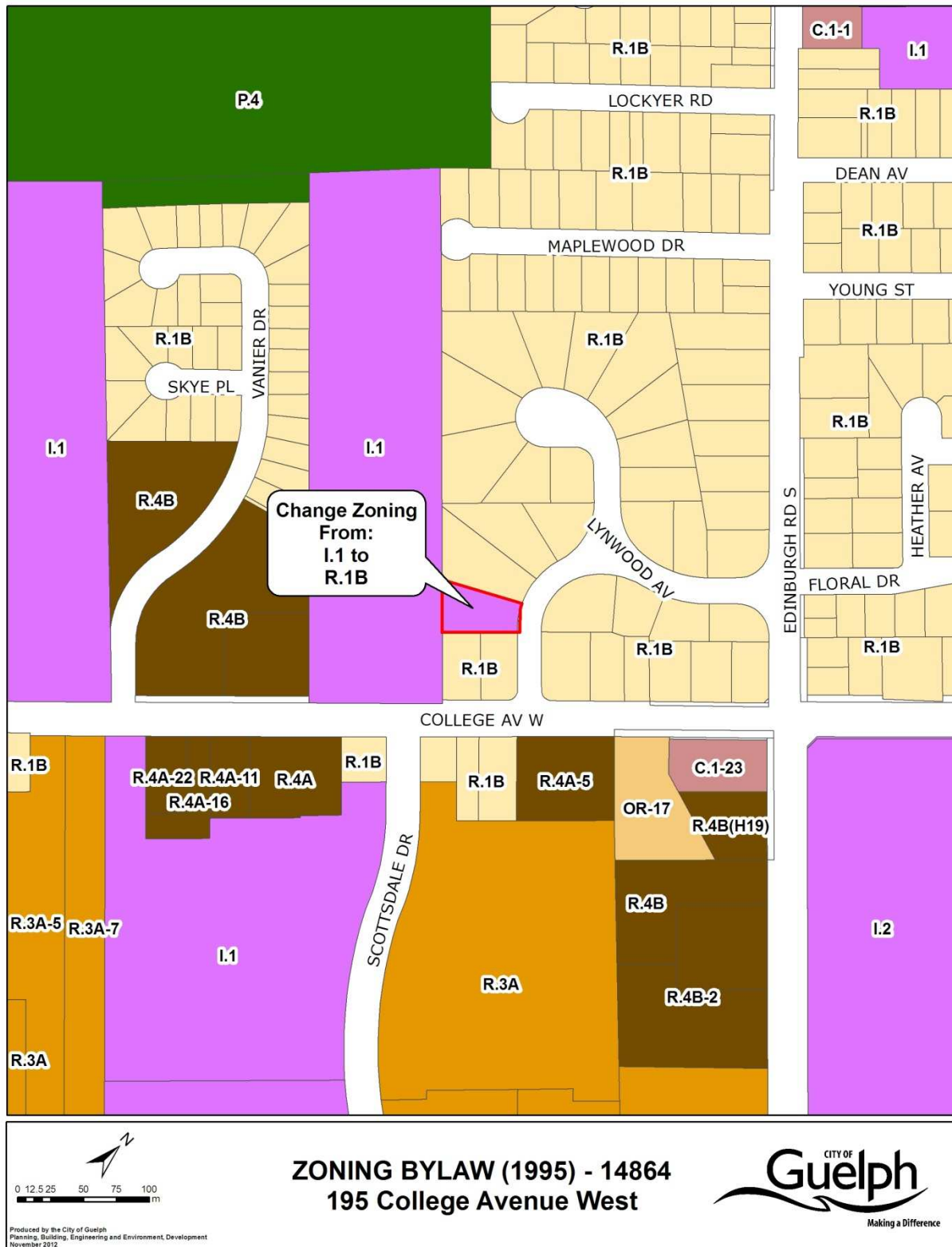
## **ATTACHMENT 3 (continued)**

### **Existing Official Plan Land Use Designations and Policies**

#### **'General Residential' Land Use Designation**

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.

# **ATTACHMENT 4** **Existing and Proposed Zoning and Details**



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## **ATTACHMENT 4 (continued)**

### **Existing Zoning**

#### **I.1 Institutional Zone - Educational, Spiritual, and Other Services**

##### **Permitted Uses**

- Art Gallery
- Day Care Centre
- Group Home
- Library
- Museum
- Outdoor Sportsfield Facilities
- Religious Establishment
- School
- Occasional Uses
  
- Administrative Office, Nursing Home, activity room, Recreation Centre, nursing station, Research Establishment, chapel, residence and other Accessory Uses are permitted provided that such Use is subordinate, incidental and exclusively devoted to a permitted use listed in Section 8.1.1 and provided that such Use complies with Section 4.23.

<b>Regulation</b>	<b>Required in the Standard Educational, Spiritual and Other Services (I.1) Zone</b>
Minimum Lot Area	700 m <sup>2</sup>
Minimum Front and Exterior Side Yard	6 metres
Maximum Front and Exterior Side Yard	20 metres
Minimum Side Yard	6 metres or one-half the Building Height, whichever is greater.
Minimum Rear Yard	7.5 metres or one-half the Building Height, whichever is greater.
Minimum Lot Frontage	30 metres
Off-Street Parking	Section 4.13
Off-Street Loading	Section 4.14
Accessory Buildings and Structures	Section 4.5
Fences	Section 4.20
Maximum Building Height	4 Storeys
Buffer Strips	Where an Institutional Zone abuts any Residential, Park, Wetland or Urban Reserve Zone, a Buffer Strip shall be developed.
Garbage, Refuse Storage & Composters	Section 4.9

## ATTACHMENT 4 (continued) Proposed Zoning

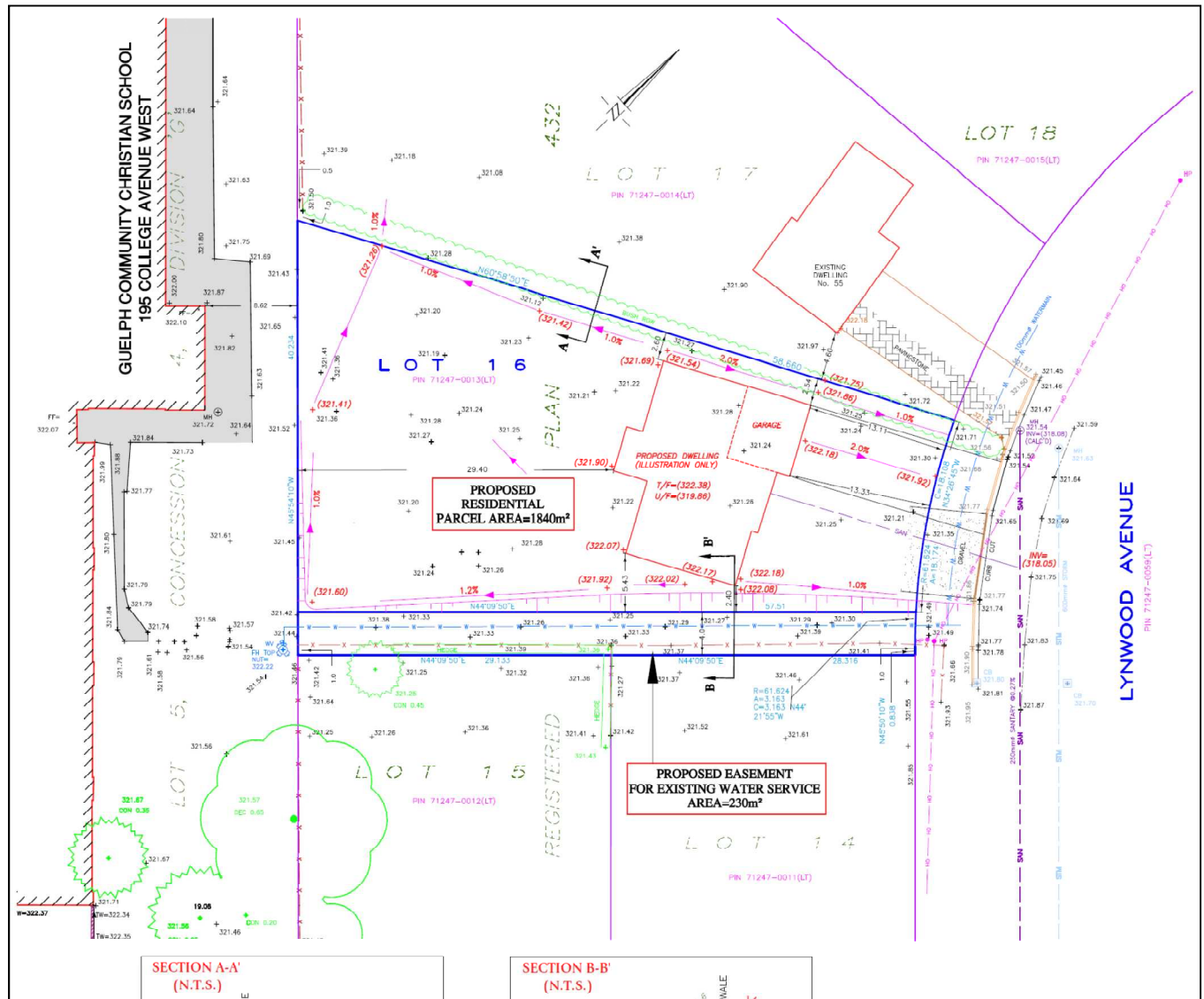
### R.1B Detached Residential Zone

#### Permitted Uses

- Single Detached Dwelling
- Accessory Apartment
- Bed and Breakfast Establishment
- Day Care Centre
- Group Home
- Home Occupations
- Lodging House Type 1

Regulation	Required in the Standard R.1B Zone
Minimum Lot Area	460m <sup>2</sup>
Minimum Lot Frontage	15m
Maximum Building Height	3 storeys
Minimum Front Yard	6m
Minimum Exterior Side Yard	4.5m
Minimum Side Yard	
1 to 2 storeys	1.5m
Over 2 storeys	2.4m
Minimum Rear Yard	7.5m or 20% of the lot depth
Accessory Buildings or Structures	Section 4.5
Fences	Section 4.20
Off-Street Parking	Section 4.13
Minimum Landscaped Open Space	The front yard of 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. A minimum area of 0.5m between the driveway and the nearest lot line must be maintained as a landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species
Garbage, Refuse Storage & Composters	See Section 4.9

## ATTACHMENT 5: Development Concept Plan



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## ATTACHMENT 6: Circulation Comments Summary

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Planning		✓	Subject to Attachment 2
Engineering*		✓	Subject to Attachment 2
Parks Planning*		✓	Subject to Attachment 2
Guelph Hydro*		✓	Subject to Attachment 2
Guelph Police Service	✓		
Guelph Emergency Services/Fire	✓		
GRCA	✓		

\*comments included on following pages



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# MEMO



FILE: 16.131.001

TO: Katie Nasswetter, Senior Development Planner  
FROM: Development Engineering  
DEPARTMENT: Engineering Services  
DATE: 30<sup>th</sup> August 2012  
SUBJECT: 195 College Avenue, West -- Zoning By-law Amendment – ZC1207

The application is for a Zoning By-law Amendment that would redesignate the subject lands from the existing Institutional (I) Zone to the R.1B (Residential Single Detached) Zone as described in the City of Guelph Zoning Bylaw. The subject land has a site area of 0.184 hectares and the purpose of the proposal is to allow for the construction of a single detached residential dwelling on the site. In addition to the Zone Change, the Owner will require a consent application submission to the Committee-of-Adjustment for an access easement and an existing water service easement in favour of the Guelph Community Christian School at 195 College Avenue West.

Engineering Services provides the following comments:

## 1. Road Infrastructure/Transportation:

The subject property is situated on the west side of Lynwood Avenue, just north of College Avenue. The existing Lynwood Avenue frontage includes a two (2) lane local roadway with grassed boulevards, curb and gutter on both sides of the street but no sidewalks on either side of the road. The existing right-of-way width fronting this site is 20.117 m (66.0 feet) and a road width of 9.45 m (31.0 feet). No road widening is required from the subject property.

## 2. Municipal Services

The following services are available on Lynwood Avenue abutting the subject lands:

- 250mm sanitary sewer approximately 3.35 m to 3.50 m in depth;
- 600mm storm sewer approximately 1.82 m to 1.98 m in depth;
- 100mm diameter watermain;

The owner will be responsible to pay for the estimated cost of any service laterals including the required curb cuts or curb fills for the development of the subject lands, prior to any construction and grading on the lands.

## 3. Environmental

Changing the use from institutional to residential will require site remediation and MOE clearance. Prior to any construction or grading on the lands, a Record of Site Conditions and approval letter from the MOE will be required.

## 4. Recommended conditions of Approval

**Engineering Services**  
Planning, Building, Engineering and Environment

T 519-837-5604  
F 519-822-6194  
engineering@guelph.ca

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# MEMO

We recommend the following conditions for approval of this proposed Zoning By-law Amendment:

1. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a Qualified Person (QP) as defined in Ontario Regulation 153/04 to prepare and submit a Phase 1 Environmental Site Assessment and any other subsequent phases required, to assess any real property to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the site plan approval, a Qualified Person shall certify that all properties to be developed are free of contamination.
2. If contamination is found, the Developer shall:
  - a. submit all environmental assessment reports prepared in accordance with the Record of Site Condition (O. Reg. 153/04) describing the current conditions of the land to be developed and the proposed remedial action plan to the satisfaction of the City;
  - 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 developed 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 developed.
3. Prior to any construction or grading on the lands, the owner shall have a Professional Engineer design a grading and drainage plan for the site, satisfactory to the General Manager/City Engineer.
4. Prior to any construction or grading on the lands, the owner shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.
5. That the owner enters into a Storm Sewer Agreement, as established by the City, providing a grading and drainage plan, registered on title, prior to any construction or grading on the lands.
6. The owner shall pay to the City the actual cost of the construction of the new driveway entrance and the required curb cut and/or curb fill and furthermore, prior to any construction or grading on the lands, the owner shall pay to the City the estimated cost of the new driveway entrance and the required curb cut and/or curb fill, as determined by the General Manager/City Engineer.
7. That the owner constructs the new building at such an elevation that the lowest level of the new dwelling can be serviced with a gravity connection to the sanitary sewer.
8. The owner shall be responsible for the entire cost of the removal of the existing asphalt pavement, hydro poles and guy wires from the subject property, prior to any construction and grading on the lands.

**Engineering Services**  
Planning, Building, Engineering and Environment

T 519-837-5604  
F 519-822-6194  
engineering@guelph.ca



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# MEMO

9. The owner shall be responsible for the entire cost of the removal of the existing chainlink fence within the road allowance, prior to any construction and grading on the lands.
10. The owner shall pay the actual cost of the removal of the existing gravel within the road allowance, the restoration of the boulevard with topsoil and sod including the required curb fill, with the estimated cost of the works as determined by the General Manager/City Engineer being paid, prior to any construction or grading on the lands.
11. The owner pays the actual cost of constructing and installing sanitary and water service laterals required including any curb cuts and/or curb fills and furthermore, prior to any construction or grading on the lands, the owner shall pay to the City the estimate cost of the service laterals, as determined by the General Manager/City Engineer.
12. That the owner shall submit a consent application to the Committee of Adjustment for access and water service easement, registered on title, in favour of the Guelph Community Christian School (195 College Avenue West), prior to any construction or grading on the lands.
13. That prior to any construction or grading on the lands, the servient tenement (59 Lynwood Avenue, Lot 16, Registered Plan 432), grants an easement approximately 4.0-metres (13.12 feet) wide by approximately 57.51-metres (188.68 feet) long, registered on title, in favour of the dominant tenement (195 College Avenue West, Part of Lot 4, Concession 4, Division "G" and Part of Lot 5, Concession 4, Division "G", Township of Guelph) for access and water service purposes.
14. That prior to any construction or grading on the lands, the owner shall have an Ontario Land Surveyor prepare a reference plan identifying the easement.
15. That prior to any construction or grading on the lands, the owner's solicitor certifies that the easement, in favour of the Guelph Community Christian School (195 College Avenue West), has been granted and registered on title.
16. The owner shall place the following notification in the offer of purchase and sale for the dwelling unit and to be registered on title:
  - (i) that sump pumps will be required for the lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a design by a Professional Engineer. Furthermore, sumps pumps must be discharged to the rear yard.
17. That the owner shall make arrangements satisfactory to the Engineering Department of Guelph Hydro Electric Systems Inc. for the servicing of the said lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to any construction or grading on the lands.

**Engineering Services**  
Planning, Building, Engineering and Environment

T 519-837-5604  
F 519-822-6194  
engineering@guelph.ca

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# MEMO



- 
18. That prior to the passing of the zone change by-law, the owner shall enter into an agreement with the City, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer, covering the conditions noted above and to develop the site in accordance with the approved plans.

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**Mary Angelo, P. Eng.**  
Development Engineering Supervisor

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**Julius J. Bodai, C.E.T.**  
Engineering Technologist II

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# INTERNAL MEMO



DATE August 31, 2012  
TO **Katie Nasswetter**  
FROM Helen White  
DIVISION Parks & Recreation  
DEPARTMENT Community & Social Services  
**SUBJECT 195 College Avenue West**

Park Planning and Development has reviewed the public meeting notice dated August 3, 2012 for the above proposed Zoning By-law Amendment and offers the following comments:

**Zoning Bylaw Amendment:**

Park Planning has no objection to the rezoning of the subject property from I.1 Institutional – Educational, Spiritual or Other Services to R.1B Single Detached Residential.

**Parkland Dedication:**

Cash-in-lieu of Parkland Dedication will be required for the proposed development.

The developer shall be responsible for cash-in-lieu of parkland dedication payment for the proposed development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof, prior to the issuance of any building permits.

The proposed rezoning will permit the construction of one new single detached dwelling. As per the City of Guelph's current Parkland Dedication Bylaw, the cash-in-lieu amount for the subject property will be \$1,500.00 per clause 209-4 (i).

Please call me if you have any questions.

Regards,

**Helen White, OALA, CSLA**  
Park Planner

Parks & Recreation  
**Community & Social Services**  
Location: City Hall

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

C Murray Cameron

File # P:\CommunityServices\Riverside\\_Park Planning\PLANNING\SOUTH DISTRICT\Zoning By-Law & Official Plan Amendments\ 195 College Avenue West.docx



395 Southgate Drive  
Guelph, ON N1G 4Y1  
Tel: 519-837-4719  
Fax: 519-822-4963  
Email: [mwittemund@guelphhydro.com](mailto:mwittemund@guelphhydro.com)  
[www.guelphhydro.com](http://www.guelphhydro.com)

August 29, 2012

Mr. Blair Labelle  
City Clerk  
City of Guelph  
Planning, Engineering and Environmental Services  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Sir:

**Re: 195 College Avenue West (File No. ZC1207)**

We would like to submit the following comments concerning this application:

1. The hydro services for this proposed new single detached dwelling can be fed from existing overhead feeder lines on Lynwood Avenue.
2. A minimum distance of 1.5 metres must be maintained between any driveways and distribution poles. Any pole relocation required would be at the owner's expense.

Sincerely,

GUELPH HYDRO ELECTRIC SYSTEMS INC.

A handwritten signature in black ink, appearing to read "Michael Wittemund", is written over a large, faint, stylized background graphic that resembles a water drop or a leaf.

Michael Wittemund, P.Eng.  
Director of Engineering

MW/gc

395 Southgate Drive, Guelph ON N1G 4Y1 [www.guelphhydro.com](http://www.guelphhydro.com)

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## **ATTACHMENT 7: Public Notification Summary**

April 19, 2012	Application considered complete by the City of Guelph
April 25, 2012	Notice of Complete Application mailed to prescribed agencies and surrounding property owners within 120 metres.
August 3, 2012	Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres.
September 4, 2012	Public Meeting of City Council
November 12, 2012	Notification provided to person or agencies providing comments or signed attendees at the Public Meeting that the matter will be on the December 3, 2012 Council Meeting for a decision.
December 3, 2012	City Council Meeting to consider staff recommendation on this application.

# COUNCIL REPORT

TO **Guelph City Council**

SERVICE AREA Planning, Building, Engineering and Environment  
DATE December 3, 2012

**SUBJECT** **Proposed Demolition of 28 St. Andrew Street  
Ward 3**

REPORT NUMBER 12-111

## SUMMARY

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

**Council Action:** Council to decide whether or not to approve the demolition request.

## RECOMMENDATION

"THAT Report 12-111 regarding the proposed demolition of a detached dwelling at 28 St. Andrew Street, legally described as Lot 15, Plan 264, City of Guelph, from Planning, Building, Engineering and Environment dated December 3, 2012, be received;

AND THAT the proposed demolition of the detached dwelling at 28 St. Andrew Street be approved;

AND THAT the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property which can be preserved, and be required to erect protective fencing at one (1) metre from the dripline of any existing trees on adjacent City property prior to commencement of demolition and maintain fencing during demolition and construction of the new dwelling;

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

## BACKGROUND

An application to demolish the detached dwelling at 28 St. Andrew Street was received on November 5, 2012 by Planning, Building, Engineering and Environment.



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The subject property is located on the south side of St. Andrew Street, east of Kathleen Street, north of Division Street and west of Exhibition Street (see Attachment 1). The property is zoned R.1B (Residential Single-Detached 'B'), which permits one detached dwelling per lot. The dwelling proposed to be demolished is a bungalow constructed in 1960 (see Attachment 2).

Heritage Planning staff has no objections to the proposed demolition. 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.

The applicant is requesting to demolish the existing dwelling on the subject property and subsequently construct a new two storey detached dwelling on the same foundation, with two separate brick expansions to the front and back (see Attachment 3).

## **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 dwelling is a two storey detached dwelling. The applicant is proposing to retain the foundation for the existing dwelling and incorporate it into the new dwelling, whereby an addition is proposed on the front as well as the rear. The existing detached garage will also remain. The applicant has not yet finalized the design for the proposed replacement dwelling but has provided a conceptual drawing of what the new dwelling may look like (see Attachment 4).

## **Tree Protection**

There is a large mature coniferous tree in the front yard that may be impacted by construction activities (see Attachment 2 for picture). The property is too small (<0.2 ha) to be regulated under the City's Tree By-law (By-law 2010-19058), so if the tree is located on the subject property itself, it cannot be mandated by the City to be protected. However, if the coniferous tree is on City property, it cannot be damaged, pruned or removed in any way, and must be protected by hoarding installed at the tree's dripline. As such, staff are recommending that the owner erect protective hoarding around any trees on the property, and be required to erect protective hoarding around trees on adjacent City property prior to demolition activities and maintain the hoarding throughout the construction of the new dwelling.

The approval of the demolition application is recommended as the existing dwelling will be replaced with a new dwelling unit. Therefore, there will be no overall loss of residential capacity proposed as a result of this application.

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Finally, it is strongly recommended that the applicant contact the General Manager of Solid Waste Resources, 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 was consulted regarding heritage attributes associated with the proposed demolition.

The City's Environmental Planner was consulted regarding the mature coniferous tree in the front yard of the property.

## **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 2a – Site Photograph (November 2012)

Attachment 2b – Photograph of Coniferous Tree (November 2012)

Attachment 3 – Proposed Site Plan

Attachment 4 – Proposed Concept for Replacement Dwelling

### **Prepared By:**

Michael Witmer  
Development & Urban Design Planner  
519-822-1260, ext 2790  
michael.witmer@guelph.ca

### **Recommended By:**

Sylvia Kirkwood  
Manager of Development Planning  
519-837-1260, ext 2359  
sylvia.kirkwood@guelph.ca

Original Signed by:

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### **Recommended By:**

Todd Salter  
General Manager  
Planning Services  
519-837-1260, ext 2395  
todd.salter@guelph.ca

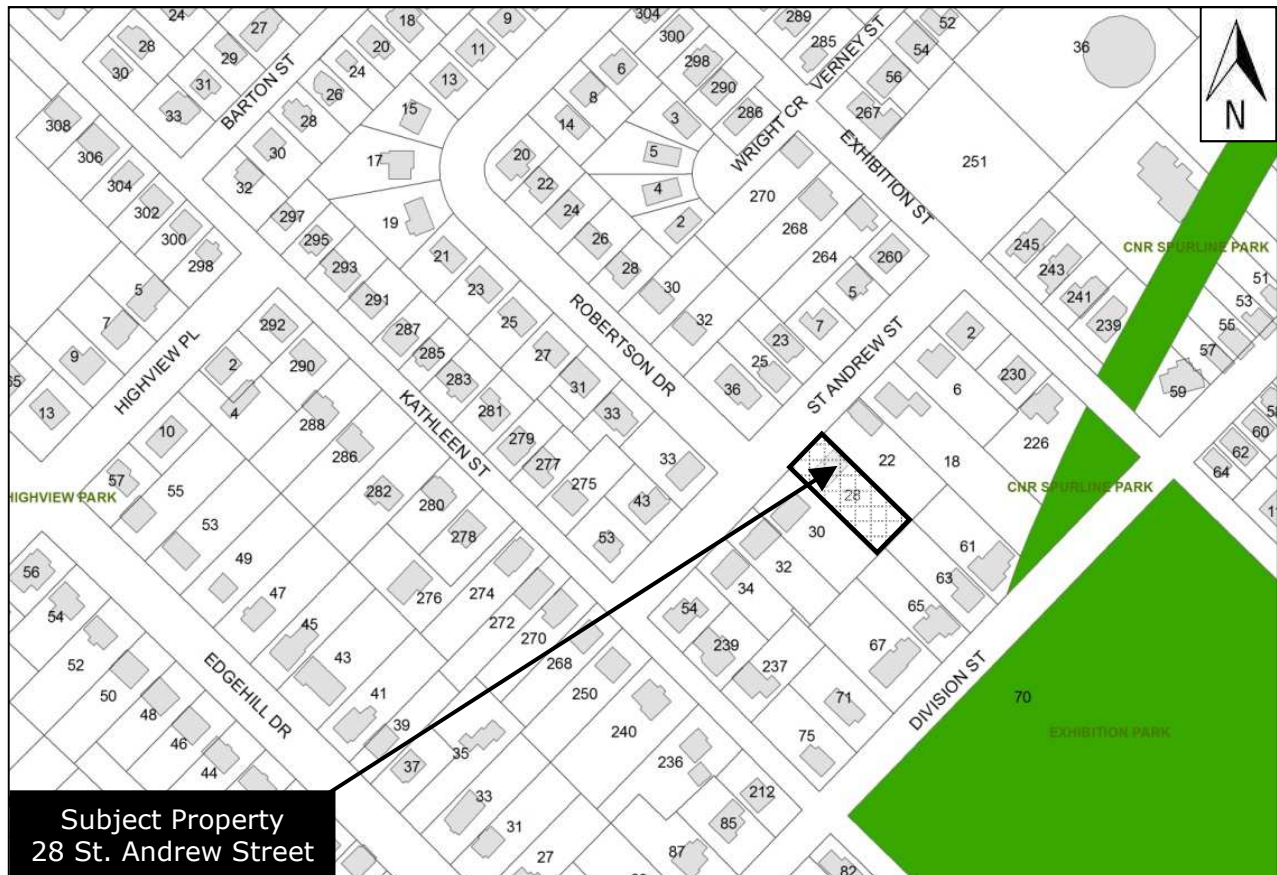
Original Signed by:

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### **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 – Location Map



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**ATTACHMENT 2a – Site Photograph (November 2012)**



(Photo taken November 13, 2012 by M. Witmer)



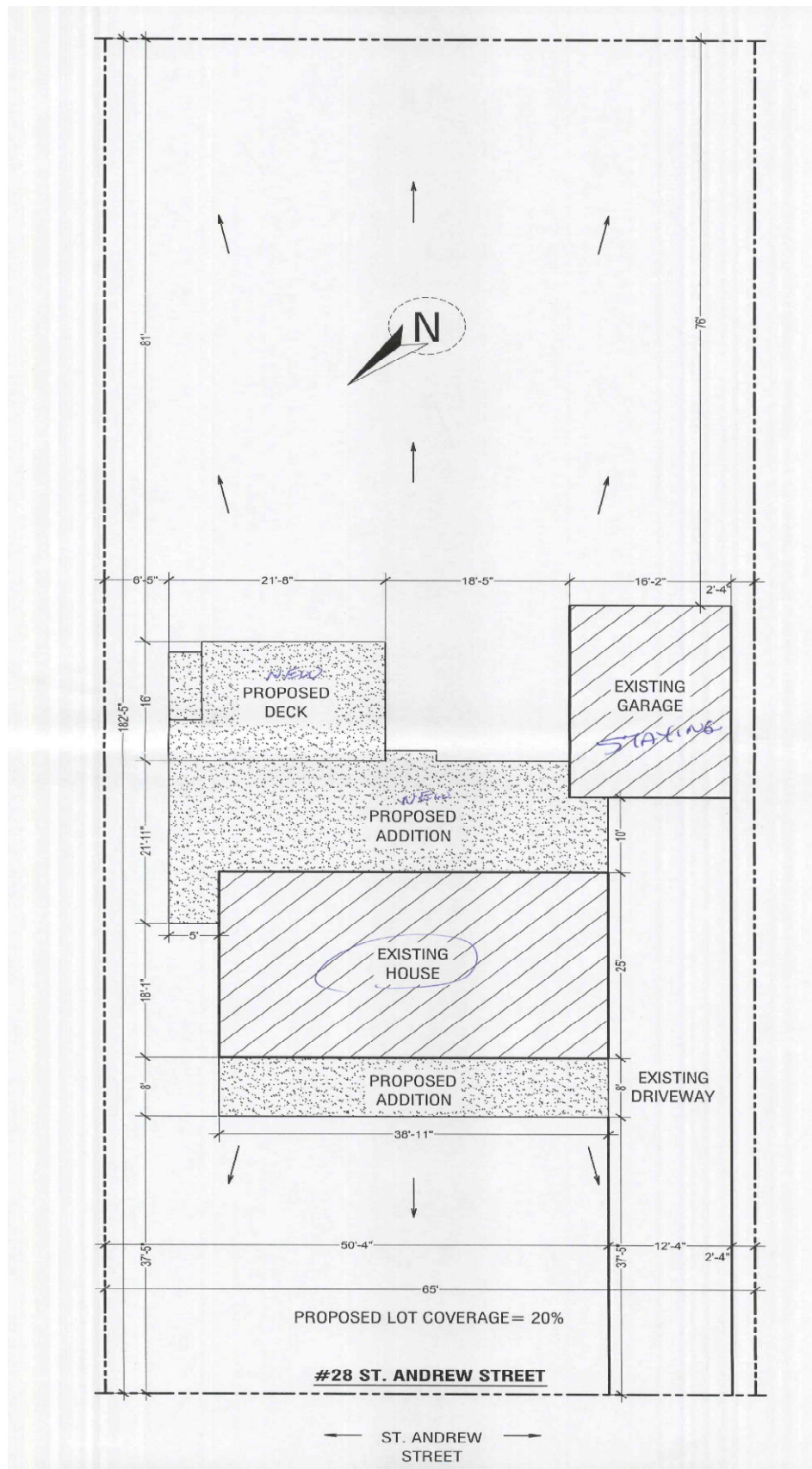
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**ATTACHMENT 2b –Photograph of Coniferous Tree (November 2012)**

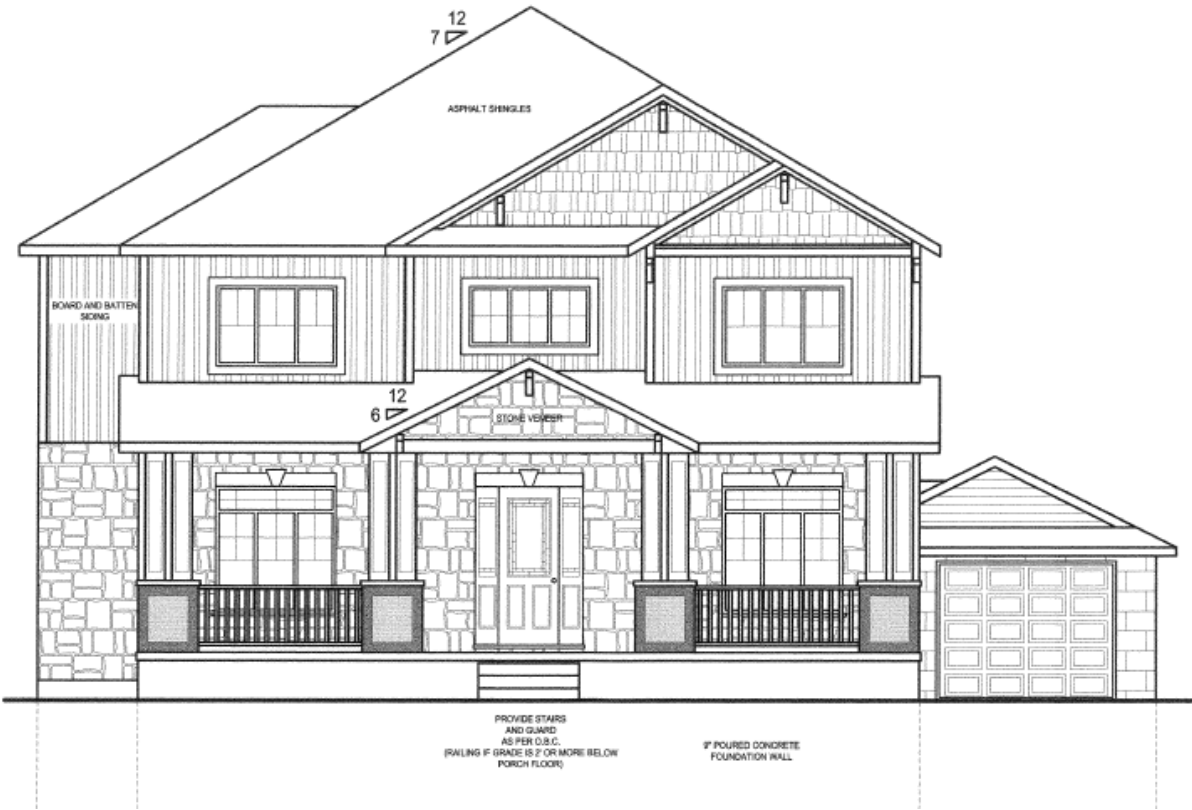


(Photo taken November 13, 2012 by M. Witmer)

## ATTACHMENT 3 – Proposed Site Plan



**ATTACHMENT 4 – Proposed Concept for Replacement Dwelling**



**From:** Amy DiCarlo  
**Sent:** November 27, 2012 5:13 PM  
**To:** Clerks  
**Subject:** 28 St. Andrews St Demolition

I am writing this email to express my concern with the demolition of a house located at 28 St. Andrews St. A majority of the houses in the neighbourhood are 1000 to 1500 square feet, and the proposed house would not fit the patterns in our area. The plans for the house would be almost 3 times the size of its surrounding houses. Also many neighbours worry about the possibility of multiple unrelated renters.

sincerely,  
Jeannetta DiCarlo



# COUNCIL REPORT

TO **Guelph City Council**

SERVICE AREA Planning, Building, Engineering and Environment  
DATE December 3, 2012

**SUBJECT** **Proposed Demolition of 17 Forest Hill Drive  
Ward 5**

REPORT NUMBER 12-110

## SUMMARY

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

**Council Action:** Council to decide whether or not to approve the demolition request.

## RECOMMENDATION

"THAT Report 12-110 regarding the proposed demolition of a detached dwelling at 17 Forest Hill Drive, legally described as Part Lot 19, Plan 401, AS IN RO787742 City of Guelph, from Planning, Building, Engineering and Environment dated December 3, 2012, be received;

AND THAT the proposed demolition of the detached dwelling at 17 Forest Hill Drive be approved;

AND THAT the applicant be requested to remove material stockpiled within the dripline of the existing front yard tree and erect protective fencing at one (1) metre from the dripline of this tree and any other existing trees on the property which can be preserved prior to commencement of demolition and maintain fencing during demolition and construction of the new dwelling;

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

## BACKGROUND

An application to construct an addition on a detached dwelling at 17 Forest Hill Drive was received on October 5, 2012 by Planning, Building, Engineering and

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Environment. The addition consists of increasing the height of the existing dwelling from one and a half stories to three stories and expanding the footprint by 7.7 m x 3.8 m towards the front of the property. A building permit for the addition was issued on October 22, 2012 and construction commenced shortly afterwards. Upon assessing the construction, it was determined on November 7, 2012 that a significant portion of the existing dwelling would need to be demolished to accommodate the addition, and that Council approval of the demolition is required as per the City's Demolition Control By-law.

The subject property is located on the west side of Forest Hill Drive, south of Water Street, east of Maple Street and north of James Street (see Attachment 1). The property is zoned R.1B (Residential Single-Detached 'B'), which permits one detached dwelling per lot, with a maximum height of three (3) stories. The dwelling proposed to be demolished is a one and a half storey house constructed in 1948 (see Attachment 2).

Heritage Planning staff has no objections to the proposed demolition. 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.

## **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.

As noted earlier, the proposed replacement dwelling is a three (3) storey detached dwelling. A building permit was issued for the addition and renovations to the existing dwelling on October 22, 2012. Based on further review of the permit and ongoing construction activities, it was determined that a significant portion of the existing dwelling will need to be demolished. An addition is proposed on the front of the building (see Attachment 3). An approved elevation of the new dwelling from the building permit is shown in Attachment 4.

## **Tree Protection**

There is a large mature coniferous tree in the front yard of the property that may be impacted by construction activities and in fact there is currently excavated material stockpiled within the dripline of the tree (see Attachment 2 for picture). The property is too small (<0.2 ha) to be regulated under the City's Tree By-law (By-law 2010-19058), so any trees located on the subject property cannot be mandated by the City to be protected. However, staff are recommending that the owner remove the stockpiled material and erect protective hoarding around any trees on the property prior to demolition activities and maintain the hoarding throughout the construction of the new dwelling.

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The approval of the demolition is recommended as the existing dwelling will be replaced with a new dwelling unit. 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, 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 was consulted regarding the proposed demolition.

## **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 Photograph (November 2012)

Attachment 3 – Proposed Site Plan

Attachment 4 – Proposed Concept for Replacement Dwelling

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## ATTACHMENT 1 – Location Map



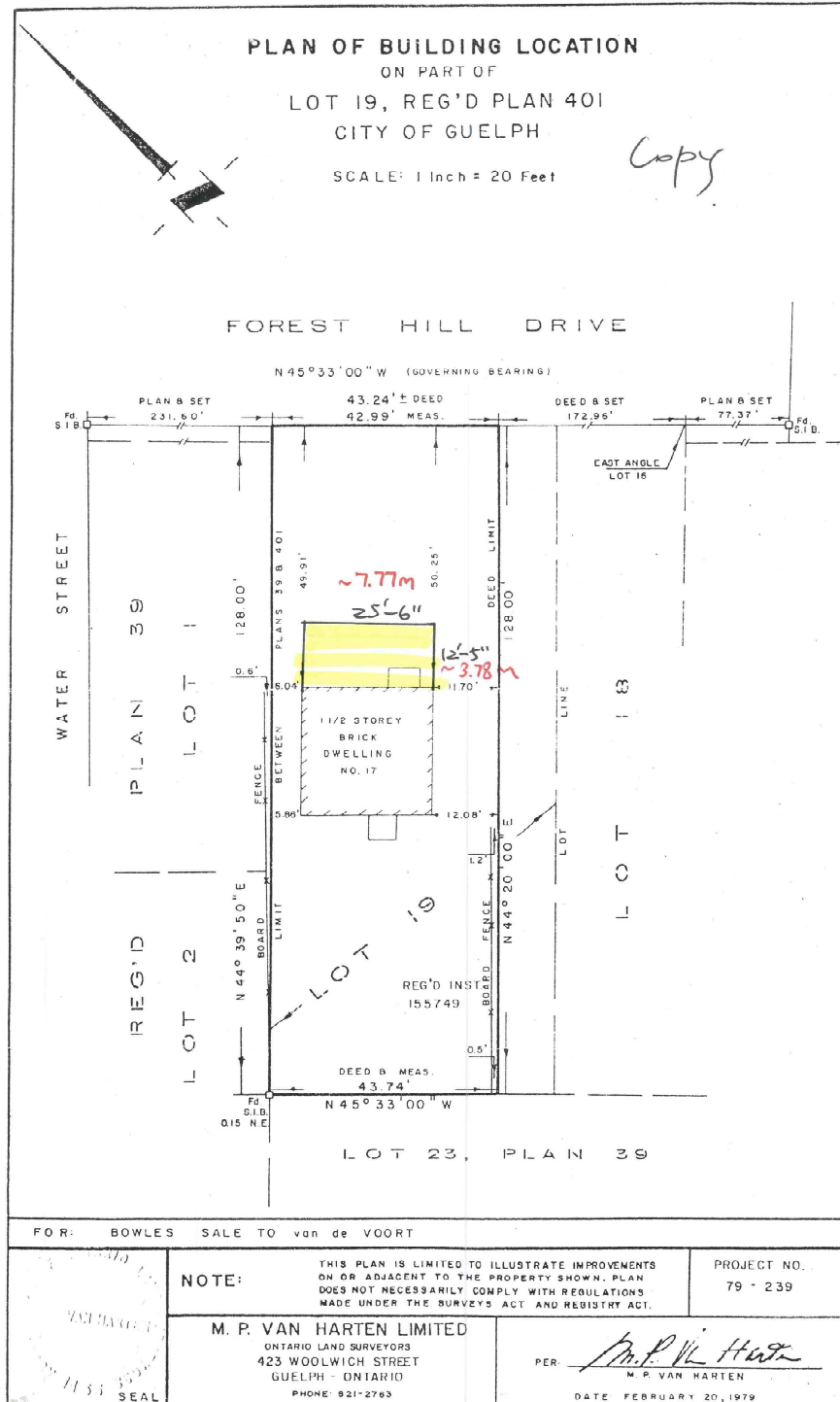
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## ATTACHMENT 2 – Site Photograph (November 2012)



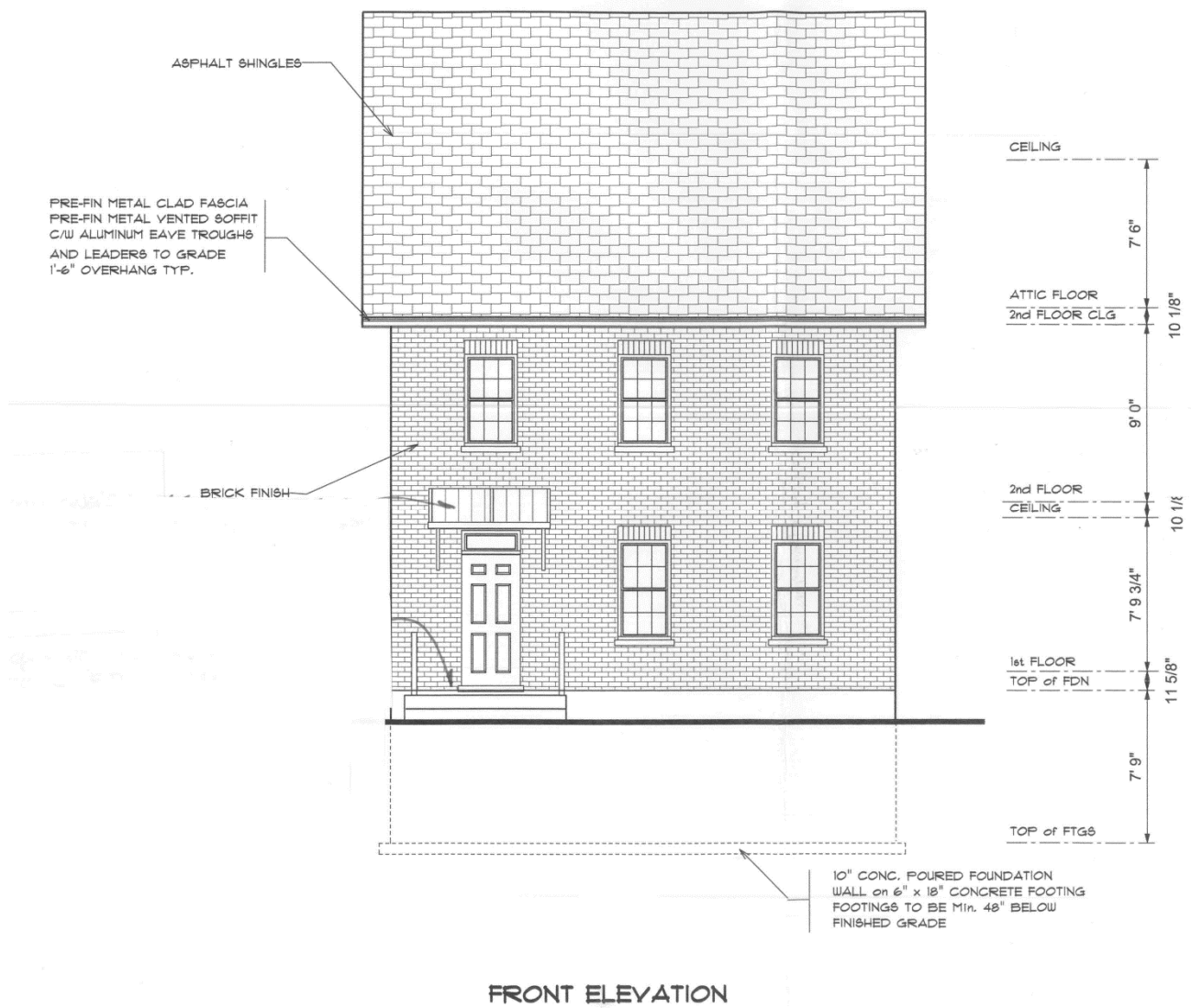
(Photo taken November 13, 2012 by M. Witmer)

## ATTACHMENT 3 – Proposed Site Plan





## ATTACHMENT 4 – Approved Front Elevation from Building Permit



(Elevation from Approved Building Permit 12 012179 RR)

**TO** **Guelph City Council**

**SERVICE AREA** Corporate Administration, Finance and Enterprise  
**DATE** December 3, 2012

**SUBJECT** **Guelph Area Transmission Refurbishment Project and  
the Community Energy Initiative**

**REPORT NUMBER** FIN-CE-12-03

## **SUMMARY**

### **Purpose of Report:**

Overview of the Guelph Area Transmission Refurbishment Project and its relationship to the Community Energy Initiative. In summary:

- Description of the Guelph Area Transmission Refurbishment (GATR) Project, overseen by Hydro One.
- The position of Guelph Hydro Inc. and the GATR Project.
- Relationship to the GATR project to the Community Energy Initiative.

### **Committee Action:**

Committee receipt of the report; Guelph Area Transmission Refurbishment Project and the Community Energy Initiative.

Committee recommend that City Council correspond with the Ministry of Energy and ask for their direction to the Ontario Power Authority to approve Guelph-based projects currently seeking approval and to work with the City of Guelph in implementing local generation and to accelerate conservation activity to mitigate the timing and scope of the proposed Guelph Area Transmission Refurbishment Project.

Committee direct staff and support the Mayor in ongoing advocacy to the Minister of Energy, other Ministries as appropriate, the Ontario Power Authority and related staff in promoting the approval and implementation of local generation, and the acceleration of the conservation programming in the City of Guelph, as per the goals of the Community Energy Initiative.

Committee to City direct staff to investigate the feasibility of formal procedural interventions to the Guelph Area Transmission Refurbishment project through the Environmental Assessment process or with the Ontario Energy Board.



## RECOMMENDATIONS

**THAT** the report dated October 9, 2012 entitled '**Guelph Area Transmission Refurbishment Project and the Community Energy Initiative**' be received and;

**THAT** City Council direct the CAO to formally correspond with the Ministry of Energy requesting that they direct the Ontario Power Authority to approve Guelph-based projects currently in application under the Feed-In-Tariff and Combined Heat and Power Standard Offer programs and;

**THAT** City Council direct the CAO to formally correspond to the CEO of the Ontario Power authority to formally request the inclusion of representatives from the City of Guelph, on behalf of the Community Energy Initiative, in the ongoing study of energy supply to the Kitchener-Waterloo-Guelph-Cambridge region and;

**THAT** City Council direct the Mayor to continue to communicate with the Minister of Energy and other Provincial Ministers, as appropriate, to advocate on behalf of existing and future local energy generation and conservation projects and;

**THAT** City Council direct staff to continue to communicate to staff of the Ministry of Energy, other Ministries as appropriate and the Ontario Power Authority to advocate on behalf of existing and future local generation projects and;

**THAT** the City direct staff to investigate the feasibility of formal procedural interventions to the Guelph Area Transmission Refurbishment project such as a request for an Individual Environmental Assessment or intervening at the Ontario Energy Board as they consider the "Leave to Construct" for the GATR project.

## BACKGROUND

### 1. Hydro One and the Class EA Process

Hydro One Networks Inc. (Hydro One) is planning to refurbish parts of the aging high-voltage electricity infrastructure serving the City of Guelph, Waterloo Region and the surrounding area of Kitchener-Waterloo-Guelph-Cambridge.

The undertaking consists of three main components:

- Upgrading the existing Cedar Transformer Station in the City of Guelph;
- Upgrading approximately five kilometres of existing transmission line from Campbell Transformer Station to CGE Junction, in the City of Guelph; and
- Upgrading the existing Guelph North Junction (northwest of Guelph in the Township of Centre Wellington), to a switching station.

The proposed Guelph Area Transmission Refurbishment Project is subject to the "Class Environmental Assessment for Minor Transmission Facilities" (Class EA) process, in accordance with the Ontario Environmental Assessment Act (EA Act).

The final Environmental Study Report (ESR) has been prepared in compliance with the requirements of the EA Act and describes the Class EA process that has been undertaken for the Project (See Appendix 1)

Hydro One has described the following Project Need:

*The Kitchener-Waterloo-Cambridge-Guelph (KWCG) area is one of the larger load centres in Ontario. Its electricity demand peaked at over 1,400 megawatts (MW) in the summer of 2011, and is expected to continue to grow over the next 20 years.*

*Despite its large electricity demand, there are no major sources of generation supply within the KWCG area. As a result, the area relies heavily on the transmission system to deliver electricity from the Ontario grid to its customers. There are four major sources of electricity supply from the transmission grid to the KWCG area— Detweiler TS in Kitchener from the west; the transmission line connecting Middleport TS in Hamilton and Detweiler TS from the south; Burlington TS from the east; and the transmission line connecting Orangeville TS and Detweiler TS from the north. All of these sources of supply, with the exception of the supply from the north, have reached or are approaching their maximum capacity for planning purposes.*

*To maintain a reliable supply of electricity to the KWCG area, the Ontario Power Authority (OPA), Hydro One Networks (Hydro One), local distribution companies (LDCs) and the Independent Electricity System Operator (IESO) are developing near and longer-term plans for the area. These plans will consider an integrated mix of solutions including conservation, local generation, distribution and transmission.*

*The Guelph Area Transmission Refurbishment (GATR) Project is one of the solutions needed to provide increased capacity for growth in the South-Central Guelph and Kitchener areas, and to improve the reliability of electricity supply to customers in the KWCG area for the next decade.*

The Class Environmental Assessment for the GATR project is now complete. Hydro One has come to the following conclusions.

- Potential short term and long term environmental effects were identified and corresponding mitigation measures were developed to address these effects.
- No adverse residual effects due to construction, operation or maintenance of the refurbished facilities were identified. Comments and issues raised during the review period were documented in this final ESR which was filed with the MOE on October 30, 2012.
- Prior to construction, Hydro One will seek all regulatory approvals, licences and permits as required. Contingent upon approval from the Ontario Energy

Board (OEB) for "Leave to Construct" under Section 92 of the OEB Act, it is expected that detailed engineering and construction will commence in the spring of 2013 and the in-service date of the project will be December 2015.

Despite repeated communications and interventions from the City of Guelph for considerations of the goals of the CEI in the Class EA process there is no specific or analytical evidence in the final EA Report that Hydro One considered, or engaged with the City of Guelph, to consider "an integrated mix of solutions including conservation, local generation, distribution and transmission" as described in the Project Need (as per above).

## **2. The Role of the Ontario Power's Authority, the GATR Project and Local Generation**

The Class EA and consultation process for the Guelph Area Transmission Refurbishment Project was first initiated by Hydro One in 2009. The process was put on hold in 2010 when an initiative was launched to develop a broader regional plan for the Kitchener-Waterloo- Cambridge-Guelph area.

The regional plan is being developed by the Ontario Power Authority (OPA) along with a working group made up of local utility partners, including Guelph Hydro and Hydro One.

In March 2012, the OPA advised Hydro One that the regional planning study had advanced sufficiently to confirm the need to proceed with the Guelph Area Transmission Refurbishment Project and recommended the proposed transmission refurbishments described in this document (and also refined by the October 2012 letter from OPA). As such, Hydro One resumed the Class EA process and re-introduced the Project, as defined by the OPA, to government agencies and the public.

Despite advancing the GATR project, the regional planning study for the Kitchener-Waterloo- Cambridge-Guelph area is expected to continue and provide an opportunity for continued consideration of local generation and conservation, such as those activities described in the Community Energy Plan, as solutions to matching electricity supply to electricity demand in the region.

The Ontario Power Authority also oversees the programs that support energy conservation. These programs are delivered by local distribution companies, of which Guelph Hydro Energy Systems is one.

The Ontario Power Authority also oversees two programs that support local generation; the Feed-In-Tariff (FIT) Program and the Combined Heat and Power Standard Offer Program (CHPSOP). The FIT program approves solar photo-voltaic projects and the CHSOP program considers combined heat and power (sometime referred to as co-generation) projects.

Across the community it is estimated that there are projects before the Ontario Power Authority with a total generation capacity of 60 Mega-Watts (MW). 60 MW represents approximately 25% of the average community-wide load electrical load of 240 MW and 20% of the approximate maximum peak summer load of 300 MW.

The 60 MW being proposed across the community roughly break down as follows:

- 30 MW Solar PV, including:
  - 1 MW City-owned Facilities
  - 8 MW Eastview closed landfill (Cooperative model)
  - 7.5 privately held land (Cooperative Model)
- 28 MW Combined Heat and Power (CHP), including:
  - Downtown
  - Hanlon Creek Business Park
- 2 MW Biogas

### **3. The City of Guelph – Interactions with the Ontario Power Authority and the Ministry of Energy.**

In advocating for the Community Energy Initiative, the City and its partners at Guelph Hydro Inc. (mainly through Envida) have been active in interacting with the Ontario Power Authority and the Ministry of Energy. The following summarizes some of the highlights.

- In 2007, the Ontario Power Authority awarded the City of Guelph a Certificate of Recognition for the Community Energy Plan.
- The Ontario Power Authority has also supported the Community Energy Initiative as participants in the Mayor's Task Force on Community Energy.
- In 2010, the City supported an application to the OPA's Conservation Fund, along with a number of community partners, to accelerate energy conservation activities in the community. It was not successful.
- The City has led delegations to formal meetings with the Minister of Energy to advocate for the generation projects, cited above, as key elements of supporting development and attracting investment in our community. Led by the Mayor, these delegations have met with the Minister 3 times in the last year and a half.
- City staff and staff at Envida have had extensive and ongoing interactions with staff at the Ministry of Energy and the Ontario Power Authority on specific aspects of the FIT and CHSOP applications as summarized above.

#### **4. Guelph Hydro Position on GATR**

Guelph Hydro Inc., of which the City of Guelph is sole shareholder, maintains the following strategic priorities in directing its planning and business execution.

1. Maintain a reliable supply of electricity to the City of Guelph
2. Support the Community Energy Initiative
3. Maintain "profitability"

With these priorities in mind Guelph Hydro Inc. has provided a formal correspondence on their position related to Hydro One's Class EA Report and their view to the long term issues related to electricity transmission to the City of Guelph.

In summary, Guelph Hydro Inc. is in support of the recommendations of the Class EA report. However, Guelph Hydro fully acknowledges its second priority obligation and mandate to the Community Energy Initiative.

Formal Correspondence from Guelph Hydro Inc. is attached as Appendix 2

#### **REPORT**

The GATR project presents a challenge to the Guelph Hydro Inc., and its regulated operations, Guelph Hydro Electrical Systems Inc.. As described above, in the "Background" section, the transmission infrastructure in the Guelph area is under increasing constrictions in the supply of electricity to the community. This is an ongoing reality as Guelph continues to grow towards its target of 175,000 citizens by 2031. Further, the infrastructure is aging and is increasingly subject to the risk of failure.

In the event of high-demand on the system (i.e. peak summer weather) or failed infrastructure (i.e. weather events), there is a real possibility of brownouts or rolling blackouts.

Based on this reality, and given their #1 strategic priority, Guelph Hydro Inc. and their regulated arm, Guelph Hydro Electrical Systems, are in support of the conclusions of Hydro One and the proposed GATR Project.

The proposed transmission lines are intended to bring electricity generated from outside of the region. A key goal of the Community Energy Initiative is the development of local generation. In the first five years since the April 2007 Council approval of the CEI, this has been a very successful element of the initiative. It is estimated that as much as 60 MW of projects have been proposed and are currently before the Ontario Power Authority for approval.

The average demand for the community is approximately 240 MW, peaking at nearly 300 MW during the warm summer months. However, because the majority

of these projects are awaiting approval, the ability of the local generation projects to alleviate the need for improved transmission, as described above is unclear.

Also, local Conservation and Demand Management programming, overseen by the Ontario Power Authority and delivered by the regulated arm of Guelph Hydro, Guelph Hydro Electrical Systems Inc., has played a role in reducing system capacity demand but is acknowledged to fall short of the conservation goals set in the CEI.

Although it is indicated in the final Class EA report from Hydro One that consideration of local generation and conservation/demand activities when determining the need and timing for the GATR project, it is not clear, analytically, how this consideration was made.

Generally, it is clear that local generation of electricity can alleviate the pressures on system capacity and the need for transmission upgrades. The current local generation in application before the OPA is estimated at 60 MW – approximately 25% of the city's current average demand and nearly 10% of the maximum summer demand.

However, the timing for building local generation to the scale contemplated in the Community Energy Initiative is not consistent with the imminent need to for system capacity. They are stalled in the application process with the Ontario Power Authority.

Generally speaking, accelerating the development of local generation, in the form of combined heat and power and solar photovoltaic projects, could have an impact of pushing out the timing of the GATR project. It may even have an impact on the scale of the GATR project. To date, the City has had no direct involvement in determining the relationship between the generation activities related to the CEI and their potential impact on the timing and scale of the GATR project.

The timing of the CEI local generation projects is largely dependent on the approvals process of the Ontario Power Authority.

City staff is of the understanding that, under the leadership of the Ontario Power Authority, the study of transmission issues in the Kitchener-Waterloo-Guelph-Cambridge is ongoing. It is a recommendation of this report that the City of Guelph seek a more integrated involvement in this ongoing process.

In advocating for more acknowledgement of the Community Energy Initiative, the City also has available to it two specific procedural options:

- A request to the Minister of Environment for an Individual Environmental Assessment citing the lack of consideration in the recently completed Class Environmental Report
- An intervention at the Ontario Energy Board as Hydro One seeks a "Leave to Construct" for the GATR project.

## **Conclusion**

The City will continue to advocate to the Ministry of Energy, the Ontario Power Authority and other provincial bodies as appropriate for the support of the Community Energy Initiative and the approval of Guelph-based projects currently under submission with the Ontario Power Authority.

The various processes underway provide an opportunity for the City of Guelph, and its partners in the Community Energy Initiative to promote the increased consideration of the Community Energy Initiative in playing a role in solving local, regional and provincial electrical distribution and generation issues.

## **CORPORATE STRATEGIC PLAN**

### **Innovation in Local Government**

- Ensure accountability, transparency and engagement

### **City Building**

- Ensure a well designed, safe, inclusive, appealing and sustainable City
- Be economically viable, resilient, diverse and attractive for business
- Strengthen citizen and stakeholder engagement and communications

## **FINANCIAL IMPLICATIONS**

N/A

## **DEPARTMENTAL CONSULTATION**

Planning Services  
Finance and Enterprise Services  
Office of the Chief Administrative Officer

## **COMMUNICATIONS**

One advocacy group, The Ontario Clean Air Alliance (CAA) has issued a press release advocating that the Province of Ontario and Hydro One do not need to develop the GATR project but need to increase support for the Community Energy Initiative. See Appendix 3.

The CAA press release urges citizens to communicate with the Mayor, MPP Liz Sandals and Ontario Energy Minister Chris Bentley which may result in a significant number of delegation requests for the December 3, 2012 Council meeting.

As of November 22, 2012, the Mayor's office has received approximately 200 correspondences supporting the recommendations of the CAA's press release. It is expected that there will be additional delegations speaking to this report.

## ATTACHMENTS

Attachment # 1 – Executive Summary of the Hydro One Environmental Study Report - Guelph Area Transmission Refurbishment.

Attachment # 2 – Formal Correspondence from Guelph Hydro Inc.

Attachment # 3 – Ontario Clean Air Alliance, November 8, 2012 Press Release.



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# **Guelph Area Transmission Refurbishment**

Class Environmental Assessment  
Environmental Study Report

# **Guelph Area Transmission Refurbishment**

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## **Class Environmental Assessment Environmental Study Report**

October 2012

Report No. 12-3  
Hydro One Networks Inc.  
Environmental Services and Approvals  
483 Bay Street, North Tower, 12<sup>th</sup> Floor  
Toronto, ON M5G 2P5

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## **Executive Summary**

### ***Introduction and Proposed Undertaking***

Hydro One Networks Inc. (Hydro One) is planning to refurbish parts of the aging high-voltage electricity infrastructure serving the City of Guelph, Waterloo Region and the surrounding area of Kitchener-Waterloo-Cambridge-Guelph.

The undertaking consists of three main components:

- Upgrading the existing Cedar Transformer Station in the City of Guelph;
- Upgrading approximately five kilometres of existing transmission line from Campbell Transformer Station to CGE Junction, in the City of Guelph; and
- Upgrading the existing Guelph North Junction (northwest of Guelph in the Township of Centre Wellington), to a switching station.

The proposed Guelph Area Transmission Refurbishment Project is subject to the “Class Environmental Assessment for Minor Transmission Facilities” (Class EA) process, in accordance with the Ontario *Environmental Assessment Act* (EA Act). This Environmental Study Report (ESR) has been prepared in compliance with the requirements of the EA Act and describes the Class EA process that has been undertaken for the Project.

### ***Project Need***

The Kitchener-Waterloo-Cambridge-Guelph (KWCG) area is one of the larger load centres in Ontario. Its electricity demand peaked at over 1,400 megawatts (MW) in the summer of 2011, and is expected to continue to grow over the next 20 years.

Despite its large electricity demand, there are no major sources of generation supply within the KWCG area. As a result, the area relies heavily on the transmission system to deliver electricity from the Ontario grid to its customers. There are four major sources of electricity supply from the transmission grid to the KWCG area— Detweiler TS in Kitchener from the west; the transmission line connecting Middleport TS in Hamilton and Detweiler TS from the south; Burlington TS from the east; and the transmission line connecting Orangeville TS and Detweiler TS from the north. All of these sources of supply, with the exception of the supply from the north, have reached or are approaching their maximum capacity for planning purposes.

To maintain a reliable supply of electricity to the KWCG area, the Ontario Power Authority (OPA), Hydro One Networks (Hydro One), local distribution companies (LDCs) and the Independent Electricity System Operator (IESO) are developing near and longer-term plans for the area. These plans will consider an integrated mix of solutions including conservation, local generation, distribution and transmission.

The Guelph Area Transmission Refurbishment Project is one of the solutions needed to provide increased capacity for growth in the South-Central Guelph and Kitchener areas, and to improve the reliability of electricity supply to customers in the KWCG area for the next decade.

### ***Class EA Process***

The Class EA process for the Guelph Area Transmission Refurbishment Project included an assessment of: the existing natural and social environment and their sensitivity to the proposed project; prediction of potential effects; identification of mitigation measures; and public and agency consultation.



### ***Public and Agency Consultation***

Since June of 2009, Hydro One has conducted comprehensive public, First Nations and government agency consultation to inform stakeholders about the Project, as well as identify and resolve potential concerns. Provincial ministries, elected officials, and municipal planners were consulted throughout. First Nations communities, affected area residents and businesses and other interest groups were also consulted by way of meetings, written or telephone communication.

Public Information Centres (PICs) were held for the Project in June 2009, November 2009 and June 2012. Local residents, businesses, interest groups, First Nations communities and government agencies were notified about the Project and the PICs through newspaper advertisements and Canada Post Unaddressed Ad mail or direct mailings. A project webpage was also created on Hydro One's website to keep the public and stakeholders informed about the status of the Guelph Area Transmission Refurbishment Project, at: <http://www.hydroone.com/Projects/Guelph>

Concerns expressed by the public primarily related to property values, electric and magnetic fields (EMF) and the visual effects of the transmission line to residents in the Deerpath Drive area in the west end of Guelph. Following the June 2012 PICs, and at the request of this community, options to the proposed undertaking in this 550 metre section of transmission line were investigated. However, none of the options were determined to be feasible or acceptable hence the proposed undertaking remained so.

### ***60-Day Public Review and Comment Period***

The draft ESR was made available for public review and comment for approximately 60 calendar days, from August 9, 2012 to October 9, 2012. Agency and public comment letters received during this period were addressed and documented in this final ESR as required by the Class EA process. There were no Part II Order requests for a higher level of assessment, i.e. an Individual Environmental Assessment.

### ***Findings and Conclusions***

Potential short term and long term environmental effects were identified and corresponding mitigation measures were developed to address these effects. No adverse residual effects due to construction, operation or maintenance of the refurbished facilities were identified.

Comments and issues raised during the review period were documented in this final ESR which was filed with the MOE on October 30, 2012. Through filing this final ESR, Hydro One has complied with the *EA Act* for the Class EA for the Guelph Area Transmission Refurbishment Project. Prior to construction, hydro One will seek all regulatory approvals, licences and permits as required.

Contingent upon approval from the Ontario Energy Board (OEB) for “Leave to Construct” under Section 92 of the *OEB Act*, it is expected that detailed engineering and construction will commence in the spring of 2013 and the in-service date of the project will be December 2015.



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[www.guelphhydro.co](http://www.guelphhydro.co)

November 22, 2012

Mr. Rob Kerr  
Corporate Manager, Community Energy  
City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1

**Subject: Guelph Hydro Position on Guelph Area Transmission Refurbishment Project**

Dear Rob,

Guelph Hydro Inc. maintains the following strategic priorities in directing the operations of Guelph Hydro Inc. and its two subsidiary companies, Guelph Hydro Electric Systems Inc. and Envida Community Energy Inc.:

1. Maintain a reliable supply of electricity to the City of Guelph
2. Support the Guelph Community Energy Initiative
3. Provide our shareholder, Guelph Municipal Holdings Inc., with an appropriate return on investment while growing the balance sheet

Above all, we take seriously the public trust invested in us to ensure the communities we serve are provided with a safe, reliable and sustainable supply of electricity. At this point, we are very concerned that not only will any further delays in the Guelph Area Transmission Refurbishment (GATR) project jeopardize our ability to provide a reliable supply of power to our customers, they will also negatively impact the ability of the City of Guelph to grow in order to ensure the supply of electricity to current users.

With these priorities and concerns in mind, Guelph Hydro Inc. has prepared the following summary of the corporation's position with regard to the need for a multi-pronged approach to Guelph's supply problem which consists of the following (not necessarily in this order):

- Completion of the GATR project
- Addition of local sources of generation
- Continuing efforts to encourage energy conservation

We trust that the attached information will clearly explain why we believe both that it is imperative that the GATR project move forward at this time and that approval be given by the Ontario Power Authority for Guelph Hydro to proceed with a number of proposed local generation projects.

Ontario's electricity supply is a complex issue with no easy answers or single solution. The energy landscape is changing rapidly and we would respectfully submit to Hydro One and the Ontario Power Authority that, looking forward, a thorough evaluation of any pertinent community energy plans should be required as part of the standard Environmental Assessment for supply projects.







The GATR project calls for the addition of a transmission line in the north end of the City (green circle in Diagram #1). Guelph Hydro believes the addition of this transmission line is critical to support growth in the community. If the transmission constraint is not addressed, the City could be forced to limit growth in order to ensure the supply of electricity to current users.

Although Guelph Hydro is focused primarily of ensuring supply for the communities it serves, we recognize that, in the case of transmission, it is important to consider the regional ramifications. While growth in the City of Guelph is the primary driver of the need for additional transmission, the other three neighboring utilities (Kitchener-Wilmot Hydro, Cambridge and North Dumfries Hydro and Waterloo North Hydro) that were part of the two-year study are also located in growing communities and need to ensure there will be a reliable supply of power to meet their increasing needs as well.

#### **RELIABILITY OF SUPPLY – Increasing Power Failures**

The City of Guelph, Hydro One and Guelph Hydro have an important responsibility to safeguard the reliability of electricity supply to the community of Guelph, as well as other surrounding areas. However, with the transmission system into Guelph at capacity, there is no longer any redundancy that would enable the continued flow of power to Guelph in the event of a transmission system failure upstream of Guelph.

In other parts of the world, we are seeing the impact that climate change can have on the electrical grid in terms of direct damage and indirect stress on the system - evidence Hurricane Sandy, Hurricane Irene, heat waves in England and Europe.

Here in Guelph, we have experienced an increase in summer electrical storms and increases in the wildlife population in urban areas that have resulted in increased outages. However, these impacts generally affect only a small number of customers when they occur and power can be quickly rerouted or restored.

Fortunately, the electrical distribution system in Guelph is very robust. In fact, power failures that are a direct result of happenings in our community—lightning strikes, wind storms, ice storms, cars knocking down poles or wildlife interference, only account for a small amount of power outages experienced by our customers.

Of more concern is the increasing number of outages our customers are experiencing due to an upstream loss of power by Hydro One. Although some of these outages are weather related, considering that much of the transmission system feeding the City is 100+ years old, it should come as no surprise that many of these outages are a result of equipment failure. These “loss of supply” outages are generally more widespread and of a more protracted duration.

Performance metrics on the Guelph electricity distribution system indicate that the community is already being negatively impacted by the transmission system that feeds the City reaching capacity.

So far this year, customers who experienced a power outage were without power on average for *68 minutes*. Of this, only *13 minutes* can be attributed to occurrences in Guelph Hydro's local electricity distribution system. The balance of *55 minutes* can be attributed to power failures on the transmission system upstream of Guelph. If the transmission system was upgraded, that hour of power outages could be eliminated.

#### **RELIABILITY OF SUPPLY - Emergency Preparedness - Contingency and Redundancy**

Today, more than ever before, utilities need to ensure their electricity networks can withstand extremes of weather and that there is sufficient capacity and planned redundancy to deal with catastrophic events similar to the ice storm of 1998 or the blackout in 2001. Currently, in Guelph, with three supply sources at capacity, this is not the case.

We are very concerned that if we experience, for example, an extended heat wave and Guelph Hydro hits a system peak at the same time as one of the 110+ year old transmission lines feeding the south end of the City fails, the City of Guelph will have rotating blackouts because the remaining transmission line does not have the capacity to pick up the load. The duration of these rotating blackouts would depend on the extent of the damage suffered by the transmission system. Of course, this puts both businesses and residential customers at risk.

And this threat of blackouts is not limited to the community of Guelph. If the transmission line feeding both Cambridge and Guelph is lost, both communities will likely go black.

It is true that the addition of the 60 megawatts of local generation that Guelph Hydro has proposed would alleviate some of this concern in the short term provided, of course, that we receive a go-ahead for these projects from the Ontario Power Authority in the near future. However, the fact is that, 60 megawatts only offsets 10 per cent of Guelph's current peak load. Without additional transmission providing the required redundancy, rotating blackouts would still be a likely scenario.

On the other hand, if we receive approval in the near future from the Ontario Power Authority to go ahead with the 60 megawatts of local generation, once built, these projects combined with local generation projects undertaken by others in the community, will mitigate the current risk and will provide the community with a little "breathing room" until the GATR project is completed at the end of 2015.

In a nutshell, local generation buys us time but doesn't eliminate the need for transmission upgrades.



### **RELIABILITY OF SUPPLY - Capacity to Handle Peak Loads**

The electricity system needs to be designed to meet peak load periods, not just average loads. If the capacity is not there to meet peak loads, despite the best efforts of residents and businesses to cut back on energy demand during critical peak periods, rotating brownouts would be required.

This would mean, for example, that air conditioning might not be available on the hottest days of the year or on days when equipment failure resulted in an upstream loss of power.

In today's society, a reliable supply of power is considered a necessity. The spectre of rotating brownouts or blackouts would severely damage the ability of the City of Guelph to attract new business, would result in productivity losses for those firms already located in the community and would negatively impact the health and well-being of residents.

### **ADDITION OF LOCAL SUSTAINABLE ENERGY SOURCES**

Guelph Hydro has submitted a number of applications to the Ontario Power Authority for combined heat and power projects and a number of renewable energy projects. Once approved, built and operational, all of these will lessen our reliance on the transmission system, but not eliminate it.

Unless a great deal more generating sources are added locally, local generation coupled with conservation efforts will not be a substitute for reliable transmission needed to supply the growing community.

### **MULTI-PRONG APPROACH WITH NEAR-TERM AND LONG-TERM SOLUTIONS REQUIRED TO ADDRESS A COMPLEX ISSUE**

The Guelph Community Energy Initiative (CEI) is intended to reduce consumption and greenhouse gases on a PER CAPITA BASIS as the load grows between now and 2031. This doesn't mean that we will be using less electricity in total, it means that we will be using less electricity per person. The GATR upgrades are needed **NOW** to provide power for **TODAY'S** growing community.

Simultaneous efforts will continue to be focused on adding local generation and using conservation and demand management to drive down consumption and demand on a per capita basis.

CEI targets are long-range and will require a steady ramping up. In the short-term, we need to ensure we have enough power to handle emergency situations and accommodate growth. Clearly, this can only be accomplished by bringing to bear a variety of approaches—increased transmission, increased local generation and increased energy conservation and demand management.

### **HYDRO ONE APPROACH**

In planning the GATR project, Hydro One has consulted with the IESO and the Ontario Power Authority, local distribution companies, affected municipalities and local government, and First Nations.

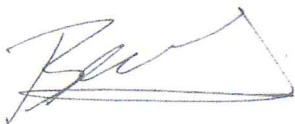
In addition, Hydro One have communicated in a variety of ways with the public and convened a number of Public Information Sessions to ensure the general public is aware of their decisions and is a part of the process. There has been good attendance at these sessions. Participants did not appear to question the need for increased transmission. The key issue was the esthetics associated with upgrading the style of transmission poles in an already existing hydro corridor in the Deerpath neighbourhood.

However, as we stated at the beginning of this letter, we would suggest that in view of Ontario's rapidly changing energy landscape, that Hydro One and the Ontario Power Authority should ensure that any future proposals for supply project be required to include a thorough evaluation of any pertinent community energy plans as part of the standard Environmental Assessment.

In summary, we believe that there is not one single solution to Guelph's electricity supply dilemma. Clearly, the City needs a supply of electricity that will simultaneously support the economic/growth goals of the City and environmental goals of the Community Energy Initiative. With this in mind, in our view, the solution must be an integrated mix of solutions that includes energy conservation, local sources of generation and upgraded transmission.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Barry Chuddy', with a stylized flourish at the end.

Barry Chuddy  
Chief Executive Officer  
Guelph Hydro Inc.



## **Appendix 3**

### **Ontario Clean Air Council – Press Release, November 8, 2012**

#### **Guelph needs a little respect**

The City of Guelph has often been a pioneer on environmental initiatives, such as the green bin for organic waste. So it's not surprising that Guelph has developed a farsighted [Community Energy Plan](#) that emphasizes local, sustainable energy production from sources like solar, geothermal and combined heat and power and that sets ambitious targets for improving its residents' and businesses' energy efficiency.

But there seems to be a big disconnect between the community's plan and what the Ontario Power Authority (OPA) has in mind for the city. The OPA and Hydro One are rolling ahead with a "how we've always done it" plan to build a new high-voltage transmission line into Guelph to deliver power not from within the community as the Guelph Community Plan calls for, but from large centralized generators like the Darlington Nuclear Station.

The OPA insists the line is needed because on about a dozen days each summer, Guelph's electricity demand surges when hot weather drives up air conditioning usage. What the OPA is ignoring is the [potential to deal with this problem in a much more cost effective and sustainable manner](#). For example, currently only 3% of Guelph Hydro customers participate in the *peaksaver* program, which dials back air conditioners for brief periods during spikes in power use. It also ignores the natural synergy between peak demand on hot sunny days and solar power. Many Guelph residents are stuck in the queue waiting for the OPA to approve their projects through the microFIT program.

[Please email Energy Minister Chris Bentley and Guelph MPP Liz Sandals](#) and ask them to direct the Ontario Power Authority to work with the City of Guelph to implement its *Community Energy Plan* in order to reduce our energy bills, protect our neighbourhoods, create jobs in Guelph, and avoid the need for the proposed Guelph Transmission Line.

For more information please download our new report, [The Guelph Transmission Line: Pulling Guelph back to the 1950s](#)

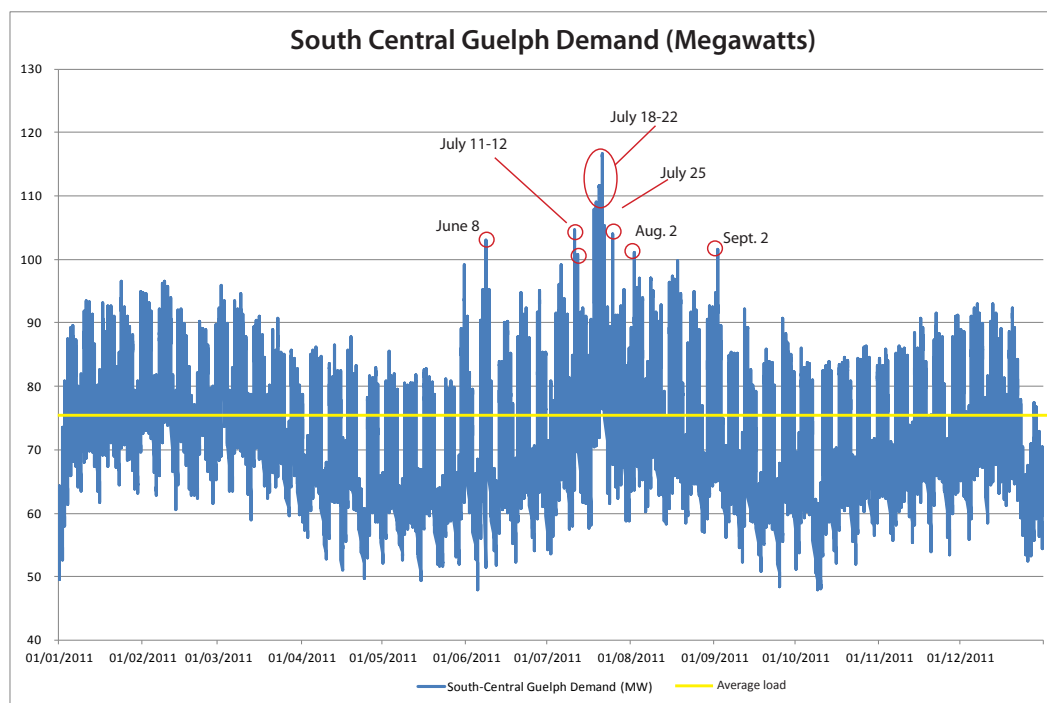
# The Guelph Transmission Line: Pulling Guelph back to the 1950s

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NOVEMBER 2012

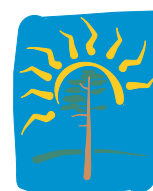
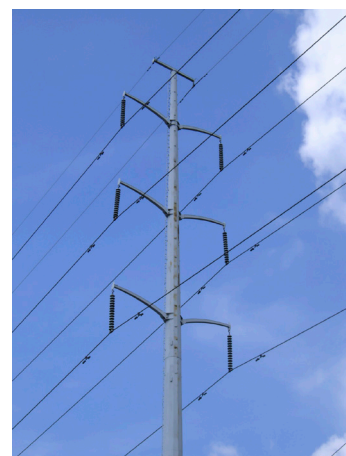
The Ontario Power Authority (OPA) and Hydro One are proposing to build a high-voltage transmission line that will require 10-storey-high hydro pylons marching parallel to Deerpath Drive in Guelph. There is a better option to meet south-central Guelph's electricity needs, protect our neighbourhoods and lower our energy bills while keeping energy dollars and jobs in the city, but it won't happen if decisions stay in the backrooms. Specifically, the OPA should work with the City to implement its visionary and responsible [Community Energy Plan](#).

The chart below, which plots south-central Guelph's demand for electricity during each hour of 2011, reveals a number of important facts. First, the demand for electricity spikes on a dozen very hot days when our air-conditioners are running full out. Second, on these days the peak hourly demand for electricity can be more than 50% higher than south-central Guelph's average hourly demand of 75 megawatts. Third, these summer needle peaks last for only a few hours at a time.



The OPA's and Hydro One's proposal is based on a conventional "hub and spoke" electricity system, where a handful of large generating stations distribute power over long-distance transmission lines. The result is a small group of inefficient and inflexible generating stations feeding power to consumers over long distances, a system that maximizes power losses (with line losses peaking when electricity

**There are better ways to meet Guelph's peak electricity demand, while keeping energy dollars and jobs in Guelph**



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demand is highest, but averaging 8% in Ontario) and is vulnerable to storm damage, accidents or intentional disruption.

This outdated approach is in stark contrast to the City of Guelph's *Community Energy Plan* which calls for an integrated combination of energy conservation and demand management, new renewables and natural gas-fired combined heat and power plants. This combination will provide the city with a more reliable, cost-effective and efficient electricity system and will directly contribute to better air quality and a reduced contribution to climate change for the city itself. We need to take the following steps to implement the City's *Plan* (available at [http://guelph.ca/uploads/ET\\_Group/admin/CEP-executive-summary.pdf](http://guelph.ca/uploads/ET_Group/admin/CEP-executive-summary.pdf)).



**Guelph residents will benefit from programs that help them save energy and reduce costs — not more transmission lines**



## **Step #1: Reducing the spikes in electricity demand on hot summer days**

Guelph's *Community Energy Plan* calls for a reduction in the City's summer peak electricity demand of at least 40% by 2031 to avoid the need for investment in new electrical infrastructure to serve growth in the city.

Guelph Hydro should hire students to go door-to-door to sign up at least 90% of its residential and small business customers for its *peaksaver plus* program which controls the usage of air-conditioners, water heaters and pool pumps on hot summer days. Currently, only 3% of Guelph Hydro's residential and small commercial customers are enrolled in the *peaksaver* program. (See [saveonenergy.ca/Consumer/Programs/PeaksaverPlus.aspx](http://saveonenergy.ca/Consumer/Programs/PeaksaverPlus.aspx) for more on how this program works and incentives.)

The OPA should increase its financial incentives for large volume commercial, institutional and industrial customers to reduce their demands on hot summer days.

The installation of solar photovoltaic systems on the roofs of homes and businesses is an ideal renewable energy option to reduce the spikes in demand for grid-supplied electricity on hot summer days when solar energy is at its strongest.

## **Step #2: Home Energy Retrofits**

Guelph Hydro and Union Gas should establish a home energy retrofit program to help their customers reduce their energy consumption and lower their energy bills by investing in energy conservation measures (e.g., high-efficiency air-conditioners and furnaces, more insulation, energy-efficient windows and doors, solar photovoltaic and solar thermal systems, geothermal heating and cooling systems). Key features of the utilities' home energy retrofit program should be:

- low-interest, on-bill financing;
- the use of Natural Resources Canada's EnerGuide Rating System to forecast the energy savings of the proposed conservation measures and to establish proper sizing for equipment (e.g., air-conditioners, geothermal systems), as well as for verification of the actual savings after the measures are installed; and

- a list of reliable and professional contractors who can perform home energy retrofits.

### Step #3: Increase financial incentives to save energy

The OPA should increase its payments to large-volume commercial, institutional and industrial customers to save electricity. Local hospitals, universities and factories should be paid up to the same amount to save a kWh as Bruce Power is paid to produce a kWh of electricity.

### Step #4: Combined Heat & Power

Virtually every building and factory in Guelph uses natural gas to provide just one service, namely, heat. It is much more efficient to use these same molecules of natural gas to simultaneously produce heat and electricity. This is what combined heat and power (CHP) plants do. As a result, they can have an overall energy efficiency of 80-90%. We need to convert Guelph's apartment buildings, shopping malls, recreation centres, hospitals, university and factories into small-scale power plants.

Guelph's Community Energy Plan calls for 30% of the City's electricity needs to be met by CHP by 2031.

By reducing the demand for grid-supplied electricity, CHP plants can help eliminate the need for the proposed Guelph Transmission Line.

### Step #5: What you can do

Please contact Energy Minister Chris Bentley ([cbentley.mpp@liberal.ola.org](mailto:cbentley.mpp@liberal.ola.org)) and Guelph MPP Liz Sandals ([lsandals.mpp@liberal.ola.org](mailto:lsandals.mpp@liberal.ola.org)) and ask them to direct the Ontario Power Authority to work with the City of Guelph to implement its *Community Energy Plan* in order to reduce our energy bills, protect our neighbourhoods, create jobs in Guelph, and avoid the need for the proposed Guelph Transmission Line.

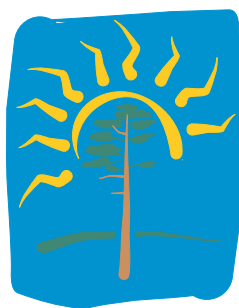
**Solar power is ideal for meeting the peak electricity demand that occurs on hot summer days**







**Guelph needs help to implement its farsighted Community Energy Plan, not more transmission lines.**



**Ontario Clean Air Alliance**

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