

City Council - Planning Meeting Agenda



December 10, 2018 – 6:30 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Open Meeting – 6:30 p.m.

O Canada

Silent Reflection

First Nations Acknowledgment

Disclosure of Pecuniary Interest and General Nature Thereof

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of 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. It will be extracted and dealt with separately as part of the Items for Discussion.

**IDE-2018-131 Decision Report 278 College Avenue West Zoning
By-law Amendment File: ZC1801 Ward 5**

Recommendation:

1. That the application by Astrid J. Clos Planning Consultants on behalf of 9428577 Canada Corp. (Jane Fung) for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Cluster/Stacked Townhouse" (R.3A-?) Zone to permit the development of 6 back-to-back stacked townhouse units on the property municipally known as 278 College Avenue West and legally described as Part of Lot 13, Registered Plan 435, City of Guelph, be approved in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report 2018-131 dated December 10, 2018.
2. 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 278 College Avenue West.

Recommendation:

1. That the purpose and target balance of the Environment and Utility Contingency Reserve #198 be expanded to include mitigating the Environmental Services' commodity pricing volatility risk in accordance with recommendation nine from Solid Waste Service Review and that Appendix A of the General Reserve and Reserve Fund Policy be updated accordingly; and
2. That \$400,000 of the Environmental Services' projected favourable variance be transferred to the Environment and Utility Contingency Reserve #198 to be used to mitigate against commodity pricing budget volatility.

**Public Meeting to Hear Applications
Under Sections 17, 34 and 51 of The Planning Act**

(delegations permitted a maximum of 10 minutes)

IDE-2018-138

**Statutory Public Meeting Report 361 Whitelaw Road
Proposed Official Plan and Zoning By-law
Amendments Ward 4**

Staff Presentation:

Katie Nasswetter, Senior Development Planner

Delegations:

Dianne Mackie

Correspondence:

T.J. Ryan
Dianne Mackie
Randal Wagner
Sue Wagner
Dean Chan
Chris and Jennifer Long
Paul and Monique Johnston
Robert Askett
Gail and Edward Burrow
Clifford and Pauline Klotz
Susan Prigione

Staff Summary (if required)

Recommendation:

That Report IDE-2018-138 regarding proposed Official Plan and Zoning By-law Amendment applications (File: OZS18-005) by GSP Group on behalf of the owners: Armel Corporation, to permit a high density residential development and a neighbourhood park on the lands municipally known as 361 Whitelaw Road and legally described as Part of the NE Half of Lot 5, Concession 1, Division 'B' (Geographic Township of Guelph), City of Guelph, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

IDE-2018-139

**Statutory Public Meeting Report 1657 and 1665
Gordon Street Proposed Zoning By-law Amendment
File: OZS18-003 Ward 6**

Staff Presentation:

Lindsay Sulatycki, Senior Development Planner

Correspondence:

Arvinder Singh

Staff Summary (if required)

Recommendation:

That Report IDE 2018-139 regarding proposed Zoning By-law Amendment application submitted by Astrid J. Clos Planning Consultants on behalf of the Owner, 2601265 Ontario Inc. to permit the development of 78 stacked townhouse units on lands municipally known as 1657 and 1665 Gordon Street, and legally described as Part of Lot 9, Concession 7, Geographic Township of Puslinch, City of Guelph, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

IDE-2018-141

**Statutory Public Meeting Report 50-52 Dean Avenue
Proposed Zoning By-law Amendment File: OZS18-
002 Ward 5**

Staff Presentation:

Abby Watts, Development Planner I

Staff Summary (if required)

Recommendation:

That Report IDE-2018-141 regarding a proposed Zoning By-law Amendment application (File: OZS18-002) by Van Harten Surveying Inc. on behalf of the Owner, Janice Marie Bruinsma to recognize the existing semi-detached dwelling on the property municipally known as 50-52 Dean Avenue, and legally described as Part of Lots 72 & 73, Registered Plan 363, City of Guelph, Part 1 of 61R-10060, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

IDE-2018-142

**Statutory Public Meeting Report 127 Cityview Drive
North Proposed Zoning By-law Amendment File:
OZS18-006 Ward 1**

Staff Presentation:

Michael Witmer, Senior Development Planner

Delegations:

Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited, on behalf of owner

Staff Summary (if required)

Recommendation:

That Report IDE-2018-142 regarding a proposed Zoning By-law Amendment application (File: OZS18-006) by Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Linda Da Maren to permit the development of two new single detached residential dwellings on the property municipally known as 127 Cityview Drive North, and legally described as Lot 23, Registered Plan 462, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

Items for Discussion:

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

PS-2018-36

**Guelph Community Health Centre Request
Regarding Consumption and Treatment
Services**

Delegations:

Ian Digby

Recommendation:

That report PS-2018-35, titled Guelph Community Health Centre Request Regarding Consumption and Treatment Services, and dated December 10, 2018, be received.

Special Resolutions

Special Resolution arising from the November 19, 2018 Council/Council Planning Meeting

CS-2018.67 Memorandum of Agreement Between the City of Guelph and the International Alliance of Theatrical Stage Employees, Moving Picture Technicians, Artists and Allied Crafts of the United States, its Territories and Canada (IATSE) Local No. 357

Recommendation:

That the Memorandum of Agreement between the City of Guelph and IATSE Local No. 357 on the file with Human Resources be approved.

By-laws

Resolution to adopt the By-laws (Councillor Allt).

Mayor's Announcements

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

Adjournment

Staff Report



To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, December 10, 2018

Subject **Decision Report
278 College Avenue West
Zoning By-law Amendment
File: ZC1801
Ward 5**

Report Number IDE-2018-131

Recommendation

1. That the application by Astrid J. Clos Planning Consultants on behalf of 9428577 Canada Corp. (Jane Fung) for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Cluster/Stacked Townhouse" (R.3A-?) Zone to permit the development of 6 back-to-back stacked townhouse units on the property municipally known as 278 College Avenue West and legally described as Part of Lot 13, Registered Plan 435, City of Guelph, be approved in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report 2018-131 dated December 10, 2018.
2. 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 278 College Avenue West.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment application to permit 6 back-to-back stacked townhouse units.

Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the zoning regulations and recommended conditions in ATT-3.

Financial Implications

Estimated Development Charges: \$146,478 based on 2018 rates.

Estimated Annual Taxes: \$24,000 based on 2018 tax rate for 6 back-to-back stacked townhouse units.

Report

BACKGROUND

An application to amend the Zoning By-law has been received for the site municipally known as 278 College Avenue West from Astrid J. Clos Planning Consultants on behalf of 9428577 Canada Corp. (Jane Fung). The application is requesting to change the zoning from the current R.1B (Residential Single Detached) Zone to a specialized R.3A-63 (Cluster Townhouse) Zone to permit the development of 6 back-to-back cluster townhouse units.

The application was received on January 18, 2018 and deemed to be complete on February 16, 2018. A statutory Public Meeting was held on April 9, 2018.

Following the Public Meeting, the applicant submitted a revised proposal to the City on June 8, 2018. The revised application included a shadow study and reduced the height of the townhouse building from four (4) to three (3) storeys along with other minor design improvements. The resubmission was in response to public, agency and department comments received as well as comments provided by Council at the Statutory Public Meeting. The revised development as currently proposed is included in ATT-7 and ATT-8 to this report.

Location

The subject property is approximately 0.112 hectares in size and lands are located on the south side of College Avenue West; between Scottsdale Drive and Janefield Avenue (see Location Map and Orthophoto, ATT-1 and ATT-2).

Surrounding land uses include:

- To the north, directly across College Avenue West is Centennial Collegiate Vocational Institute (public high school);
- To the north east across College Avenue West is an existing 9 storey residential apartment building; and
- To the east, south and west of the subject lands is a residential cluster townhouse development.

Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is "Medium Density Residential". "The Medium Density Residential" is intended for multiple unit residential buildings, such as townhouses, row dwellings and apartments. The net density of development within the medium density residential

shall be a minimum of 35 units per hectare and a maximum of 100 units per hectare.

Further details of the “Medium Density Residential” land use designation is included in ATT-4.

Existing Zoning

The subject property is currently zoned “Residential Single Detached” (R.1B) in the City of Guelph’s Zoning By-Law (1995)-14865, as amended. The R.1B zone permits single detached dwellings along with several related accessory uses. Single detached dwellings can be a maximum height of three (3) storeys in the R.1B zone. The existing zoning is shown in ATT-5.

Proposed Zoning By-law Amendment

The applicant is proposing to rezone the subject lands from the “Residential Single Detached” (R.1B) Zone to a specialized R.3A-? (Specialized Cluster/Stacked Townhouse) Zone with a site-specific regulations to permit a medium density residential development.

The applicant made modifications to their initial Zoning By-law Amendment application in June 2018 to respond to public and agency comments received. The revisions focus on reducing the overall height of the proposed stacked townhouse building from four (4) to three (3) storeys.

In addition to the standard provisions set out in Section 5.3 – Residential – Cluster Townhouse (R.3A) Zone of Zoning By-law (1995)-14864, as amended, the applicant has requested the following specialized permitted uses and zoning provisions through the proposed Zoning By-law Amendment application:

- Adding a definition for back-to-back townhouses: “Back-to-back Townhouse” means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside”.
- A minimum side yard of 3.0 m, whereas the Zoning By-law requires 4.65 m; and
- A maximum building coverage of 52%, whereas the Zoning By-law requires a maximum of 40%.

The proposed zoning is shown in ATT-6.

Proposed Development

The applicant is proposing to develop a 6-unit, three (3) storey stacked, back-to-back townhouse building on the subject property. A total of 14 off-street parking spaces are proposed at grade in an enclosed parking garage. Two of the 14 off-street parking spaces will be designated as visitor parking. Each townhouse

dwelling will have an independent exterior entrance. The applicant has indicated that they intend to subdivide the 6 townhouse dwelling units through a future plan of condominium application.

The applicant's conceptual development plan and proposed building renderings are shown in ATT-7 and ATT-8.

Staff Review/Planning Analysis

The staff review and planning analysis for this application is provided in ATT-10. The analysis addresses all relevant planning considerations, including the issues that were raised by Council at the statutory Public Meeting held on April 9, 2018.

Staff Recommendation

Planning staff are satisfied that the recommended Zoning By-law Amendment is consistent with the 2014 Provincial Policy Statement and conforms to the 2017 Growth Plan for the Greater Golden Horseshoe. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized provisions proposed are appropriate for the site. Planning staff recommend that Council approve the Zoning By-law Amendment subject to the zoning regulations and recommended conditions of site plan approval outlined in ATT-3.

Financial Implications

Estimated Development Charges: \$146,478 based on rates in effect at the time of writing this report.

Estimated Annual Taxes: \$24,000 based on 2018 City tax rate for 6 stacked townhouse units.

Consultations

The public agency and comments received from City departments during the review of the application are summarized in ATT-12. Key dates for the public process regarding the planning application are included in ATT-13.

Corporate Administrative Plan

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our People- Building a great community together

Attachments

ATT-1	Location Map and 120 m Circulation
ATT-2	Orthophoto
ATT-3	Recommended Zoning Regulations and Conditions
ATT-4	Official Plan Land Use Designations and Policies
ATT-5	Existing Zoning
ATT-6	Proposed Zoning
ATT-7	Conceptual Development Plan
ATT-8	Proposed Building Renderings
ATT-9	Site Section Drawing
ATT-10	Staff Review and Planning Analysis
ATT-11	Community Energy Initiative Commitment
ATT-12	Departmental and Agency Comments
ATT-13	Public Notification Summary

Departmental Approval

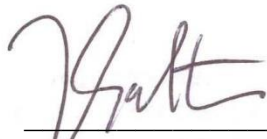
Not applicable.

Report Author

Michael Witmer
Senior Development Planner

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By:

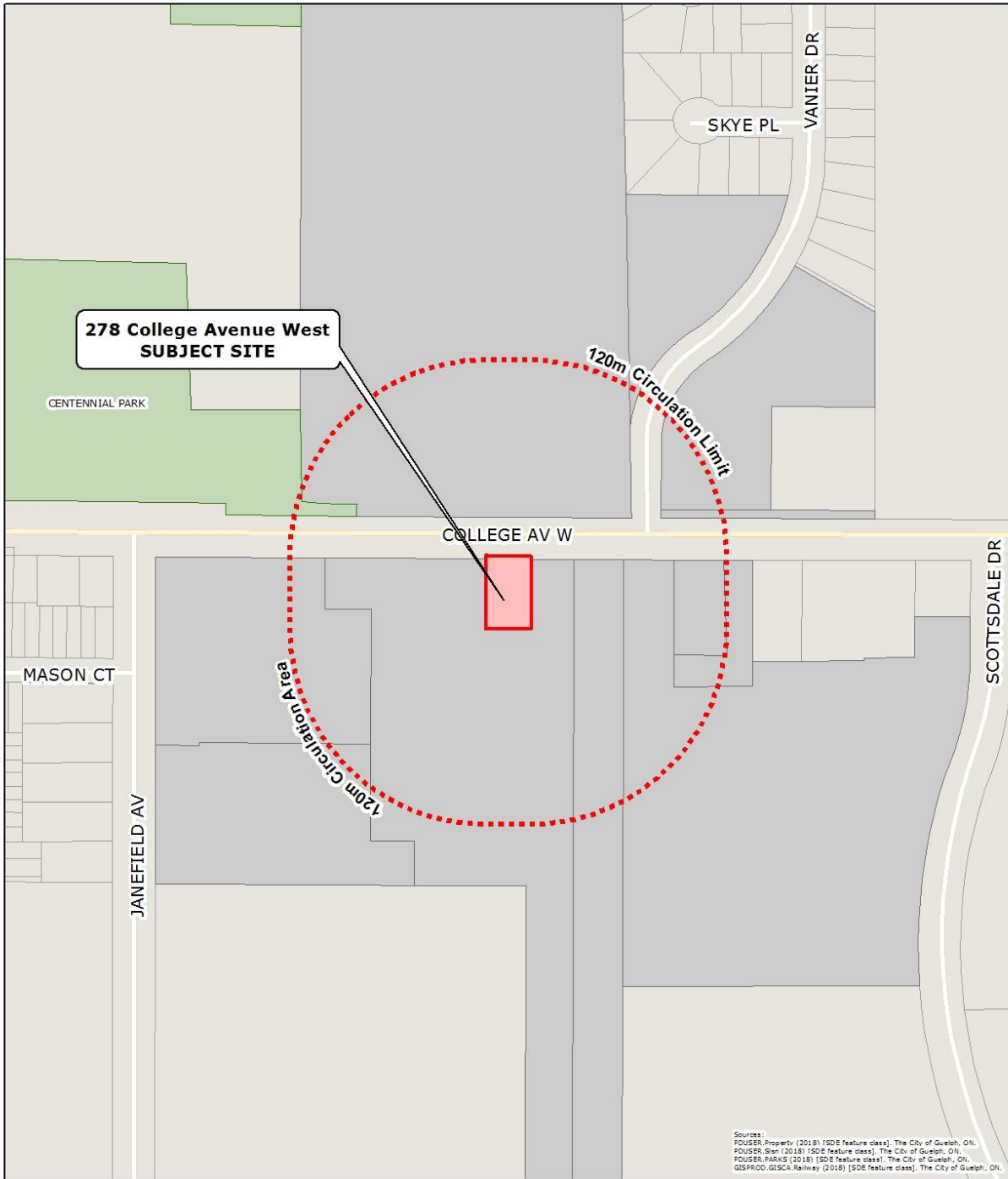
Todd Salter
General Manager
Planning and Building Services
519-837-5615, ext. 2395
todd.salter@guelph.ca



Recommended By:

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519-822-1260, ext. 3445
scott.stewart@guelph.ca

ATT-1 Location Map and 120 m Circulation



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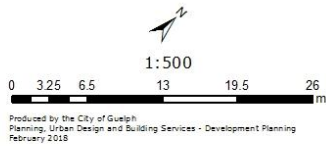
Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
February 2018

**LOCATION MAP and
120m CIRCULATION AREA
278 College Avenue West**

ATT-2 Orthophoto



Sources: GISPROD_GISCA_Property (2018) [SDE feature class], The City of Guelph, ON; PDUSER_PARKS (2013) [SDE feature class], The City of Guelph, ON; PDUSER_City_Boundary (2013) [SDE feature class], The City of Guelph, ON; Guelph2017.aid (2017) [file system raster], The City of Guelph, ON



2017 ORTHOPHOTO 278 College Avenue West



ATT-3
Recommended Zoning Regulations and Conditions

Part A: Zoning Regulations

Zoning By-law Amendment

The following zoning is proposed:

Specialized R.3A-63 (Cluster Townhouse) Zone

Regulations

In accordance with Section 4 (General Provisions) and Section 5.3 and Table 5.3.2 (Regulations Governing R.3 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

Definition of Back-to-back Townhouses:

- To include the following definition of back-to-back townhouses:
 - “Back-to-back Townhouse” means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside”.

Maximum Building Coverage

- To permit a maximum building coverage of 52% whereas the Zoning By-law permits a maximum of 40%.

Minimum Side Yard Setback

- To permit a minimum side yard of 3 metres whereas the Zoning By-law permits a minimum of half the building height (half of building height is 4.65 metres), but in no case less than 3 metres.

Part B: Proposed Conditions

The following conditions are provided as information to Council and will be imposed through site plan approval.

CITY CONDITIONS

1. That the Owner shall submit to the City, in accordance with Section 41 of the *Planning Act*, a fully detailed site plan(s), indicating the location of the buildings, building design, landscaping, parking, access, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and Building Services and the City Engineer, prior to any construction or grading on the lands.

ATT-3 (continued)
Recommended Zoning Regulations and Conditions

2. Prior to the issuance of site plan approval, written confirmation shall be received from the General Manager of Environmental Services or his or her designate that the proposed development is in conformance with By-law (2011)-19199, known as the Waste Management By-law.
3. The Owner shall pay to the City, as determined applicable by the Chief Financial Officer/City Treasurer, development charges and education development charges, in accordance with the City of Guelph Development Charges By-law (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 thereof, prior to this issuance of any building permits, at the rate in effect at the time of the issuance of a building permit.
4. The Owner shall obtain a Site Alteration Permit in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer if grading/earthworks are to occur prior to the approval of the required engineering studies, plans and reports.
5. The Owner shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
6. Prior to site plan approval and prior to any construction or grading on the lands, the owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:
 - i) a functional servicing report;
 - ii) a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual" which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted; if soakaway pits are proposed at detailed design stage, on-site

ATT-3 (continued)
Recommended Zoning Regulations and Conditions

- permeameter testing is required to confirm that the recharge can be achieved.
- iii) a geotechnical report certified by a Professional Engineer that analysis the permeability and hydraulic conductivity of the soils and recommends measures to ensure that they are not diminished by the construction and development;
 - iv) a grading, drainage and servicing plan prepared by a Professional Engineer for the site and detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.
7. The Owner shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies and reports outlined above in subsections 6 i) to 6 iv) inclusive.
 8. That the Owner shall deed to the City a 2.13 metre wide road widening on College Avenue West, at no cost to the City, free of all encumbrances and at no risk to public health and safety and the environment prior to site plan approval.
 9. The Owner acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the General Manager/City Engineer.
 10. The Owner shall be responsible for the actual cost of any service laterals required for the lands and furthermore, prior to any grading or construction on the lands the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of any service laterals.
 11. That the Owner pay the actual cost of removing or decommissioning to the satisfaction of the General Manager/City Engineer, any existing sanitary sewers, storm sewers, manhole and/or watermains that are not going to be used for service laterals. Furthermore, prior any grading or construction on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the Owner's share of the cost of the removals and decommissioning works.
 12. The Owner shall pay to the City the actual cost of the construction of the new driveway entrance and required curb cut and/or curb fill. Furthermore, prior

ATT-3 (continued)
Recommended Zoning Regulations and Conditions

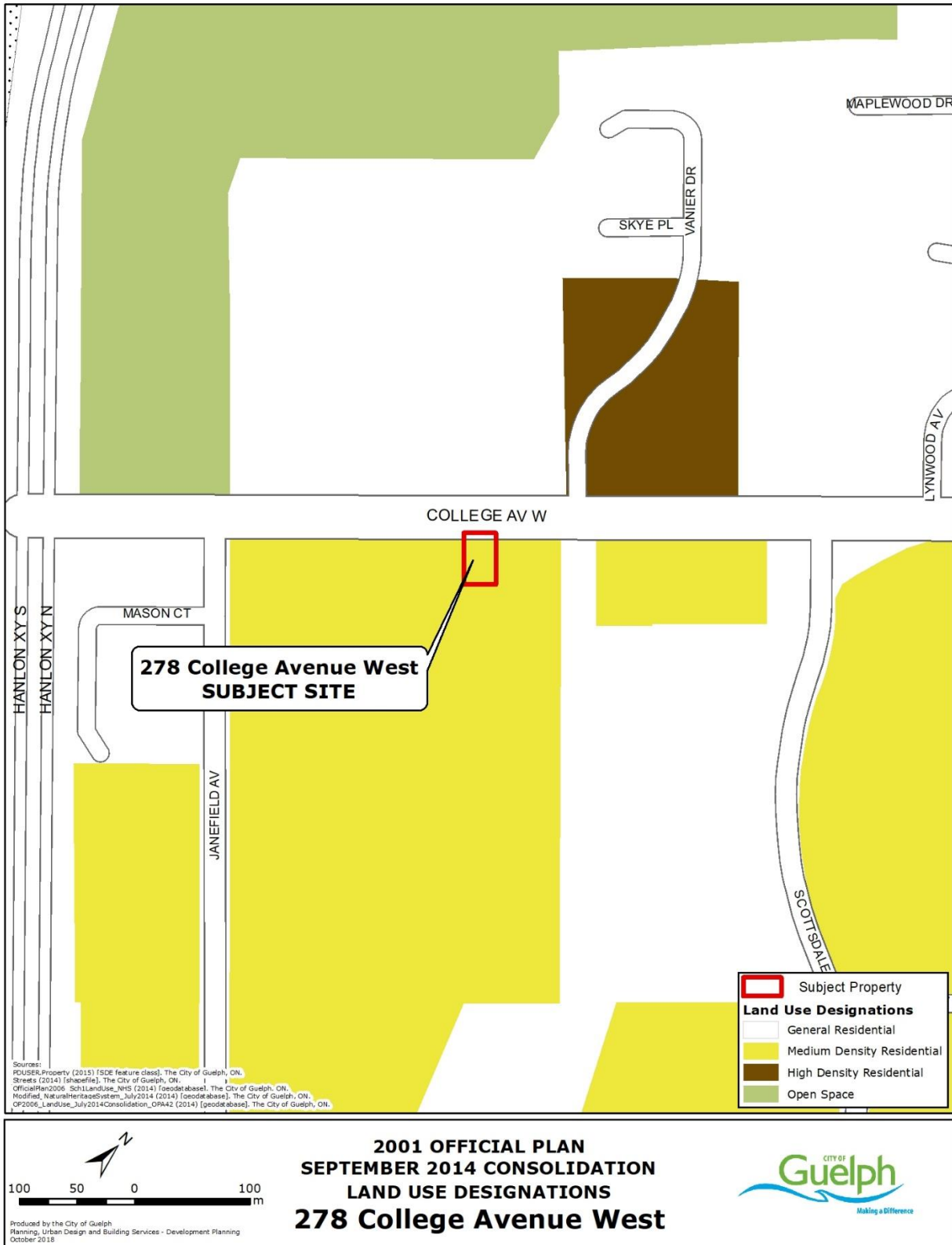
to any grading or construction on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrance and required curb cut and/or curb fill.

13. The Owner shall pay the actual cost of the removal of the existing driveway entrance including the asphalt pavement and 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 grading or construction on the lands.
14. That the Owner shall complete an updated Tree Inventory and Preservation Plan (TIPP), to the satisfaction of the General Manager of Planning and Building Services prior to any grading, tree removal or Site Plan Approval. The updated TIPP plan shall include, but not be limited to:
 - a. The long-term protection of the trees on adjacent properties, with consideration to achieving a wider buffer and integration of appropriate design changes as may be required; and
 - b. Pre and post construction mitigation and monitoring of neighbouring trees.
15. That the Owner shall include alternative construction methods for the proposed building and associated site works, such as shoring, to minimize impacts into the Tree Protection Zone (TPZ), to satisfaction of the General Manager of Planning and Building Services prior to any grading, tree removal or Site Plan Approval.
16. The Owner shall pay cash-in-lieu of parkland dedication for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225) or any successor thereof, prior to issuance of any building permits.
17. Prior to Site Plan approval, the Owner shall provide to the Deputy CAO of Public Services a satisfactory appraisal report prepared for the City of Guelph for the purposes of calculating the payment of cash-in-lieu of parkland dedication pursuant to Section 42 of the *Planning Act*. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and

ATT-3 (continued)
Recommended Zoning Regulations and Conditions

approval of the Deputy CAO of Public Services. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment of cash-in-lieu of parkland dedication.

**ATT-4
Official Plan Land Use Designations and Policies**



ATT-4 (continued)
Official Plan Land Use Designations and Policies

9.2 Residential Uses

9.2.1 General Policies for Residential Uses

1. *Affordable housing* is encouraged wherever residential uses are permitted.
2. Notwithstanding the maximum residential densities that are specified for various land use designations of this Plan, *development* designed exclusively for occupancy by senior citizens may be permitted to exceed the maximum unit density allowed without bonusing provided that the applicable residential policies are met.

9.3 Residential Designations

The following objectives and policies apply to the Residential designations identified on Schedule 2:

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential.

Objectives

- a) To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.
- b) To facilitate the development of a full range of housing types, affordability, densities and tenure to meet a diversity of lifestyles and the social needs, health and well-being of current and future residents, throughout the city.
- c) To encourage and support *special needs housing* throughout the city.
- d) To provide for higher densities of residential *development* in appropriate locations to ensure that *transit-supportive densities, compact urban form, walkable communities* and energy efficiencies are achieved.
- e) To ensure *compatibility* between various housing forms and between residential and non-residential uses.
- f) To maintain the general character of built form in existing established residential neighbourhoods while accommodating *compatible* residential infill and *intensification*.

ATT-4 (continued)
Official Plan Land Use Designations and Policies

- g) To direct new residential *development* to areas where municipal services and *infrastructure* are available or can be provided in an efficient and cost effective manner.
- h) To encourage the distribution of local *convenience commercial* uses and institutional uses in appropriate locations within residential areas.
- i) To ensure new *development* is *compatible* with the surrounding land uses and the general character of neighbourhoods.
- j) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.
- k) To ensure that existing and new residential *development* is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit.
- l) To support home occupations throughout the city where residential uses are permitted.
- m) To encourage conservation and rehabilitation of older housing to maintain housing stock and the character of the established residential neighbourhoods.

9.3.4 Medium Density Residential

The use of land within the Medium Density Residential Designation will be medium density housing forms.

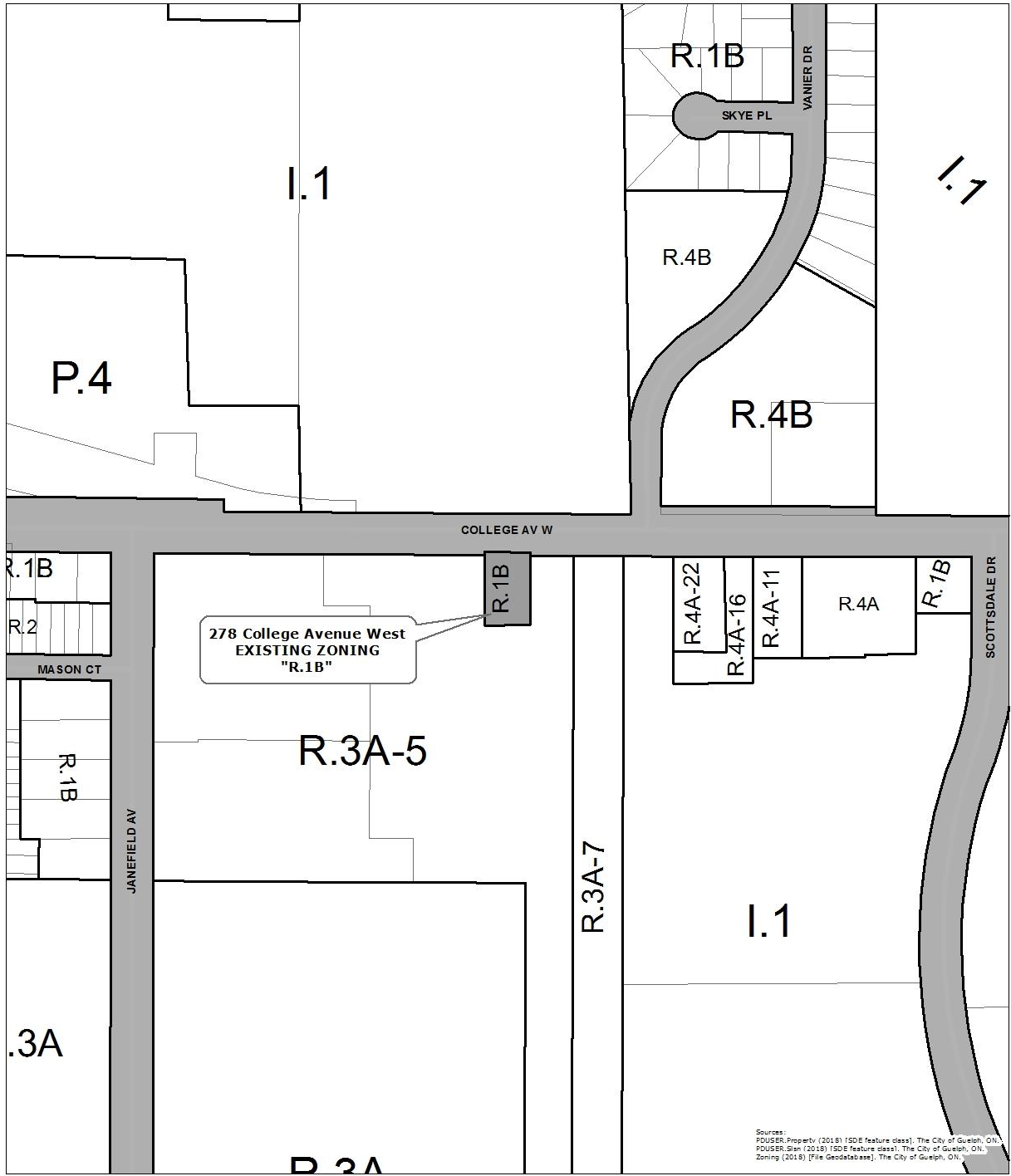
Permitted Uses

- 1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) multiple unit residential buildings, such as townhouses and apartments.


Height and Density

- 2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.
- 3. The maximum *net density* is 100 units per hectare and not less than a minimum *net density* of 35 units per hectare.
- 4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

ATT-5 Existing Zoning



Sources:
PDUSER, Property (2018) (SDE feature class), The City of Guelph, ON.
PDUSER, Sine (2018) (SDE feature class), The City of Guelph, ON.
Zoning (2018) (File Geodatabase), The City of Guelph, ON.




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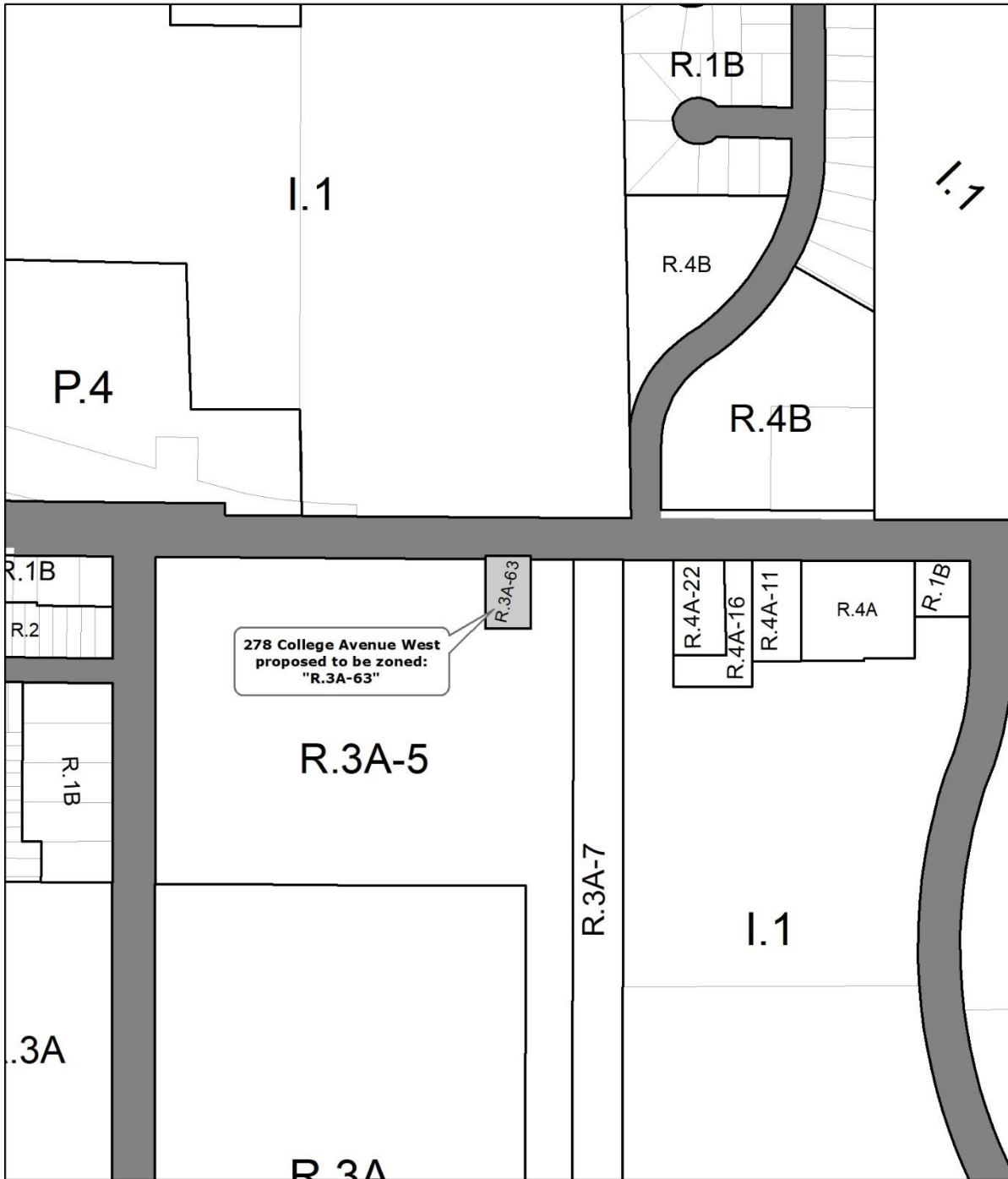
Produced by the City of Guelph
Planning, Urban Design and Building Services • Development Planning
February 2018

EXISTING ZONING

278 College Avenue West



**ATT-6
Proposed Zoning**



PROPOSED ZONING
278 College Avenue West

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2018

ATT-6 (continued) Proposed Zoning

Specialized R.3A-63 (Cluster Townhouse) Zone

Regulations

In accordance with Section 4 (General Provisions) and Section 5.3 and Table 5.3.2 (Regulations Governing R.3 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

Definition of Back-to-back Townhouses:

- To include the following site specific definition of 'back-to-back townhouses':
 - "'Back-to-back Townhouse' means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside".

Maximum Building Coverage

- To permit a maximum building coverage of 52% whereas the Zoning By-law permits a maximum of 40%.

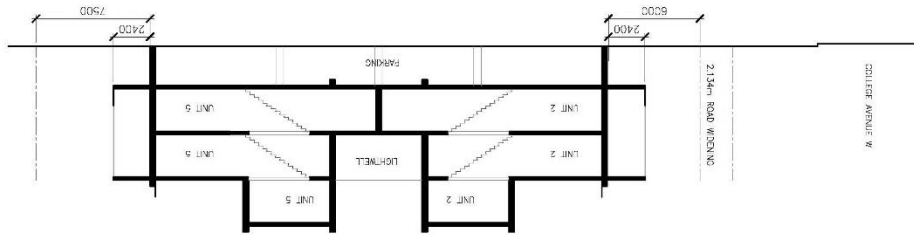
Minimum Side Yard Setback

- To permit a minimum side yard of 3 metres whereas the Zoning By-law permits a minimum of half the building height (half of building height is 4.65 metres), but in no case less than 3 metres.

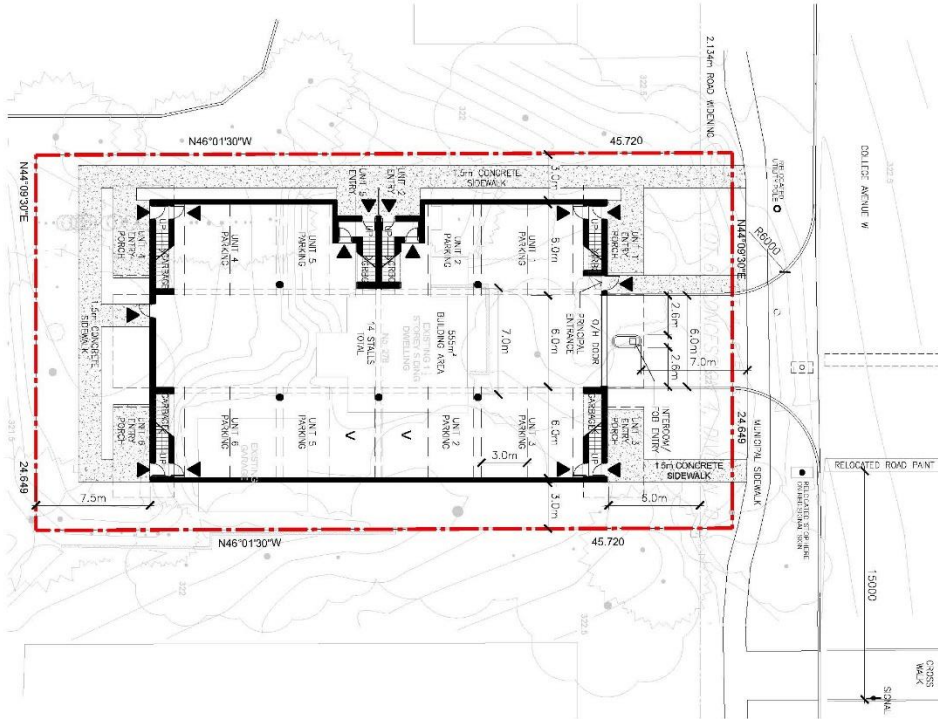
ATT-7 Conceptual Development Plan

GRINHAM ARCHITECTS | 1:250

SITE SECTION



STREET LEVEL (CONCEPTUAL SITE PLAN)



278 COLLEGE AVE

2018.06.05

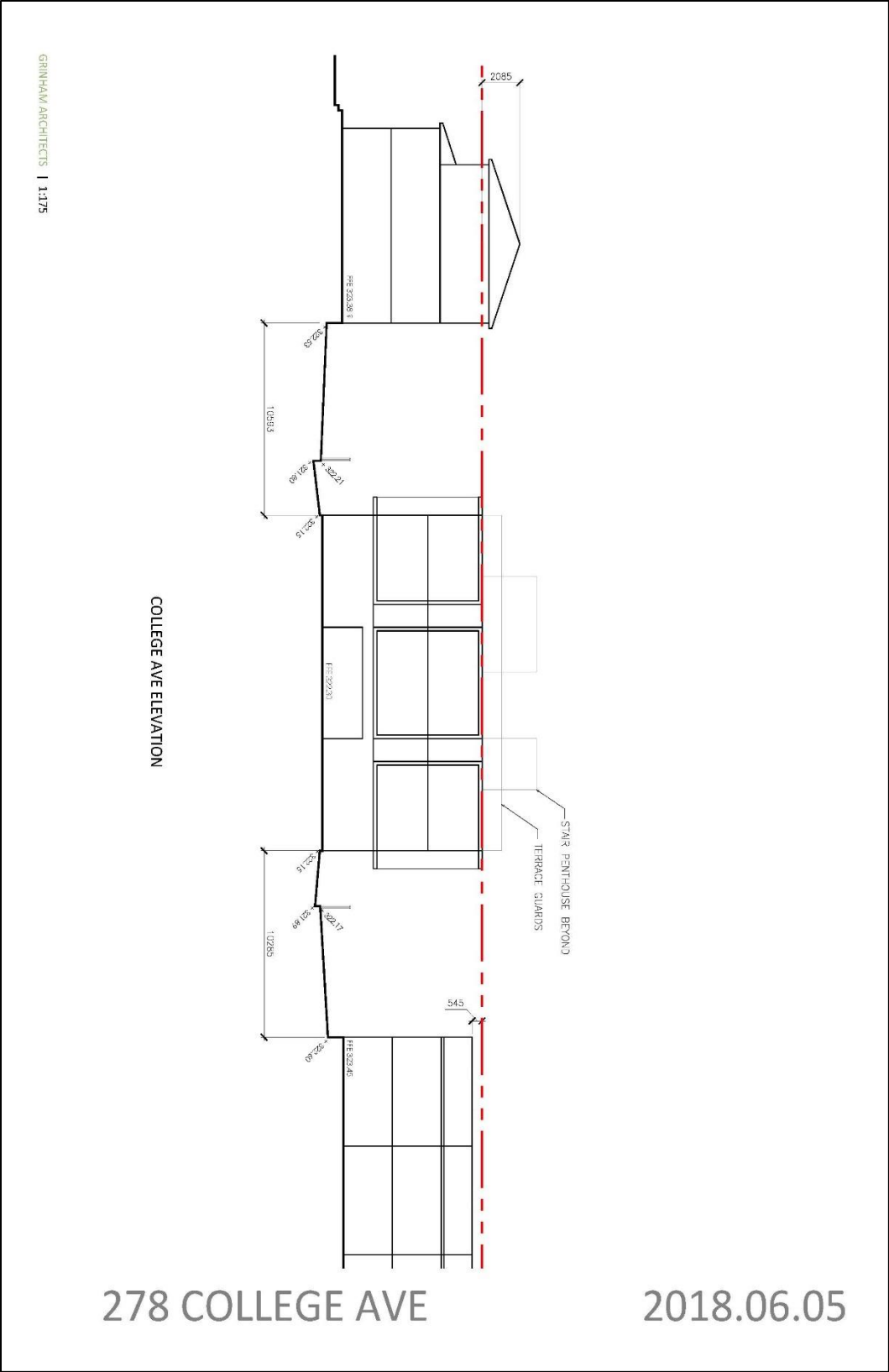
ATT-8
Proposed Building Renderings



**ATT-8 (continued)
Proposed Building Renderings**



**ATT-9
Site Section Drawing**



ATT-10

Staff Review and Planning Analysis

2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and is issued under the authority of Section 3 of the *Planning Act*. In general, the PPS promotes efficient development patterns and addresses matters of provincial interest in land use planning. As per section 4.2 of the PPS, all planning decisions shall be consistent with the PPS. Policy Section 1.0 – Building Strong Healthy Communities speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Policy 1.1.1 of the PPS promotes creating and sustaining healthy, liveable and safe communities. This is achieved in part by promoting efficient development and land use patterns with an appropriate range and mix of residential and employment and other uses to meet long term needs [1.1.1 a), b)]. Also, development must avoid land use patterns that may cause environmental concerns, and be cost-effective, ensuring the necessary infrastructure is in place to meet the projected needs [1.1.1 c), e), g)].

Policy 1.1.3 requires development in settlement areas to use land and resources wisely, considering and promoting opportunities for intensification and redevelopment. Specifically, densities are to be appropriate for and efficiently utilize the infrastructure and public service facilities that are planned or available. In addition, land use and development patterns in settlement areas are to be efficient, transit supportive and take into account existing building stock [1.1.3.1, 1.1.3.2 a), b), 1.1.3.3]. Appropriate development standards are to be promoted, facilitating intensification and a compact built form, while mitigating risks to public health and safety [1.1.3.4]. For residential development, an appropriate range and mix of housing types and densities must be provided to meet projected requirements. This is to be achieved by promoting intensification at appropriate densities, and directing new housing to locations where appropriate levels of infrastructure and public services are and will be available to support anticipated needs [1.4.3 b), c), d)].

Section 1.6.6 of the PPS outlines policies for planning for sewage, water and stormwater services. The proposed development will be on full municipal services and Engineering staff have confirmed that adequate capacity is available to fully service the proposed development [1.6.6.2] (See Engineering staff comments in ATT-12).

In Planning staff's opinion, the proposal to permit a stacked, back-to-back townhouse development on the subject lands is consistent with the policies of the PPS. The proposed development represents a compact form of development within the City's settlement area that will allow for the efficient use of land, infrastructure and nearby public service facilities. The residential development is compatible with the existing surrounding high and medium density residential as well as institutional

land uses. The subject lands are well served by existing public transit facilities, educational institutions, and public recreational facilities, including the Centennial Pool, Arena and Park directly across College Avenue West. The development proposal contributes to achieving an appropriate range of housing types and densities to help the City of Guelph meet projected population targets and requirements for current and future residents.

As the City's Official Plan is to be the main instrument for implementation of the PPS in Guelph [4.7], a more detailed review on how the proposed Zoning By-law Amendment is consistent with the above PPS policies as well as policies in the City's Official Plan will be outlined later in this analysis.

Provincial Growth Plan for the Greater Golden Horseshoe (Places to Grow)

The *Growth Plan for the Greater Golden Horseshoe, 2017* (the Growth Plan) is issued under the *Places to Grow Act* and works to support the achievement of complete communities, curb sprawl, protect the natural environment, support economic development, and ensure that land to accommodate forecasted population and employment growth will be available when needed. The Growth Plan builds on other provincial initiatives and provides a framework to guide decisions on growth, including policies to manage growth by building compact, vibrant and complete communities that are transit supportive.

The policies of the Growth Plan focus on the key themes of building complete communities; directing a significant share of new growth to existing built-up areas; promoting the development of transit-supportive densities and the use of active transportation methods; and creating a healthy mix of residential and employment land uses. The guiding principles of the Growth Plan include:

- Building compact, vibrant and complete communities;
- Optimizing the use of existing and new infrastructure to support growth in a compact and efficient form;
- Providing for different approaches to managing growth that recognize the diversity of communities located within in the Growth Plan.

Sections 2.2.1 and 2.2.2 of the Growth Plan identify how population growth to the horizon year of 2041 will be accommodated within 'Delineated Built-up Areas'. These sections introduce policies related to intensification, reducing dependence on the automobile, complete communities and efficient use of infrastructure and public service facilities. The proposed Zoning By-law Amendment conforms to the policies of these sections by:

- Directing redevelopment to the existing built-up area of the City;
- Promoting redevelopment that supports active and public transportation options;
- Proposing a different form of housing in the neighbourhood that contributes to enhancing and broadening the mix of housing types in the area;
- Contributing to the objective of creating a 'complete community' by encouraging redevelopment that is in close proximity to existing services, public transit and public open space; and,

- Making efficient use of existing infrastructure and public service facilities (e.g. roads, water and sewer, schools, recreational facilities, etc.).

The subject lands are within the City of Guelph settlement area and are designated in the City's Official Plan for urban development. The subject lands are located within the City's "Built-Up Area" as shown on Schedule 1B: Growth Plan Elements of the Official Plan. Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the City's Official Plan that is approved and in effect as of July 1, 2017 will continue to apply. As per Policy 2.2.2.3 of the Growth Plan (and by extension Policy 3.7.3 i) of the Official Plan), a minimum 40 per cent of annual new residential development in the City must occur within the Delineated Built-Up Area.

The proposed 6 unit back-to-back stacked townhouse development on the subject lands will support active transportation by adding additional residential units in an area of the City that is currently well serviced by transit. Four Guelph Transit routes currently run along College Avenue West directly in front of the subject property, along with on-street bicycle lanes on College Avenue West and the Silvercreek/Royal Recreation Trail system to the east. Overall, the development proposal represents a compact and efficient form of development that will be served by adequate public service facilities in the immediate neighbourhood and infrastructure services.

Based on the above summary of policies, Planning staff are of the opinion that the proposed Zoning By-law Amendment is consistent with and conforms to the *Growth Plan for the Greater Golden Horseshoe*.

Official Plan

The portion of the subject lands within the "Built-up Area" and are designated as "Medium Density Residential" within the Official Plan. The "Medium Density Residential" land use designation permits multiple unit residential buildings such as townhouses and apartments. Developments are to be a minimum height of two (2) storeys and a maximum height of six (6) storeys. The net density range of residential development in the "Medium Density Residential" designation is between 35 and 100 units per hectare. The proposed 6 unit, back-to-back stacked townhouse development on the 0.112 hectare property is at a net density of 53.6 units per hectare.

The proposed Zoning By-law Amendment application conforms to several of the strategic goals of the Official Plan in Section 2.2, including the following:

- Contributing to providing an appropriate range and mix of housing to meet current and projected needs to the year 2031;
- Provides for urban growth and land use patterns in a manner that ensures the efficient use of public expenditures over the long term;
- Assists in building a compact, mixed-use and transit-supportive community;
- Facilitates development in an area where full municipal services and related infrastructure is readily available; and

- Facilitates intensification in an established area of the City that is compatible with the built form of existing and surrounding land uses.

In addition to the above, one of the major goals of the Official Plan as per Policy 2.2.2 d) and e) is to promote energy conservation and climate change protection through land use planning. The applicant has indicated to Planning staff that they will be including energy efficiency measures within their development consistent with the City's Community Energy Initiative. The applicant has provided a letter summarizing how their proposal adheres to the Community Energy Initiative, and is included in ATT-11.

When planning for intensification within the City's built-up area, infill development is to generally achieve a higher density than the surrounding areas, while achieving an appropriate transition of built form to adjacent areas [3.7.3 vi)]. Section 9.3 of the Official Plan contains policies that apply to the residential land use designations. The proposed infill development satisfies several of the residential objectives. This includes:

- facilitating a full range of housing types and densities to meet a diversity of lifestyles and social needs;
- providing higher densities in appropriate locations to help achieve transit supportive densities, compact urban form, walkable communities and energy efficiencies;
- ensuring compatibility between various housing forms;
- maintaining the general character of built form in existing established residential neighbourhoods while accommodating infill and intensification that is compatible;
- directing new residential development to areas where municipal services and infrastructure is available;
- ensuring new development is compatible with surrounding land uses and the general character of neighbourhoods;
- promoting innovative housing types and forms (stacked back-to-back townhouse) to ensure appropriate housing types for all socio-economic groups; and
- ensuring new residential development is located and designed to facilitate and encourage convenient access to employment areas, retail, institutional uses and recreation by walking, cycling or the use of public transit.

Section 9.3.1.1 of the Official Plan provides a set of eleven criteria that are to be used to evaluate the suitability of multiple unit residential buildings and intensification proposals, such as townhouses in all residential land use designations. The analysis below demonstrates how each of the eleven criteria are met.

1. *Building form, scale, height, setbacks, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity.*

The Official Plan defines “compatible” as development or redevelopment which may not necessarily be the same as, or similar to, the existing development, but can co-exist with the surrounding area without unacceptable adverse impact.

The applicant is proposing a three (3) storey stacked, back-to-back townhouse development with a total of six dwelling units (See building renderings in ATT-8). The subject lands are rectangular and are surrounded by an existing cluster townhouse development at 302 College Avenue West.

Since the public meeting in April of 2018, the applicant has revised their proposal to reduce the height of the stacked back-to-back townhouse building from four (4) to three (3) storeys. This modification has reduced the height of the building from 12.2 metres to 9.3 metres (a 2.9 metre building height reduction). When considering the required minimum required side yard setbacks in relation to the height of the building, this reduction in height has reduced the minimum side yard requirement from 6.1 metres to 4.65 metres. The applicant is proposing a 3 metre side yard setback on both sides of the proposed townhouse building.

The current R.1B zoning of the subject lands permits a single detached dwelling as-of-right up to a maximum height of three (3) storeys, with a minimum front yard setback of 6 metres, interior side yard setbacks of 1.5 metres, and a rear yard setback of 7.5 metres or 20% of the lot depth, whichever is less. The R.1B zoning does not contain a maximum lot coverage provision. The applicant is proposing a building envelope for the stacked back-to-back townhouse building that exceeds the as-of-right side yard setbacks in the current R.1B zone (i.e. 3.0 metres proposed vs. minimum 1.5 metres required in R.1B zone). The proposed townhouse building under the specialized R.3A-63 zoning is at a similar scale and mass to a large single detached dwelling that could be built as-of-right on the property with the current zoning.

Townhouse blocks in the existing 302 College Avenue West development range in height from two (2) to three (3) storeys. The proposed three (3) storey, 9.3 metre height of the townhouse block is comparable to the adjacent existing townhouse buildings. The applicant has provided a cross section drawing that compares the height of the proposed building to the adjacent townhouses (See ATT-9). Considering the articulation of the proposed building, the consistently flat grading of the site into the adjacent property and existing landscaping at 302 College Avenue west (See Figure A on Page 28), particularly next to the southeast corner of the subject property, Planning staff are of the opinion that the scale, height, massing, siting and setbacks of the proposed development are compatible with the adjacent townhouse buildings at 302 College Avenue West.

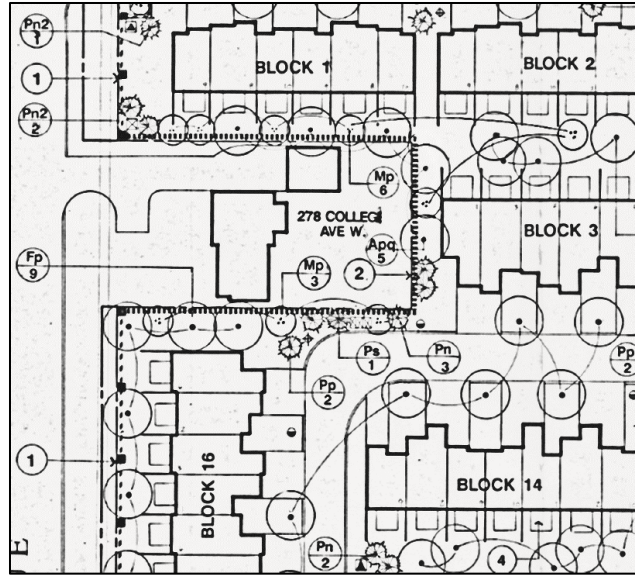


FIGURE A: Approved Landscaping Plan (drawing L-1) for 302 College Avenue West, showing continuous lines of trees surrounding 278 College Avenue West (subject property). The Landscaping Plan was approved as part of Site Plan Application No. SP91B027 (as-built landscaping drawing prepared by MTBW Group, approved December 22, 1992).

It should also be noted that the specialized R.3A-5 (cluster townhouse) zoning for the adjacent townhouse site at 302 College Avenue West contained a site specific provision (Section 5.3.3.1.5.2.6.4 of the Zoning By-law) requiring buffer strips to be installed and maintained surrounding the subject property at 278 College Avenue West. The said buffer strip includes a 1.5 metre high wood screen privacy fence along common property lines and is supplemented by a solid unbroken planting strip of trees. A buffer strip is defined in the Zoning By-law to be a land area used to visibly separate one use from another use, or to shield or block noise, lights, or other nuisances. The adjacent property at 302 College Avenue West will be required to maintain this existing buffer strip as per the requirements of the Zoning By-law. This buffer strip will act as additional screening to the proposed development. As part of the development of the subject lands, the City's landscape planner has indicated in their comments that they will be requiring an updated Tree Inventory and Preservation Plan (TIPP) as part of the site plan application. The TIPP will establish specialized excavation and construction methods to ensure the trees on the adjacent property are protected. The TIPP will also require a pre and post-construction monitoring program of the neighbouring trees.

The applicant will be further working with urban design staff through the site plan process on conforming to the urban design policies of the Official Plan. This will include reviewing the appearance of the exterior elements of the building to ensure that materials, windows, lighting, pedestrian walkways and new landscaping associated with the proposed development are also compatible with buildings in the immediate vicinity.

The private, ground level entrance to each of the townhouse units will be situated on the façades of the proposed townhouse building that are at the greatest setbacks from the adjacent townhouse development. No building entrances will be located on the east façade of the building, which is the closest side to select adjacent rear yards of a townhouse block at 302 College Avenue West. This left side yard of the development will instead be a landscaped area. Each of the proposed six townhouse units will have a dedicated private amenity area on the rooftop of the building. These amenity areas will be oriented on the rooftop to be furthest away from the rear yards of the adjacent cluster townhouses at 302 College Avenue West. Additional privacy screening of the rooftop amenity area will be determined through detailed design as part of a site plan application.

The proposed development will have a singular vehicular two-way driveway access to College Avenue West that will lead to a fully enclosed private parking garage. The parking garage will screen all parking for the development from the adjacent property, thereby reducing any impacts that could be associated with off-street parking for a townhouse development.

- 2. Proposals for residential lot infill will be compatible with the general frontage of lots in the immediate vicinity.*

The development proposal will not be creating new lots or parcels through a plan of subdivision or severance.

- 3. The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks recreation facilities and public transit.*

The subject property is within walking distance (approximately one kilometre) to Stone Road Mall – the City’s regional shopping centre. Stone Road West in the area also contains several other convenience and neighbourhood shopping facilities intended to serve the City as a whole. The subject property is also within walking distance of several nearby schools (Centennial Collegiate Vocational Institute, College Heights Secondary School, Priory Park Public School, and École élémentaire catholique Saint-René-Goupil). Centennial Collegiate Vocational Institute secondary school immediately across College Avenue West contains the City’s Centennial Pool. Behind the high school is the City’s Centennial Park with an arena and indoor/outdoor soccer facilities. The Royal Recreation Trail and Silvercreek Trail are close to the subject property and provide access to many of the retail, educational and recreational facilities described above. Finally, College Avenue West is well served by Guelph Transit. Currently five transit routes operate directly in front of the subject property.

4. *Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersections.*

Traffic staff have reviewed the development proposal and have no concerns. A Traffic Impact Study (TIS) was not determined by Traffic or Engineering staff to be a requirement to support the proposed development. The applicant has proposed to adjust the painted stop bar on College Avenue West for the existing pedestrian traffic signal in front of the subject property. Traffic and Engineering staff have indicated this is acceptable.

5. *Vehicular access, parking and circulation can be adequately provided and impacts mitigated.*

Vehicular access will be directly off College Avenue West, which is a designated arterial road in the Official Plan. Traffic staff have indicated they are satisfied with the setback of the new private driveway from the closest intersections on College Avenue West.

For a stacked townhouse development with six units, the Zoning By-law requires a minimum of one parking space per townhouse unit. Of the six required parking spaces for the townhouse units, an additional 20% of parking spaces for the use of visitors. In this case, a minimum two visitor parking spaces are required in addition to the six, requiring a total minimum of eight off-street parking spaces. The applicant is proposing to provide a total of 14 off-street parking spaces for the proposed development, which exceeds the minimum requirement by six.

The driveway access will be two-way, and lead into a controlled entry parking garage for the use of residents and visitors. Planning staff have indicated to the applicant in preliminary site plan meetings that the driveway will need to provide enough length to accommodate one standard sized vehicle waiting to enter the parking garage and should also provide sufficient space to allow for moving and delivery trucks to park and load/unload when needed without blocking vehicular or pedestrian traffic on College Avenue West.

6. *That adequate municipal infrastructure, services and amenity areas for residents can be provided.*

Engineering staff have confirmed that adequate water and wastewater servicing capacity is available for the proposed development. The applicant has indicated in their preliminary engineering drawings that stormwater will be entirely accommodated for on-site. The applicant is exceeding the minimum amount of private amenity area per unit in providing 15 square metres per unit whereas the Zoning By-law requires a minimum of 10 square metres per unit. For townhouse developments with less than 20 units, common amenity areas are not required.

7. *Surface parking and driveways shall be minimized.*

The applicant is proposing to accommodate all of the off-street parking in an enclosed garage. This will screen and remove the views of parking from the public realm as well as adjacent private properties. The development will share a singular two-way driveway to College Avenue West.

8. *Development shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.*

No new streets are proposed as a part of the development.

9. *Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.*

The subject property is relatively flat and does not have any significant grade changes. The applicant has provided a preliminary grading and servicing plan, which proposes to have the site slope a metre downwards from the front of the property to the rear. At the rear, two catch basins are proposed for drainage, which will direct stormwater to underground infiltration galleries. When reviewing the existing grades of the 302 College Avenue West property as they relate to the subject lands, the preliminary grading plan is proposing to match grades. No major grade changes are proposed or required on the subject lands to accommodate the proposed development.

Since the public meeting, the applicant has completed a shadow study for the revised three storey townhouse building. The shadow study has been circulated to departments and agencies for review and made available to the public on the City's 'Current Development Applications' webpage. The shadow study found that the proposed townhouse building will continue to provide reasonable solar access to the adjacent properties at most times of the year. No unreasonable or excessive shadows will be cast on adjacent properties or over adjacent buildings. The extent of the shadows cast by the proposed stacked, back-to-back townhouse building will be similar to the shadows currently cast by the two to three storey townhouse blocks at 302 College Avenue West.

10. *The development addresses public safety, identified public views and accessibility to open space, parks, trails, and the Natural Heritage System, where applicable.*

The proposed development will contain both interior and exterior independent entrances to each townhouse dwelling unit. Exterior entranceways and private pathways will be illuminated and designed to deter crime. All access to the public realm will be to College Avenue West. The

development will not interfere with identified public views or access to public open space, parks, trails and the Natural Heritage System.

11. *The conservation and integration of cultural heritage resources, including identified key public views can be achieved subject to the provisions of the Cultural Heritage Resources Section of this Plan.*

The City's Senior Heritage Planner has reviewed the proposed development and has not identified any concerns with the City's identified Cultural Heritage Resources as a result of the development. The Senior Heritage Planner had no comments overall on the proposal.

The proposed development conforms to the strategic goals of the Official Plan by providing medium density residential development in the existing Built-up Area of the City. The proposed stacked, back-to-back townhouses are at an appropriate density and scale for the site that is compatible with the surrounding area. Planning staff are of the opinion that the proposed Zoning By-law Amendment conforms with the Official Plan.

Review of Proposed Zoning

Staff have reviewed the proposed zoning and are satisfied that the proposed R.3A-63 (Specialized Cluster/Stacked Townhouse) Zone is appropriate for the proposed development.

The applicant has requested the following three site specific provisions to the standard R.3A zone:

- To include the following definition of back-to-back townhouses:
 - "'Back-to-back Townhouse' means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside".
- To permit a maximum building coverage of 52% whereas the Zoning By-law requires a maximum of 40%.
- To permit a minimum side yard of 3 metres whereas the Zoning By-law requires a minimum of half the building height (half of building height is 4.65 metres), but in no case less than 3 metres.

The definition of back-to-back townhouses utilizes a site-specific land use definition already in use for other cluster and stacked townhouse properties. This definition was adopted from Section 5.4.3.1.39.1 of the Zoning By-law. In Planning staff's opinion, the definition for a back-to-back townhouse fits a form of a stacked or cluster townhouse that would be expected in the R.3A zone.

The applicant's request to increase the building coverage to a maximum of 52% relative to the lot size is proportionate to the proposed development. The applicant is only proposing to develop a single stacked townhouse building on the subject property with all off-street parking contained in an enclosed garage. As the

townhouse building will have less than 20 dwelling units, as per Section 5.3.2.4.1, no common amenity area is required. When considering the rectangular shape of the subject lands, the proposed lot coverage is similar to what is permitted under the current R.1B zoning. Planning staff are of the opinion that the size, massing and scale of the proposed stacked townhouse building is compatible with the surrounding neighbourhood and appropriate for the development of the site.

Finally, the requested reduced side yard setback to a minimum 3 metres whereas 4.65 metres is required when considering half the building height is also appropriate for the proposed development. The Zoning By-law does consider 3 metres to be a minimum threshold for side yard setbacks for stacked townhouse buildings. Both side yards of the subject lands are adjacent to rear and side yards of the surrounding cluster townhouse development at 302 College Avenue West. When combined with these existing setbacks, along with existing landscaping and tree cover, the setback maintains an adequate separation between buildings while allowing for functional side yards on both sides of the subject lands.

Staff are satisfied that the three proposed specialized regulations are minor and supportable for the proposed development of this site.

Comments Received on the Original and Revised Applications

The Statutory Public Meeting was held on April 9, 2018. Issues raised by Council and members of the public at the statutory public meeting, in response to the original circulation and in response to the revised circulation are summarized and responded to below.

Solid Waste Collection Area

The proposed development will have public waste pick-up utilizing the City's standard three stream waste collection carts. The carts will be rolled from the parking garage to the curbside on College Avenue West on scheduled waste pick-up days. The applicant will be required to complete a waste management plan as part of their site plan application to detail how the bins will be stored, picked up and managed.

Snow Storage Area

The applicant will be required to demonstrate where snow will be stored on their site plan application. As the off-street parking area will be entirely enclosed indoors in a garage, snow clearing will only be required on the driveway and surrounding private walkways. If there is insufficient snow storage space on the site or snow storage may interfere with the site's salt management plan, it may be necessary to indicate that excess snow will be removed off-site. This technique is a standard practice on many multiple residential sites.

Comparison to Adjacent Specialized R.3A-5 Zoning at 302 College Avenue West

It was requested that a comparison be shown between the existing specialized R.3A-5 Zoning on the adjacent cluster townhouse property at 302 College Avenue West and the specialized R.3A-63 Zone requested for the subject property. The table below compares the existing site specific provisions for the R.3A-5 Zone and

the requested site specific provisions for the proposed R.3A-63 Zone. The first column contains the standard provision required in the parent R.3A Zone.

Applicable Specialized R.3A Zoning Provision	R.3A-5 (<i>Existing Site Specific Cluster/Stacked Townhouse Zoning for 302 College Ave. W</i>)	R.3A-63 (<i>Proposed Site Specific Cluster/Stacked Townhouse Zoning for 278 College Ave. W</i>)
Maximum Lot Coverage (30% for cluster townhouses, 40% for stacked townhouses)	Reduced to 26% of Lot Area	Increased to 52% of Lot Area
Minimum Side Yard Setback (half the building height, or 3 metres, whichever is greater)	*	Reduced to 3 metres
Maximum Density (37.5 units per hectare for cluster townhouses, 60 units per hectare for stacked townhouses)	Increased to 38 units per hectare for cluster townhouses	*
Minimum Lot Area (800 m ² for cluster townhouses, 1,000 m ² for stacked townhouses)	Increased to 56,000 m ²	*
Minimum Private Amenity Area (20 m ² per cluster townhouses and ground level stacked townhouses, 10 m ² for stacked townhouse units above grade; front yards cannot count as private amenity area)	Increased to 26 m ² per unit, permitted to include the front yard	*
Minimum Off-Street Parking Size (Interior parking spaces to be 3 metres by 6 metres)	Reduced to 2.8 metres by 6 metres	*

<p>Minimum Distance Between Buildings and Private Amenity Areas</p> <p>(A) Between two facades with habitable windows – 15 metres;</p> <p>B) Between two facades with no habitable windows – 3 metres;</p> <p>C) Between a façade with habitable windows and a private amenity area for another building – 10.5 metres; and</p> <p>E) Between two private amenity areas belonging to two separate buildings – 6 metres or 3 metres when the private amenity areas are side by side and parallel, and 6 metres between a private amenity area and the wall of another building</p>	<p>A) Between two facades with habitable windows – remains at 15 metres;</p> <p>B) Between a façade with habitable windows and another façade with no habitable windows – 6.5 metres;</p> <p>C) Between two facades with no habitable windows – remains at 3 metres;</p> <p>D) Between a façade with habitable windows and a private amenity area for another building – 6.5 metres; and</p> <p>E) Between two private amenity areas – remains at 3 metres</p>	<p>*</p>
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NOTE: This symbol * in the chart indicates that the standard requirements from the parent R.3A Zone apply to the provision.

College Avenue West and Hanlon Expressway (Highway 6) Intersection

Through an approved Environmental Assessment (EA), the MTO has indicated it is their intention to permanently close access to the Hanlon Expressway at College Avenue West and convert the current at-grade signalized intersection to a grade separated intersection (i.e. Hanlon Expressway will underpass a new bridge carrying College Avenue West) with no direct access. As part of the same plans, Stone Road West and the Hanlon Expressway will be reconstructed to a grade separated interchange with full access. It is expected that the Hanlon Expressway will be accessed from Stone Road West in this area following these planned highway improvements by the MTO. Traffic staff have expressed no concerns from traffic impacts from the proposed development on the City street network in the area.

ATT-11
Community Energy Initiative Commitment

Nov 1, 2018

Attention: Michael Witmer, Development Planner
Planning Services

Re: Zone Change for 278 College Ave West, Guelph
City Zone Change File ZC1801

The proposed development at 278 College Ave West will continue support the City of Guelph Community Energy Initiative. The following list of energy conservative measures will be incorporated into the development.

- The proposed development is compact on an efficiently utilized site to help contain urban sprawl.
- The site provides direct access to bike lanes on College Ave.
- All units to be equipped with covered bike storage space.
- The site provides access to College Ave bus stops (both directions) within a 1 minute walking radius.
- Soft landscape materials will be selected to minimize maintenance requirements by utilizing indigenous, adaptive and low maintenance plants which are tolerant of the site's climate without supplemental irrigation or fertilization once established.
- No irrigation systems will be used within the development.
- Low impact development measures will be utilized such as grassed swales and an infiltration gallery.
- Implementation of erosion and sedimentation control plan during construction.
- Site lighting for pedestrians will be designed to minimize light pollution for surrounding townhomes.
- Low E – Argon filled windows will be used to reduce heat gain/loss.
- Either high efficiency hot water tanks or on demand hot water tanks to be used.
- High efficient gas furnace will be used.
- All suites to be equipped with low flow faucets, shower heads and low volume flush toilets.
- Laundry area is designed to accommodate front loading washer and dryer.
- Programmable digital thermostats will be installed in all suites for individual control of heating, cooling and ventilation.
- All suites will incorporate low VOC emitting materials wherever possible.

ATT-11 (continued)
Community Energy Initiative Commitment

- Provision for future EV charging station to be provided.
- Provision for future solar panels on flat roof to be provided.
- The amount of surface asphalt is reduced by providing an enclosed parking garage instead of exposed surface parking. This will reduce heat island effect.

We trust that the above outline is satisfactory. If you have further questions, please don't hesitate to contact me.

Regards



Jane Fung
Owner
9428577 Canada Corp

Cc: Astrid Clos, Astrid J. Clos Planning Consultants
Miklos Csonti, Grinham Architect

ATT-12
Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning		√	Subject to conditions in ATT- 3
Engineering*		√	Subject to conditions in ATT- 3
Environmental Planning	√		
Landscape Planning*		√	Preservation and protection measures required of trees on 302 College Avenue West during and post construction
Urban Design	√		
Parks Planning*		√	Cash-in-lieu of parkland dedication will be required
Zoning	√		
Source Water Protection	√		
Guelph Transit	√		
Guelph Hydro	√		
Upper Grand District School Board*		√	Subject to conditions in ATT- 3
Wellington Catholic District School Board	√		
Guelph Police Service	√		
Guelph Fire	√		
Grand River Conservation Authority	√		
Guelph Wellington Development Association	√		
Union Gas Ltd.	√		
Canada Post	√		

* letter/email attached

ATT-12 (continued)
Departmental and Agency Comments



MEMO

FILE: 16.13.001

TO: Michael Witmer, Senior Development Planner
FROM: Development Engineering
DEPARTMENT: Infrastructure Development and Environmental Engineering
DATE: November 6, 2018
SUBJECT: 278 College Avenue – Zoning By-law Amendment – (File No. ZC1801)

The subject property is approximately 0.112 hectares in size and lands are located on the south side of College Avenue West; between Vanier Drive and Centennial Road. Surrounding land uses include:

- To the north, directly across College Avenue West is Centennial Public High School;
- To the north east across College Avenue West is an existing 9 storey residential apartment building;
- To the south of the site is a residential cluster townhouse development;
- To the east of the site is a residential cluster townhouse development;
- To the west of the site is the same residential cluster townhouse development

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1B (Residential Single Detached) Zone to R.3A-? (Townhouse) with special regulations to permit the development of a 4 storey residential building containing a total of 6 residential units in a back-to-back format.

The comments below are in response to the review of the following plans & reports:

- Functional Servicing, prepared by GM BluePlan dated January 16, 2018
- Preliminary Site Servicing and Grading Plan prepared by GM BluePlan, dated January 15, 2018
- Conceptual Development Plan, prepared by Grinham Architect, dated January 2018

1. Road Infrastructure:

College Avenue west abutting the subject property is designated as a two (2) lane road with grass boulevard on both sides, asphalt pavement, curb and gutter and concrete sidewalk on both sides of the street. The ultimate right-of-way width of College Avenue abutting the property is 28.35metres (93.00 feet), however College Avenue does widen to 30.48 metres (100.00 feet).

Since the ultimate right-of-way width of College Avenue is 30.48 metres, a road widening of 2.13 metres will be required along the frontage of the subject site.

2. Traffic Study, Access, Parking and Transportation Demand Management:

Transportation related comments are as follows:

Engineering Services
Infrastructure, Development & Enterprise

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

ATT-12 (continued)
Departmental and Agency Comments



MEMO

- The access layout is not designed to the standards, i.e., 7.5m wide with 6.0m radii.
- The separation distance from the raised centre median to the back of sidewalk should be sufficient to accommodate one car with a minimum length of 7.0 metres.
- The 15 metre setback from the stop bar to the pedestrian signals is acceptable as per OTM Book 12.

3. Municipal Services:

College Avenue

Existing services within the right-of-way along College Avenue are as follows:

- 450mm diameter concrete storm sewer.
- 250mm diameter sanitary sewer.
- 300mm diameter watermain.

According to our service records, the subject property is currently serviced with both water and sanitary sewer lateral. Records also showed that existing water service is connected from the adjacent property. The Developer shall be responsible for the entire cost of removing the existing sanitary sewer lateral and the water service lateral. The Developer will also be responsible to pay for the estimated and actual cost of any servicing upgrade including any curb cuts or curb fills if required, prior to site plan approval and prior to any construction or grading on the lands.

We have reviewed our water and sanitary sewer models and ran modeling flow capacities check analysis pertaining to determine water supply and distribution system capacity and sanitary sewer wastewater collection system downstream sufficient servicing capacity within the existing infrastructure available to service the site for the above noted proposed development and offer the following comments:

Water Supply and Distribution System

Sufficient (and adequate) capacity is available of the City's existing water supply and distribution system water main pressures, in our system to accommodate the development, for the referenced type development, for the referenced subdivision at the above noted property, for the above noted proposed development (and no water capacity constraints), can be expected for most scenarios according to the City's InfoWater water model. However, there is potential for marginal water supply pressures in proposed development under certain conditions such as peak hour demand scenario at locations with elevation greater than 346 m height above mean sea level (AMSL) and average day demand scenario at locations with elevation greater than 339 m height AMSL in the existing water system.

Water pressure in the water mains in vicinity of proposed development under certain conditions such as peak hour demand scenario at locations with elevation at 346 m height above mean sea level (AMSL) could range from 38.0 to 42.0 psi (40 psi +/- 2.0 psi) and average day demand scenario at locations with elevation at 339 m height AMSL could range from 47.5 to 52.5 psi (50 psi +/- 2.5 psi) in the existing water system.

The referenced development would have no significant adverse impact to the City's water supply and distribution system according to the City's InfoWater water model.

Engineering Services
Infrastructure, Development & Enterprise

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

ATT-12 (continued)
Departmental and Agency Comments



MEMO

Minimum water service size should be 25 mm for residential and all other services sized appropriately for demand based on potentially low pressures.

Sanitary Sewer Wastewater Collection System

Sufficient (and adequate) capacity is available in the existing sanitary sewers adjacent to the above noted site, and of the downstream sanitary sewers, to accommodate discharge of sanitary flows, in our system to accommodate the development, for the referenced type development at the above noted property, for the above noted proposed development, including existing loads (and no sanitary capacity constraints), according to the City's wastewater collection system sanitary sewer model

The referenced development would have no significant adverse impact to the downstream sanitary sewers.

3. Storm Water Management & Servicing:

The City did not provide Stormwater Management criteria for the proposed development. The current storm sewer is undersized and the City's master service plan does identify upsizing in the vicinity. Since there is no capacity within the existing storm sewer the criteria will be pre to post for all storm events. In addition, the City request low impact development mechanisms (i.e. clean roof water runoff to be infiltrated) to be incorporated into the SWM design. We ask the consultant engineer to confirm the safety factor value used for the permeameter test for the proposed infiltration gallery. Overland flow route shall be established and should be shown on the grading plan. A detailed stormwater management report, as well as grading, erosion/sedimentation control and servicing plan will also have to be submitted for review and approval as part of the site plan application.

Staff Recommendation/Conclusion:

The following conditions are provided as information to Council and will be imposed through site plan approval unless noted otherwise.

1. That the Developer shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. The Developer shall obtain a Site Alteration Permit in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer if grading/earthworks are to occur prior to the approval of the required engineering studies, plans and reports.

Engineering Services
Infrastructure, Development & Enterprise

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

ATT-12 (continued)
Departmental and Agency Comments



MEMO

3. The Developer shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
4. Prior to site plan approval and prior to any construction or grading on the lands, the owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:-
 - i) a functional servicing report;
 - ii) a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual" which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted; if soakaway pits are proposed at detailed design stage, on-site permeameter testing is required to confirm that the recharge can be achieved.
 - iii) a geotechnical report certified by a Professional Engineer that analysis the permeability and hydraulic conductivity of the soils and recommends measures to ensure that they are not diminished by the construction and development;
 - iv) a grading, drainage and servicing plan prepared by a Professional Engineer for the site and detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction .
5. The Developer shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies and reports outlined in subsections 4 i) to 4 iv) inclusive.
6. That the develop shall deed a 2.13 metre wide road widening on College Avenue West, at no cost to the City, free of all encumbrances and at no risk to public health and safety and to environment prior to site plan approval
7. The Developer acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.
8. The Developer shall be responsible for the actual cost of any service laterals required for the lands and furthermore, prior to any grading or construction on the lands the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of any service laterals.

Engineering Services
Infrastructure, Development & Enterprise

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

ATT-12 (continued)
Departmental and Agency Comments



MEMO

not going to be used for service laterals. Furthermore, prior any grading or construction on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the Developer's share of the cost of the removals and decommissioning works.

10. The Developer shall pay to the City the actual cost of the construction of the new driveway entrance and required curb cut and/or curb fill. Furthermore, prior to any grading or construction on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrance and required curb cut and/or curb fill.
11. The Developer shall pay the actual cost of the removal of the existing driveway entrance including the asphalt pavement and 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 grading or construction on the lands.

Terry Gayman, P.Eng.
Manager, Infrastructure, Development &
Environmental Engineering

Allister McIlveen
Manager, Transportation Services

Shophan Daniel
Engineering Technologist III

Engineering Services
Infrastructure, Development & Enterprise

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

ATT-12 (continued)
Departmental and Agency Comments

**INTERNAL
MEMO**



DATE October 30, 2018
TO **Michael Witmer**
FROM Rory Barr Templeton
DIVISION Planning Services
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT 278 College Ave West ZC1801

Michael,

I have had the opportunity to review the above noted application and provide the following comments.

Overall:

Urban Forest

The site is smaller than 0.2 ha and therefore not regulated by the City's Private Tree Protection Bylaw (2010)-19058, however it should be noted that neighbouring trees are regulated under the Bylaw.

The Urban Forest policies in section 4.1.6 of the City's Official Plan are pertinent to this application. These policies speak to hedgerows and individual trees that are not included within the Natural Heritage System. The objectives specify that opportunities for protection of trees outside of the NHS must be fully considered through the planning process. The policies do permit impacts to hedgerows and trees, provided it is demonstrated that they cannot be integrated into the urban landscape.

A Tree Inventory and Preservation Plan (TIPP) submitted with the application identifying 48 trees over 10cm in DBH, 27 trees were off site (26 on adjacent private property, 1 on public right of way) that could be influenced by the proposal. It should be noted that the assessment of the trees was done in the summer (August 2017).

Of the 48 trees assessed and based on the 3 storey, 6 unit plan, 23 trees are proposed to be removed to accommodate development. Staff are generally supportive of the proposed retention/removal of trees with one exception:

Tree Preservation, Protection and Management of neighbouring trees must include *Pre and Post Construction Arboricultural Works* as per section 4.0 of the TIPP. It is assumed from the proposal that construction works will occur within the dripline of the trees; that Tree Protection Hoarding will be established within the root zone of protected trees, and therefore care of these trees is required by a Certified Arborist.

ATT-12 (continued)
Departmental and Agency Comments

Michael Witmer
October 30, 2018
RE: 278 College Av West ZC1801
Page 2 of 3

Staff Comments:

Tree Inventory and Preservation Plan by The Urban Arborist dated April 6th, 2018

- a) Confirm the number of trees total. If 27 neighbouring trees are to be preserved and 23 on site are proposed for removal, the total should be 50 trees inventoried.
- b) Provide an overall condition column in the tree inventory table and specify Excellent to Very Poor based on both biological health and structural condition.
- c) It appears that the minimum TPZ was included in the inventory table. Please revise the table to include the TPZ (i.e., dripline plus 1 metre) and the minimum TPZ. Highlight which trees that are proposed for retention also have works proposed within the dripline. Assess whether the works proposed are acceptable in relation to retention and recommend specific mitigation measures (TIPP, Section 4.0).
- d) There are concerns with the ability to preserve the neighbouring trees as proposed. Grading is proposed up to the property line to facilitate drainage around three sides of the property and infiltration gallery infrastructure along the rear yard. The grading is proposed within the critical root zone (CRZ), of neighbouring trees. Staff believe that arboricultural pre and post care is required to help foster the long-term health of the trees, but that re-examining the proposed engineering conditions - grading and infiltration gallery placement/design, could help lesson impacts to these trees. There may need to be reduction of the building footprint supported by a change in the proposed grading to allow for adequate tree protection.
- e) Staff are generally supportive of the proposed retention/removal of trees with one exception: Tree Preservation, Protection and Management of neighbouring trees must include *pre and post construction arboricultural works* as per section 4.0 of the TIPP. It is assumed from the proposal that construction works will occur within the dripline of the trees; that Tree Protection Hoarding as per the City of Guelph Tree Protection Detail, will be established within the root zone of protected trees, and therefore care of these trees is required by a Certified Arborist.

Recommended Conditions of Approval:


1. *THAT the developer shall complete an updated Tree Inventory and Preservation Plan, satisfactory to the General Manager of Planning Services prior to any grading, tree removal or Site Plan Approval. The updated plan will include:*
 - a. *The long-term protection of the trees on adjacent properties, with consideration to achieving a wider buffer and integration of appropriate design changes as may be required;*
 - b. *Pre and post construction mitigation and monitoring of neighbouring trees.*
2. *THAT the developer shall include alternative construction methods for the proposed building, such as shoring, to minimize impacts into the TPZ, satisfactory to the General Manager of Planning prior to any grading, tree removal or Site Plan Approval.*

ATT-12 (continued)
Departmental and Agency Comments

Michael Witmer
October 30, 2018
RE: 278 College Av West ZC1801
Page 3 of 3

I trust these comments are sufficient please let me know if you have any questions.

Regards,



Rory Barr Templeton
Landscape Planner

Planning
Infrastructure, Development and Enterprise
Location: City Hall

T 519-822-1260 x 2436
E rory.templeton@quelfh.ca

File #ZC1801

ATT-12 (continued)
Departmental and Agency Comments

**INTERNAL
MEMO**



DATE October 17, 2018
TO **Michael Witmer**
FROM Helen White
DIVISION Parks and Recreation
DEPARTMENT Public Services
SUBJECT 278 College Avenue West - Proposed Zoning By-Law Amendment (ZC1801) – Second Submission

Park Planning has reviewed the Notice of Resubmission (September 14, 2018) and Conceptual Development Plan (September 14, 2018) for the above noted Zoning By-Law Amendment and offers the following comments:

Zoning Bylaw Amendment:

Park Planning and Development has no objection to the proposed Zoning By-Law amendment to rezone the property from R.1B (Residential Single Detached) Zone to an R.3A-? (Townhouse) Zone with special regulations to permit the development of residential building containing a total of 6 residential units in a back-to-back format. The applicant is advised of the following requirements:

Parkland Dedication:

The proposed residential net density is 53.24 units per hectare. In accordance with clause 209-3 (b) of the current Parkland Dedication By-law, the cash in lieu calculation would be based on 7.5% per cent of the land involved. The final rate will depend on the final details of the development and the rate in effect at the time of Site Plan approval when the cash in lieu amount will be calculated. Please note that the City is currently updating the Parkland Dedication by-law so this determination could change prior to the issuance of building permits when Cash in Lieu payment is required.

Conditions of Development:

I recommend the following development approval conditions:

Prior to Site Plan approval:

1. The Developer shall **pay cash-in-lieu of parkland** for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225) or any successor thereof, prior to issuance of any building permits; and
2. Prior to Site Plan approval, the Owner shall provide to the Deputy CAO of Public Services **a satisfactory appraisal report** prepared for The Corporation of the City of Guelph for the purposes of calculating the payment of cash-in-lieu of parkland dedication pursuant to s.42 of the Planning Act. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Deputy

ATT-12 (continued)
Departmental and Agency Comments

Michael Witmer
RE: 278 College Avenue West – ZC1801
Page 2 of 2

CAO of Public Services. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment of cash-in-lieu of parkland dedication.

Summary:

The above comments represent Park Planning's review of the proposed development. Based on the current information provided, I would support the proposed development subject to the condition outlined above.

Regards,

Helen White
Park Planner
Parks and Recreation
Public Services
Location: City Hall

T 519-822-1260 x 2298
F 519-763-9240
E Helen.white@guelph.ca

C Luke Jefferson

File P:\CommunityServices\Riverside_Park Planning\PLANNING\SOUTH DISTRICT\Zoning By Law & Official Plan Amendments\278 College Ave W_Planner Comments_2.docx

ATT-12 (continued)
Departmental and Agency Comments



**UPPER GRAND
DISTRICT SCHOOL
BOARD**

Jennifer Passy BES, MCIP, RPP
Manager of Planning

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2
Email: jennifer.passy@ugdsb.on.ca
Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

October 3, 2018

PLN: 18-105
File Code: R14
Sent by: mail & email

Michael Witmer
Development Planner II
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, Ontario N1H 3A1
michael.witmer@guelph.ca

Dear Mr. Witmer;

Re: ZC1801 – 278 College Ave West RESUBMISSION, City of Guelph

Please be advised that the conditions noted in letter PLN: 18-23 (attached), dated March 29, 2018, remain applicable.

Should you require additional information, please feel free to contact me.

Sincerely,
Upper-Grand District School Board

Jennifer Passy, BES, MCIP, RPP
Manager of Planning

Upper Grand District School Board

• Linda Busuttill; Chair
• Marty Fairbairn; Vice-Chair

• Mark Bailey
• Susan Mozjar

• Kathryn Cooper
• Bruce Schieck

• Barbara Lustgarten Evoy
• Lynn Topping

• Martha MacNeil
• Barbara White

ATT-12 (continued)
Departmental and Agency Comments



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

March 29, 2018

PLN: 18-23
File Code: R14
Sent by: mail & email

Rino Dal Bello
Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Mr. Dal Bello;

Re: **ZC1801**
278 College Ave West

Planning staff at the Upper Grand District School Board has received and reviewed the above noted Notice of Complete Application and Public Meeting for a proposed zoning by-law amendment to permit the development of a 4-storey residential building with a total of 6 back-to-back residential units.

The proposed development is located across the street from Centennial Collegiate Vocational Institute, and there is an existing crosswalk located directly east of the subject site. Please be advised that the Planning Department does not object to the proposed application, however the board defers to the City to ensure that the pedestrian crossing is appropriately protected.

Further, the following conditions are applicable to this development:

- Education Development Charges shall be collected prior to the issuance of a building permit;
- Adequate sidewalks, lighting and snow removal is provided to allow children to walk safely to school or to a congregated bus stop

Should you require additional information, please feel free to contact me.

Sincerely,

Emily Bumbaco
Planning Technician

ATT-13
Public Notification Summary

January 18, 2018	Application received by the City of Guelph
February 16, 2018	Application deemed complete
March 1, 2018	Notice of Complete Application mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
March 6, 2018	Notice sign placed on property
March 8, 2018	Notice of Public Meeting advertised in the Guelph Tribune
March 13, 2018	Notice of Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
April 9, 2018	Statutory Public Meeting of Council
November 20, 2018	Notice of Decision Meeting sent to parties that commented or requested notice
December 10, 2018	City Council Meeting to consider staff recommendation

Staff Report



To **City Council**

Service Area Corporate Services

Date Monday, December 10, 2018

Subject **2018 Third Quarter Operating Variance Report**

Report Number CS-2018-27

Recommendation

1. That the purpose and target balance of the Environment and Utility Contingency Reserve #198 be expanded to include mitigating the Environmental Services' commodity pricing volatility risk in accordance with recommendation nine from the Solid Waste Service Review and that Appendix A of the General Reserve and Reserve Fund Policy be updated accordingly; and
2. That \$400,000 of the Environmental Services' projected favourable variance be transferred to the Environment and Utility Contingency Reserve #198 to be used to mitigate against future commodity pricing budget volatility.

Executive Summary

Purpose of Report

The purpose of this report is to provide an in-year projection of the 2018 year-end position for the Tax Supported and Non-tax Supported programs based on financial information as of September 30, 2018. Further, this report serves to advise Council of any risks and challenges that the City is experiencing from a budget perspective and provides an opportunity to also highlight successful budget outcomes.

Key Findings

Overall, a \$1,430,500 net favourable variance is projected for the City's Tax Supported Budget comprised of:

City Departments	(\$325,500) Favourable
General Revenues, Expenses and Financing	(\$1,105,000) Favourable
Local Boards and Shared Services	<u>(\$100,000) Favourable</u>
Total tax supported variance	(\$1,530,500) Favourable
Recommended net reserve transfers	<u>\$100,000</u>
Total net tax supported variance	(\$1,430,500) Favourable

The City's Non-tax Supported Budgets are projecting a \$2,930,000 net favourable variance.

ATT-1 provides a projected budget-to-actual variance by department.

Staff are very pleased with the projected Environmental Services favourable variance of \$800,000, which shows that the actions put in place as a result of the Service Review have been successful. These savings are fairly certain at this point in the year and consistent with the past practice of recommending a reserve transfer to mitigate known cost overages. Staff recommend transferring part of this surplus to achieve protection from budget uncertainty in the commodity pricing market. This is a direct recommendation from the Service Review and an achievement to be able to implement this reserve strategy from the savings within Environmental Services.

Some notable corporate variance drivers identified as contributing to year-end projected variances include:

- a) A number of revenue related variances are contributing to departmental results and are discussed in further detail in the body of the report. Notably, supplementary taxation revenue is projecting \$1.3 million favourable compared to budget due to the City's proactive assessment base management program, new development and a strengthened relationship with our Municipal Property Assessment Corporation counterparts;
- b) A favourable year-end position is projected for departmental salaries and wages despite an increase in temporary wages and overtime, however, the City is experiencing benefit cost pressures predominantly with Workplace Safety Insurance Board (WSIB) that may require use of the WSIB Reserve at year-end;
- c) A favourable year-end position is projected for utilities and fuel and a reserve transfer is projected to the Environment and Utility Contingency Reserve accordingly.

There are a number of departmental projected variances over \$150,000 resulting from the drivers described above that are discussed more wholesomely through the report. In some cases, reserve transfers are projected in accordance with the Council approved General Reserve and Reserve Fund Policy.

Financial Implications

There are no direct financial implications resulting from this report. The actual financial results will not be known until year-end. Any surplus or deficit will be transferred to or from the City's reserve and reserve funds at year-end, subject to Council approval, in accordance with the Year-end Operating Surplus Allocation Policy.

The year-end position is important in determining the City's overall fitness as assessed by an external credit rating agency. This credit rating affects the price in which the City can issue debt and therefore affects the affordability of long-term capital projects for the Guelph tax and ratepayers.

Report

Actual expenditures, revenues and related commentary were analyzed as of September 30, 2018. Potential significant deviations from the budget that are expected to have an impact on the year-end financial position were identified with Finance staff support. Departments have identified some positive trends, challenges, risks and concerns based on all known and available information at the time of this report.

Summary of Projected Operating Variance for December 31, 2018

	Total Annual Net Budget for Year 2018 (\$)	Projected Net Variance Dec 31, 2018 (\$) including projected reserve transfers	Projected Variance for Dec 31, 2018 (%)
		(Brackets indicate a favourable variance)	
Tax Supported			
City Departments	\$128,341,917	\$(225,500)	(0.2%)
General Revenues, Expenses and Financing	\$(205,456,925)	\$(1,105,000)	(0.5%)
Local Boards	\$50,904,918	\$(100,000)	(0.2%)
Shared Services	\$26,210,090	\$-	0.0%
Total Tax Supported	\$ -	\$(1,430,500)	(0.6%)
Non-tax Supported			
Water Services	\$	\$(880,000)	(2.8%)
Wastewater Services	\$	\$(1,415,000)	(4.5%)
Ontario Building Code*	\$	\$-	0.0%
Court Services	\$	\$(25,000)	(0.6%)
Stormwater Services	\$	\$(610,000)	(10.1%)
Total Non-tax Supported	\$	\$(2,930,000)	(4.0%)

*Note that the Ontario Building Code unfavourable variance of \$300,000 has been shown net of the projected Reserve Fund transfer to be consistent with the

presentation for other mandatory transfers in accordance with the General Reserve and Reserve Fund Policy.

Corporate Variance Drivers

The identified drivers below were significant, resulting in variances in both the Non-tax Supported and Tax Supported departmental budgets as well as the Local Boards budgets.

1. Revenues

Year-end favourable revenue variances are projected for:

- By-law due to increased animal tags and parking fine enforcement revenue;
- Police are experiencing higher than anticipated special duty, record checks and alarm fee revenue;
- Environmental Services was successful in increasing the Stewardship Ontario grant revenues for the blue box program because of better diversion rates;
- Water and Wastewater Services due to higher billable consumption revenue;
- Stormwater Services due to an increase in impervious area billable units;
- City taxation due to increased supplementary revenue; and
- Investment and dividend revenues are projecting favourable due to Guelph Junction Railway declaring a dividend to the City of \$100,000 that was not anticipated and the increasing Bank of Canada interest rates which are improving the City's cash and investment portfolio returns.

Year-end unfavourable revenue variances are projected for:

- Environmental Services recyclable revenue is trending below budget due to international trade policies banning paper products in certain markets;
- Culture, Tourism and Community Investment have experienced lower grants and sponsorships than planned;
- Engineering and Transportation Services are projecting parking revenue shortfalls resulting from the longer than anticipated closure of the West Parkade, and lower subdivision revenue; and
- Transit is projecting lower than budgeted pass, ticket and cash sales revenue.

2. Compensation

Overall combined costs related to salaries, wages and overtime are currently trending lower than budget and are projected to be \$250,000 favourable at year-end, inclusive of savings experienced from the length of time it takes to fill vacancies.

Overtime is currently trending higher than budget. Departments are able to meet service requirements through the deployment of overtime within the context of the overall compensation budget. Major factors that contributed to increased overtime costs include:

- Unplanned storm events that require service levels or statutory requirements to be met;
- Special events such as parades, homecoming and festivals;
- Short-term and long-term staffing leaves, and the critical nature of back-filling emergency services, law enforcement and transit operations absences; and
- Emergency repairs to critical infrastructure including water mains.

While salary, overtime and temporary wages are trending below target, the City is projecting an unfavourable variance of \$400,000 in benefit costs mainly related to increasing Workplace Safety Insurance Board (WSIB) pressures. Staff will continue to work on a sustainable long-term funding strategy to ensure the City can meet its WSIB obligations in an affordable phased-in approach. Any deficit at year-end can be funded from the WSIB Reserve or the Compensation Contingency Reserve in accordance with the General Reserve and Reserve Fund Policy.

3. Utilities

Overall year-to-date energy and utility expenditures are trending approximately 11 per cent below budget. Based on historical consumption and expenditure trends, an eight per cent favourable variance is projected for 2018 year-end. Staff will continue to monitor the impact of the Corporation's energy and water consumption, the energy market, and Provincial strategies and programs.

4. Fuel

In the third quarter, the regular diesel cost per litre has trended lower than budget to 1.038/litre compared to a budget of \$1.05/litre. Fuel costs are projected to continue decreasing in the coming months.

If fuel costs continue to decrease, as projected by the Canadian energy analysts, costs will be lower than projected resulting in a favourable variance at year-end. Staff will transfer this surplus to the Environment and Utility Contingency Reserve to mitigate future risk related to market price changes in accordance with the City's General Reserve and Reserve Fund Policy.

City Departmental Variances

In addition to the variance drivers explained above, the following departments are projecting year-end variances greater than \$150,000:

- Planning and Building Services is projecting net favourable variance of \$260,000 mainly due to higher than budgeted planning application fees, and staff vacancy savings.
- Facilities Management is projecting a net favourable variance of \$200,000 due to efficiencies associated with prolonging some of the streetlight maintenance activities co-ordinated as part of the LED streetlight replacement program that is being implemented.
- Environmental Services is projecting a favourable variance of \$800,000, enabled in part by dedicated financial oversight. This variance is primarily driven by higher than budgeted revenues in blue box program payments

from Stewardship Ontario and lower than budgeted property tax expenses from a reassessment. Additional one-time costs incurred in 2018 related to changes in contract management have been mitigated internally. Staff are recommending that \$400,000 be transferred to the Environment and Utility Contingency Reserve to mitigate risk related to recyclable material commodity market price fluctuations. This is in-line with the Service Review recommendations. The projected net favorable variance will then be \$400,000 at year-end.

- Culture, Tourism & Community Investment is projecting a net unfavourable variance of \$350,000 due to lower grant and sponsorship revenues as well as increased compensation, and repairs and maintenance expenses. Staff continue to monitor and mitigate variances where possible.
- Guelph Transit is projecting an unfavourable variance of \$278,000. The variance is mainly attributed to lower than projected revenues from cash and ticket sales and increased overtime costs due to 12 vacancies from the approved staffing compliment. Mitigation measures are currently in effect.
- Information Technology is projecting a net unfavourable variance of \$180,000 due to significant increase in corporate applications software expenses, and the unplanned need to continue CLASS licensing.
- Water Services is projecting a net favourable variance of \$880,000 due to higher than planned billable consumption revenue and new growth demands.
- Wastewater Services is projecting a net favourable variance of \$1,415,000 mainly due to staff vacancy savings, participation in the Industrial Conservation Initiative which resulted in a Global Adjustment Class A reclassification. Further revenue savings are also anticipated due to higher billable consumption revenue and new growth demands.
- Stormwater Services is projecting a net favourable variance of \$610,000 due to higher than projected impervious area billing units and lower uptake of the of the stormwater credit/rebate fee program.
- Ontario Building Code Administration (OBCA) is projecting an unfavourable variance of \$300,000 due to lower permit activity. In accordance with the General Reserve and Reserve Fund Policy, this deficit would be funded from the Building Services OBC Stabilization Reserve Fund at year-end resulting in a net zero position.
- General Expenditures are projecting a net unfavourable variance of \$250,000 due to the following:
 - human resources negotiations costs for collective bargaining that went into arbitration;
 - legislative compliance costs related to pay equity and the first phase of implementing Bill 148;
 - corporate benefits and severance costs;
 - Council-approved settlement of the completion of the Canada Revenue Agency taxable benefit payroll audit; and

- lower than budgeted expenses for property tax write-offs and rebates.
- General Revenues are projecting a net favourable variance of \$1,355,000 due to the unplanned \$100,000 Guelph Junction Railway dividend received, higher than budgeted investment revenues, and City supplementary taxation revenues.

Risks

Fluctuations with actual revenues and expenditures will continue for the remainder of the year until the actual financial results are determined at year-end. The current financial projection based on September 30, 2018 actuals is indicating the City may be in a surplus position. This is subject to change due to the risks already outlined as well as the following:

a) Collective Bargaining

At the time of writing this report, the Guelph Professional Firefighters' Association, and Ontario Public Service Employee Union (OPSEU) Local 231 (Paramedics), which expired on December 31, 2017 and March 31, 2018, respectively have not been ratified. The approved budget included a contingency for an anticipated economic increase; there is risk of negative variance if the final agreements are higher than the anticipated increases. In addition to the economic increases, costs related to bargaining and negotiations could increase depending on the length of arbitration and the outcome.

b) Local Boards

Guelph Police Services are currently anticipating \$100,000 favourable year-end variance, however if the severity of crime or level of crime increases it may impact overtime resulting in a negative variance.

Consultations

Departments are responsible for managing their programs according to municipal standards and within the approved budget. The responsibility of monitoring the operating budget is shared by the departments and the Finance department. Department Managers were provided financial reports based on their actual revenue and expenditures to September 30, 2018 with which they provided a projected year-end commentary in consultation with the Finance department.

Corporate Administrative Plan

Budget monitoring and variance reporting are aligned with the City's strategic objectives. Providing Committee and Council with quarterly variance reports specifically aid the achievement of the following Corporate Administrative Plan directions:

Overarching Goals

Financial Stability
Service Excellence

Service Area Operational Work Plans

Our Services - Municipal services that make lives better

Our Resources - A solid foundation for a growing city

Attachments

ATT-1 Operating Budget Variance by Department as at September 30, 2018

Report Author

Ron Maeresera, Sr. Corporate Analyst, Finance Client Services

Departmental Approval

Karen Newland, Manager, Finance Client Services



Approved By

Tara Baker, CPA, CA
GM Finance/City Treasurer
Corporate Services
519-822-1260 ext. 2084
tara.baker@guelph.ca



Recommended By

Trevor Lee
Deputy CAO
Corporate Services
519-822-1260 ext. 2281
trevor.lee@guelph.ca

ATT-1 to report CS-2018-27

Operating Budget Variance by Department as at September 30, 2018

Department	Annual Budget 2018	Year-to-date Net Expenditures September 30, 2018 (\$)	Projected Variance for Dec 31, 2018 (Favourable) / Unfavourable (\$)	Projected Transfer To / (From) (\$)	Net Projected Year-end Variance (\$)	Projected Net Variance for Dec 31, 2018 (%)
TAX SUPPORTED						
CAO						
MAYOR AND COUNCIL	\$ 979,505	\$ 687,920	\$ (19,500)	\$ -	\$ (19,500)	
CAO ADMINISTRATION	\$ 731,475	\$ 397,309	\$ -	\$ -	\$ -	-
STRATEGY, INNOVATION & INTERGOVERNMENTAL SERVICES	\$ 1,027,920	\$ 797,558	\$ 33,000	\$ -	\$ 33,000	-
LEGAL, REALTY AND COURT SERVICES	\$ 1,836,520	\$ 982,997	\$ (100,000)	\$ 100,000	\$ -	-
INTERNAL AUDIT	\$ 367,473	\$ 217,963	\$ (29,000)	\$ -	\$ (29,000)	-
CORPORATE COMMUNICATIONS	\$ 996,790	\$ 589,671	\$ (43,000)	\$ -	\$ (43,000)	-
BUSINESS PROCESS MANAGEMENT	\$ 393,907	\$ 170,180	\$ (15,000)	\$ -	\$ (15,000)	-
SUBTOTAL CAO	\$ 6,333,590	\$ 3,843,598	\$ (173,500)	\$ 100,000	\$ (73,500)	(1.2%)
INFRASTRUCTURE, DEVELOPMENT & ENTERPRISE						
IDE ADMINISTRATION	\$ 245,670	\$ 150,966	\$ 40,000	\$ -	\$ 40,000	-
PLANNING AND BUILDING SERVICES	\$ 3,360,975	\$ 1,259,972	\$ (260,000)	\$ -	\$ (260,000)	-
FACILITIES MANAGEMENT	\$ 5,437,170	\$ 3,976,263	\$ (200,000)	\$ -	\$ (200,000)	-
ENGINEERING AND TRANSPORTATION SERVICES	\$ 1,994,808	\$ 1,773,175	\$ 100,000	\$ -	\$ 100,000	-
ENVIRONMENTAL SERVICES	\$ 11,940,318	\$ 7,266,042	\$ (800,000)	\$ 400,000	\$ (400,000)	-
BUSINESS DEVELOPMENT & ENTERPRISE SERVICES	\$ 1,439,590	\$ 860,054	\$ (30,000)	\$ -	\$ (30,000)	-
SUBTOTAL INFRASTRUCTURE, DEVELOPMENT AND ENTERPRISE	\$ 24,418,531	\$ 15,286,472	\$ (1,150,000)	\$ 400,000	\$ (750,000)	(3.1%)
PUBLIC SERVICES						
PUBLIC SERVICE ADMINISTRATION	\$ 430,560	\$ 262,749	\$ -	\$ -	\$ -	-
PARKS & RECREATION SERVICES	\$ 13,275,006	\$ 9,158,170	\$ -	\$ -	\$ -	-
CULTURE, TOURISM & COMMUNITY INVESTMENT	\$ 6,153,931	\$ 5,621,944	\$ 350,000	\$ -	\$ 350,000	-
GUELPH TRANSIT	\$ 17,698,350	\$ 14,640,856	\$ 278,000	\$ -	\$ 278,000	-
OPERATIONS	\$ 14,659,039	\$ 11,031,235	\$ (200,000)	\$ 100,000	\$ (100,000)	-
FIRE SERVICES	\$ 26,575,910	\$ 19,771,130	\$ (120,000)	\$ -	\$ (120,000)	-
GUELPH-WELLINGTON PARAMEDIC SERVICES	\$ 6,594,695	\$ 5,111,598	\$ 30,000	\$ -	\$ 30,000	-
SUBTOTAL PUBLIC SERVICES	\$ 85,387,491	\$ 65,597,682	\$ 338,000	\$ 100,000	\$ 438,000	0.5%
CORPORATE SERVICES						
CORPORATE SERVICES ADMINISTRATION	\$ 331,610	\$ 201,061	\$ -	\$ -	\$ -	-
HUMAN RESOURCES	\$ 2,580,585	\$ 1,851,863	\$ -	\$ -	\$ -	-
INFORMATION TECHNOLOGY	\$ 5,291,715	\$ 4,015,179	\$ 180,000	\$ -	\$ 180,000	-
CITY CLERK'S OFFICE	\$ 1,628,530	\$ 1,301,431	\$ 500,000	\$ (500,000)	\$ -	-
FINANCE	\$ 2,369,865	\$ 1,533,113	\$ (20,000)	\$ -	\$ (20,000)	-
SUBTOTAL CORPORATE SERVICES	\$ 12,202,305	\$ 8,902,647	\$ 660,000	\$ (500,000)	\$ 160,000	1.3%
TOTAL CITY DEPARTMENTS	\$ 128,341,917	\$ 93,630,399	\$ (325,500)	\$ 100,000	\$ (225,500)	(0.2%)
GENERAL EXPENDITURES AND CAPITAL FINANCING						
GENERAL EXPENDITURES	\$ 5,280,706	\$ 1,530,220	\$ 250,000	\$ -	\$ 250,000	4.7%
GENERAL REVENUES	\$ (244,594,736)	\$ (228,180,873)	\$ (1,355,000)	\$ -	\$ (1,355,000)	0.6%
CAPITAL FINANCING	\$ 31,189,405	\$ 29,885,252	\$ -	\$ -	\$ -	0.0%
GRANTS - SPECIAL PROJECTS	\$ 2,667,700	\$ 2,689,536	\$ -	\$ -	\$ -	0.0%
SUBTOTAL GENERAL EXPENSES, REVENUES AND CAPITAL FINANCING	\$ (205,456,925)	\$ (194,075,865)	\$ (1,105,000)	\$ -	\$ (1,105,000)	0.5%
TOTAL CITY	\$ (77,115,009)	\$ (100,445,466)	\$ (1,430,500)	\$ 100,000	\$ (1,330,500)	(1.7%)
LOCAL BOARDS						
POLICE	\$ 40,301,300	\$ 30,103,489	\$ (100,000)	\$ -	\$ (100,000)	-
LIBRARY	\$ 9,089,062	\$ 7,031,331	\$ -	\$ -	\$ -	-
THE ELLIOTT LONG-TERM CARE	\$ 1,514,557	\$ 1,514,896	\$ -	\$ -	\$ -	-
SUBTOTAL LOCAL BOARDS	\$ 50,904,919	\$ 38,649,716	\$ (100,000)	\$ -	\$ (100,000)	(0.2%)

ATT-1 to report CS-2018-27

Operating Budget Variance by Department as at September 30, 2018

Department	Annual Budget 2018	Year-to-date Net Expenditures September 30, 2018 (\$)	Projected Variance for Dec 31, 2018 (Favourable) / Unfavourable (\$)	Projected Transfer To / (From) (\$)	Net Projected Year-end Variance (\$)	Projected Net Variance for Dec 31, 2018 (%)
SHARED SERVICES						
WDG PUBLIC HEALTH	\$ 3,868,973	\$ 3,868,974	\$ -	\$ -	\$ -	-
SOCIAL SERVICES	\$ 22,341,117	\$ 15,863,044	\$ -	\$ -	\$ -	-
SUBTOTAL SHARED SERVICES	\$ 26,210,090	\$ 19,732,018	\$ -	\$ -	\$ -	0.0%
Subtotal Local Boards and Shared Services	\$ 77,115,009	\$ 61,071,270	\$ (100,000)	\$ -	\$ (100,000)	(0.1%)
TOTAL TAX SUPPORTED	\$ -	\$ (39,374,196)	\$ (1,530,500)	\$ 100,000	\$ (1,430,500)	(0.6%)
NON-TAX SUPPORTED						
WATER SERVICES	\$ -	\$ 4,121,867	\$ (880,000)	\$ -	\$ (880,000)	(2.8%)
WASTEWATER SERVICES	\$ -	\$ 1,110,048	\$ (1,415,000)	\$ -	\$ (1,415,000)	(4.5%)
ONTARIO BUILDING CODE	\$ -	\$ 347,830	\$ 300,000	\$ (300,000)	\$ -	0.0%
COURT SERVICES	\$ -	\$ (161,820)	\$ (25,000)	\$ -	\$ (25,000)	(0.6%)
STORMWATER SERVICES	\$ -	\$ 718,997	\$ (610,000)	\$ -	\$ (610,000)	(10.1%)
TOTAL Non-Tax Supported	\$ -	\$ 6,136,922	\$ (2,630,000)	\$ (300,000)	\$ (2,930,000)	(4.0%)

Staff Report



To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, December 10, 2018

Subject **Statutory Public Meeting Report
361 Whitelaw Road
Proposed Official Plan and Zoning By-law Amendments
Ward 4**

Report Number IDE-2018-138

Recommendation

That Report IDE-2018-138 regarding proposed Official Plan and Zoning By-law Amendment applications (File: OZS18-005) by GSP Group on behalf of the owners: Armel Corporation, to permit a high density residential development and a neighbourhood park on the lands municipally known as 361 Whitelaw Road and legally described as Part of the NE Half of Lot 5, Concession 1, Division 'B' (Geographic Township of Guelph), City of Guelph, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

Executive Summary

Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications submitted for the property municipally known as 361 Whitelaw Road to permit the development of up to 800 townhouse and apartment units together with a neighbourhood park. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

Applications to amend the Official Plan and Zoning By-law have been received for the property municipally known as 361 Whitelaw Road from GSP Group on behalf of the property owner, Armel Corporation. The applications were submitted on August 24, 2018 and deemed to be complete on September 20, 2018.

Location

The subject property is located at the south-west corner of Paisley Road and Whitelaw Road (see ATT-1 - Location Map and ATT-2 - Orthophoto). The portion of the subject property within the City of Guelph is approximately 7 hectares in size, though it is part of a larger land parcel in the Township of Guelph-Eramosa. The subject site has a frontage of approximately 190 metres along Paisley Road within the City of Guelph and a frontage of approximately 480 metres along Whitelaw Road. The site is currently vacant and a portion of it is used as agricultural land.

Surrounding land uses include:

- To the north: Paisley Road, beyond which are vacant commercial lands that are part of the mixed use node;
- To the south: single detached dwellings along Whitelaw and Shoemaker Crescent;
- To the east: Whitelaw Road, beyond which are currently vacant lands zoned "General Residential Apartment" that are expected to be developed in the near future together with a small woodlot; and,
- To the west: a wetland, woodlot and agricultural lands that are situated in the Township of Guelph-Eramosa.

Existing Official Plan Land Use Designations and Policies

The subject property is designated "Low Density Greenfield Residential" with a small portion of the westerly edge of the site designated as "Significant Natural Area" that is the edge of an adjacent wetland and woodlot to the west situated in the Township of Guelph-Eramosa.

The applicable land use designations are shown and described in ATT-3.

Proposed Official Plan Amendment

The proposed Official Plan Amendment requests that the land be redesignated to a site specific "High Density Residential" designation and an "Open Space and Parks" designation.

The applicant is also requesting the following site-specific policy to be added to the "High Density Residential" land use designation: That the building height shall be limited to 4 storeys in the middle of the site.

Further details of the proposed Official Plan amendment are included in ATT-4.

Existing Zoning

The subject property is currently zoned "Urban Reserve" (UR) along Whitelaw Road and the westerly portion of the site is zoned "Agriculture" (A) in the Township of Guelph-Eramosa Zoning By-law. The Urban Reserve zone acts as a placeholder in an area requiring further study. It generally permits agriculture and conservation uses, though further development requires a rezoning. The Agriculture zone remains from when the City annexed this portion of the site from the Township of Guelph-Eramosa.

The existing zoning is shown in ATT-5.

Proposed Zoning By-law Amendment

The applicant has applied to change the zoning from the "Urban Reserve" (UR) and "Agricultural" (A) Zone to a "Specialized High Density Residential Apartment" (R.4B-?) and "Neighbourhood Park" (P.2) Zone. The applicant is proposing the following specialized regulations to the High Density Apartment Zone:

- Consider all the residential lands to be one lot for the purposes of regulating density, Floor Space Index and required building setbacks;
- Add townhouses, stacked townhouses and back to back townhouses as permitted uses in the middle part of the site;
- Add a height limit of 4 storeys on the middle portion of the site;
- Increase the required angular plane to 50 degrees, whereas the Zoning By-law requires an angular plane of 45 degrees;
- Reduce the minimum side yard setback to 6 metres, whereas the Zoning By-law requires one-half the building height but not less than 3 metres;
- Reduce the minimum rear yard setback to 6 metres, whereas the Zoning By-law requires 20% of the lot depth or one-half the building height, whichever is greater and in no case less than 7.5 metres;
- Reduce the minimum distance between buildings to 13 metres for apartments on the northerly portion of the site and 3 metres for townhouse blocks, whereas the Zoning By-law requires a minimum of 15 metres;
- Reduce the minimum common amenity area to 3 square metres per dwelling unit and redefine amenity area to balconies, outdoor patios, indoor recreation rooms, indoor social spaces, pools, and rooftop amenity areas, whereas the Zoning By-law requires an amount not less than 30 square metres per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 square metres of common amenity area shall be provided;
- Reduce the minimum landscaped open space to 30% of the site, whereas the Zoning By-law requires 40% of the lot area; and,
- Reduce the minimum number of parking spaces to one space per unit, inclusive of visitor parking, whereas the Zoning By-law requires 1.5 parking spaces per unit for the first 20 units and 1.25 parking spaces per unit for each unit in excess of 20.

The proposed zoning is shown in ATT-6.

Proposed Development

The applicant has proposed the site be developed as a high density residential area and proposes to divide the site into three distinct areas. The northern portion of the site closest to Paisley Road is proposed to have 5 apartment buildings, 8-10 storeys high with approximately 620 dwelling units. The middle portion of the site is proposed to be up to four storey high multi-residential buildings and contain up to 164 dwelling units, consisting of townhouses, stacked townhouses and/or low rise apartment buildings. Two accesses to the residential portion of the site are proposed from Whitelaw Road with interior private road connections.

A neighbourhood park approximately 1.2 hectares in size is proposed on the southern end of the site with access to Whitelaw Road and running behind the single-detached dwellings on the west side of Whitelaw Road with a possible connection to the end of Shoemaker Crescent.

The conceptual site plan is shown in ATT-7.

Supporting Documents

The following information was submitted in support of the applications and can be found on the City's website under 'Current Development Applications':

- Planning Justification Report, prepared by GSP Group, dated August, 2018;
- Urban Design Brief, prepared by GSP Group, dated August, 2018;
- Site Plan, prepared by GSP Group, dated August, 2018;
- Functional Servicing Brief, prepared by GM BluePlan Engineering, dated August 14, 2018;
- Sanitary Flow Monitoring Report, prepared by GM BluePlan Engineering, dated August, 2018;
- Environmental Impact Study, prepared by Natural Resource Solutions, dated August 2018;
- Permeameter Testing Results, prepared by Chung and Vander Doelen Engineering, dated July 27, 2018;
- Hydrogeological Study, prepared by GM BluePlan Engineering, dated August, 2018;
- Geotechnical Report, prepared by Chung and Vander Doelen Engineering, dated April 27, 2018;
- Transportation Impact Study, prepared by Salvini Consulting, dated August 2018;
- Archaeological Assessment, prepared by Stantec Consulting, dated July, 2018.

Staff Review

The review of these applications will address the following issues:

- Evaluation of the proposal for conformity and consistency with the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan; including the proposed Official Plan Amendment;

- Review of the proposed zoning, including the need for the proposed specialized regulations;
- Review of the proposed site layout, built form, parking and pedestrian connections; proposed neighbourhood park;
- Review of the Environmental Impact Study; and,
- Address all comments and issues raised during the review of the applications.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

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

Consultations

The Notice of Complete Application was mailed on October 5, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was mailed on November 19, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the Guelph Tribune on November 15, 2018. Notice of the applications has also been provided by signage on the property and all supporting documents submitted with the applications have been posted on the City's website.

Corporate Administrative Plan

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our People - Building a great community together

Attachments

ATT-1	Location Map and 120m Circulation Area
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Proposed Official Plan Amendment and Details
ATT-5	Existing Zoning
ATT-6	Proposed Zoning
ATT-7	Concept Plan

Departmental Approval

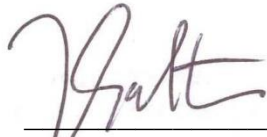
Not applicable.

Report Author

Katie Nasswetter
Senior Development Planner

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By:

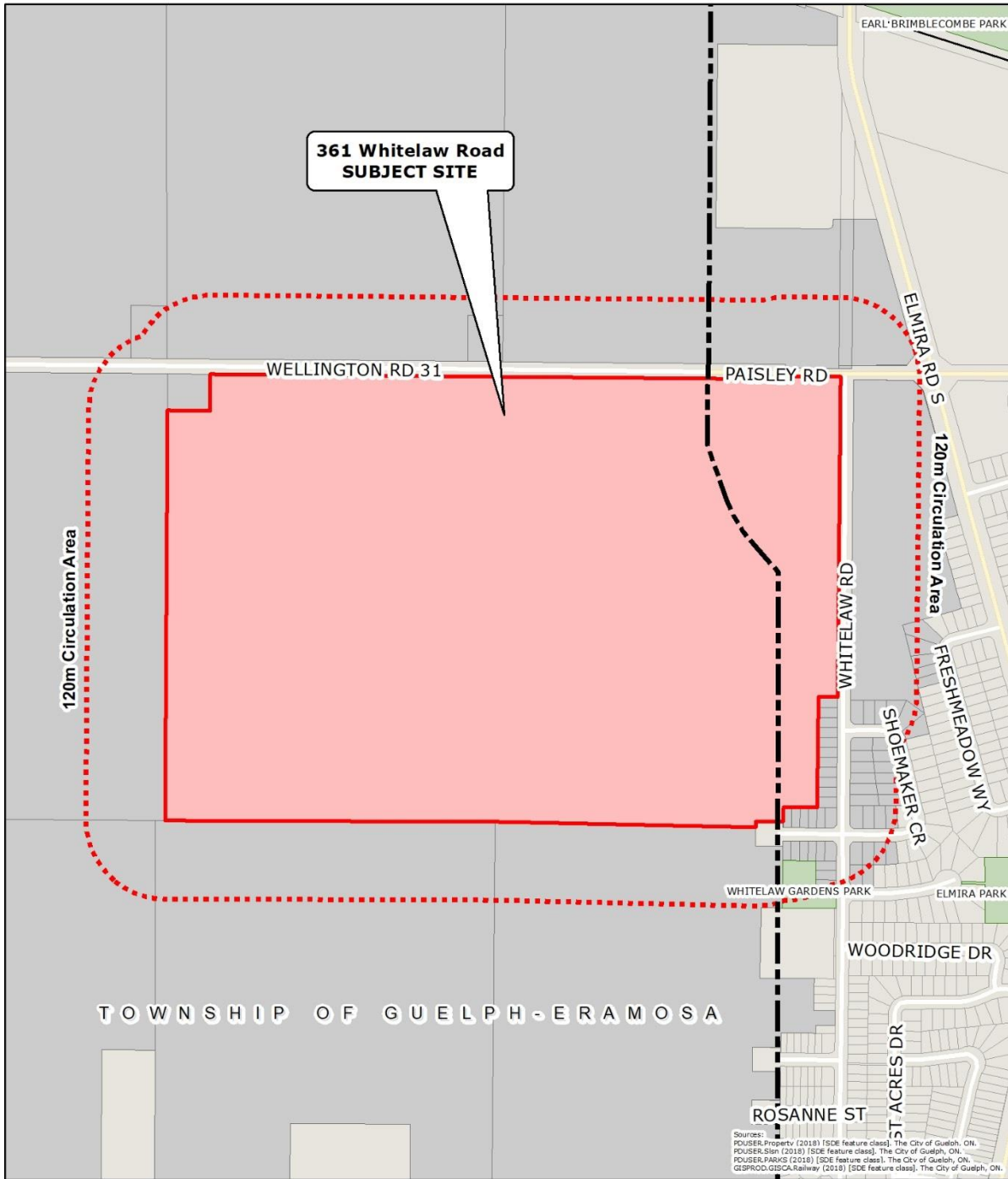
Todd Salter
General Manager
Planning and Building Services
519-837-5615, ext. 2395
todd.salter@guelph.ca




Recommended By:

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519-822-1260, ext. 3445
scott.stewart@guelph.ca

ATT-1 Location Map and 120m Circulation Area






0 25 50 100 150 200 250 300 350
m

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2018

120m CIRCULATION AREA 361 Whitelaw Road



ATT-2 Orthophoto

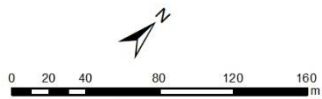


361 Whitelaw Road
SUBJECT SITE

TOWNSHIP OF GUELPH-ERAMOSA

SHOEMAKER CR

Sources:
GISPROD.GISCA_Property (2016) (SDE feature class), The City of Guelph, ON.
POUSER.PARKS (2013) (SDE feature class), The City of Guelph, ON.
POUSER.City_Boundary (2013) (SDE feature class), The City of Guelph, ON.
Guelph2017.tif (2017) (file system raster), The City of Guelph, ON.

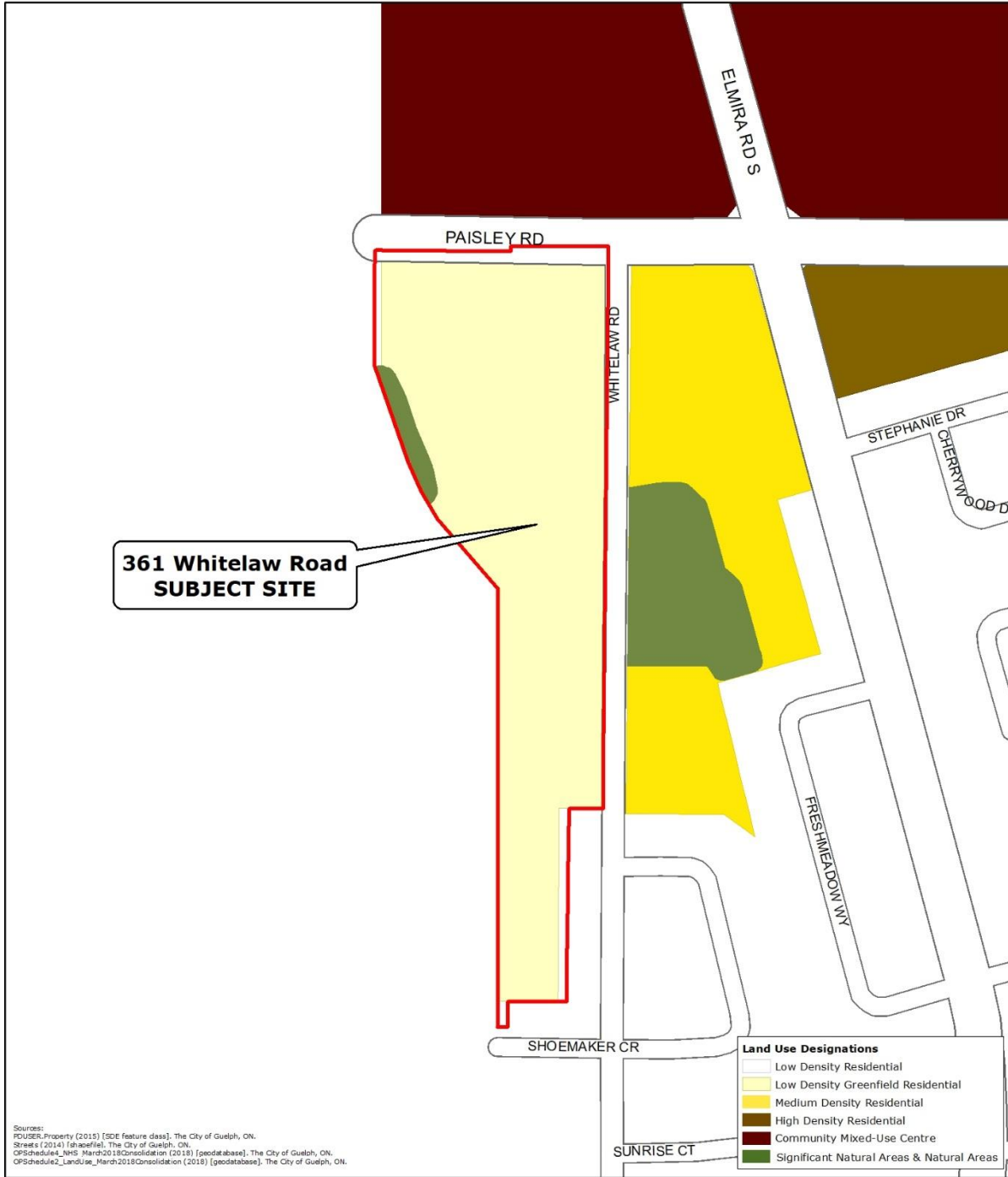


2017 ORTHOPHOTO
361 Whitelaw Road

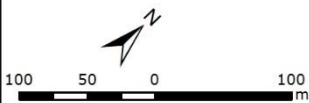


Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2018

**ATT-3
Official Plan Land Use Designations**



Sources:
 PDUSER_Property (2015) [SDE feature class]. The City of Guelph, ON.
 Streets (2014) [shapefile]. The City of Guelph, ON.
 OPSchedule4_NHS_March2018Consolidation (2018) [geodatabase]. The City of Guelph, ON.
 OPSchedule2_LandUse_March2018Consolidation (2018) [geodatabase]. The City of Guelph, ON.



**2001 OFFICIAL PLAN
MARCH 2018 CONSOLIDATION
LAND USE DESIGNATIONS
361 Whitelaw Road**



Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 October 2018

ATT-3 (continued)

Existing Official Plan Land Use Designations

9.3.3 Low Density Greenfield Residential

This designation applies to residential areas within the *greenfield area* of the city. The *greenfield area* is planned to achieve an overall minimum *density target* of 50 persons and jobs per hectare.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

To allow for flexibility and to contribute toward the achievement of the overall minimum *density target* of 50 persons and jobs per hectare for the *greenfield area*, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum *net density* is 60 units per hectare and not less than a minimum *net density* of 20 units per hectare.
4. Notwithstanding policy 9.3.3.3, increased density may be permitted for *development* proposals on arterial and collector roads without an amendment to this Plan up to a maximum *net density* of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

4.1.3 Significant Natural Areas

This section outlines specific objectives, criteria for designation and policies for Significant Natural Areas and their *buffers*. Specific policies related to Natural Heritage System management and stewardship are provided in Section 4.1 and 4.2.

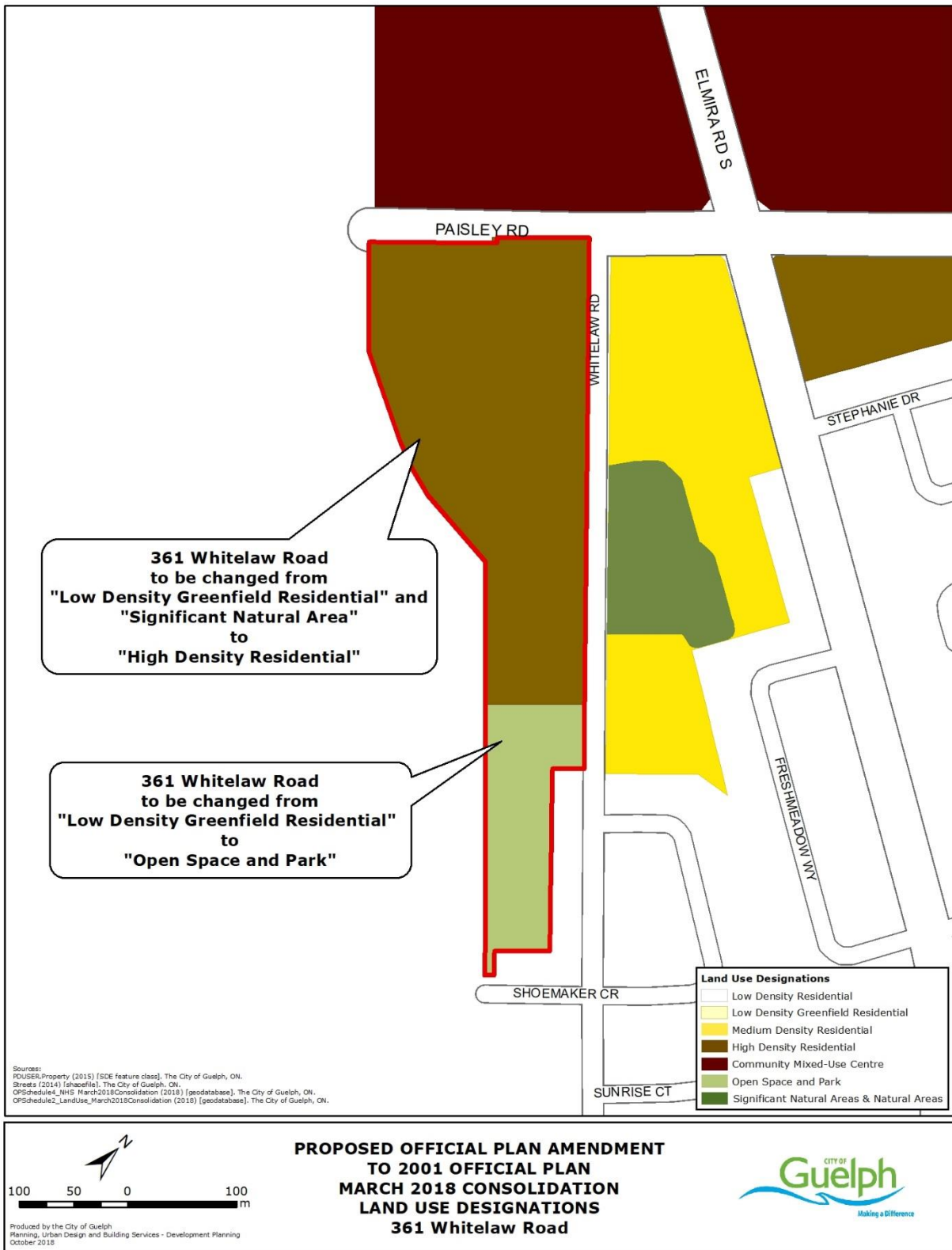
4.1.3.1 General Policies: Significant Natural Areas

1. *Development* or *site alteration* shall not be permitted within Significant Natural Areas including their *established*

or *minimum buffers* as designated on Schedule 1, except in accordance with the general policies in 4.1.2 and the Significant Natural Areas policies in 4.1.3.

2. In accordance with the applicable policies in 4.1.2 and 4.1.3, *development* or *site alteration* may be permitted within the *adjacent lands* to Significant Natural Areas provided that it has been demonstrated through an *EIS* or *EA* that there will be no *negative impacts* to the protected *natural heritage features and areas* or their associated *ecological functions*.

ATT-4 Proposed Official Plan Amendment and Details



ATT-4 (continued)
Proposed Official Plan Land Use Designations

9.3.5 High Density Residential

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) multiple unit residential buildings generally in the form of apartments.

Height and Density

2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys
3. The maximum *net density* is 150 units per hectare and not less than a minimum *net density* of 100 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

9.7 Open Space and Parks

Open space and parks provide health, environmental, aesthetic and economic benefits that are important elements for a good quality of life. Lands designated Open Space and Parks are public or private areas where the predominant use or function is active or *passive recreational activities*, conservation management and other open space uses.

Objectives

- a) To develop a balanced distribution of open space, active and passive parkland and recreation facilities that meet the needs of all residents and are conveniently located, accessible and safe.
- b) To co-operate and partner with other public, quasi-public and private organizations in the provision of open space, trails and parks to maximize benefits to the community.
- c) To assist in protecting the City's *urban forests*, the Natural Heritage System and *cultural heritage resources*.

Policies

1. Where any land designated Open Space and Parks is under private ownership, this Plan does not imply that such land is open to the general

public or that the land will be purchased by the City or any other public agency.

2. Where lands designated Open Space and Parks are in private ownership and a *development* application is made requesting a change to a land use other than Open Space and Parks, due consideration shall be given by Council to the following:
 - i) Council will consider the acquisition of the subject lands, having regard for the following:
 - a. the provision of adequate open space, parks and recreational areas, particularly in the vicinity of the subject lands;
 - b. the existence of *cultural heritage resources or natural heritage features* on the site;
 - c. the recreational service that is provided by the existing use and the benefits and costs accruing to the City through the public acquisition of the property;
 - d. the possibility of any other government agency purchasing or sharing in the purchase of the subject lands; and
 - e. the ability of the City to purchase the lands and the priority of the lands in relation to the City's overall open space and parks acquisition plan.
 - ii) If acquisition of lands is not deemed appropriate, Council shall consider other arrangements to retain the lands in an Open Space and Parks designation by such means as management agreements or *easements*, where applicable.
3. Where the City or any other government agency does not wish to purchase the subject lands, and suitable alternative arrangements to secure the lands in an Open Space and Parks designation have not been derived, due consideration shall be given by Council to amending the Official Plan. When considering such amendments, the City may require a comprehensive study be conducted to determine the most desirable function and use of the lands. In spite of the above, there is no public obligation either to redesignate or purchase any areas designated Open Space and Parks.
4. When developing major recreation facilities such as indoor swimming pools, arenas or major parks or open space areas, consideration shall be given to locating such facilities in association with major community shopping, educational or cultural facilities.
5. Where appropriate, the City may implement practices that naturalize portions of City parks and incorporate indigenous vegetation.

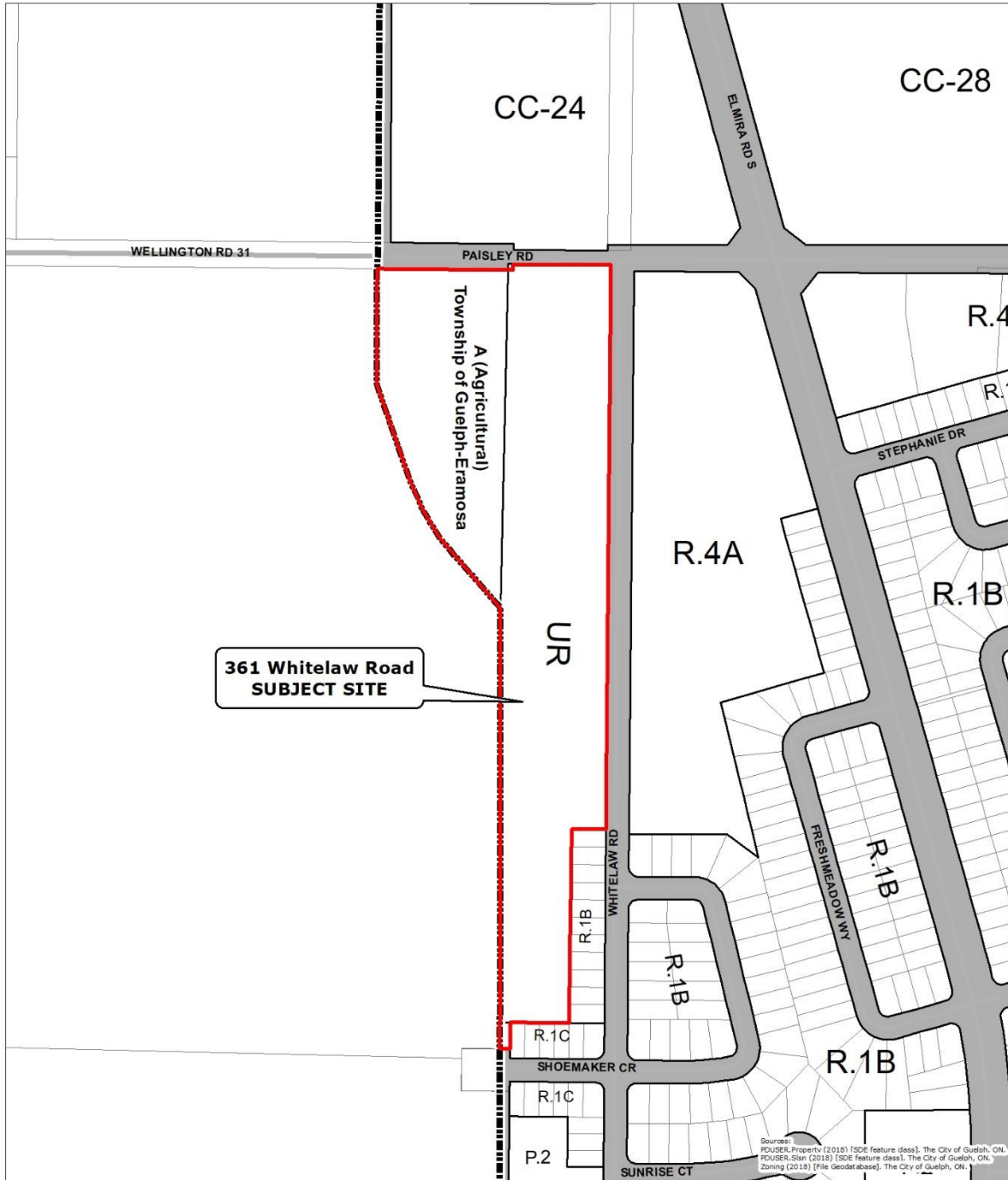
Permitted Uses

6. The following uses may be permitted in the Open Space and Parks designation, subject to the applicable provisions of this Plan:
 - i) public and private recreational uses and facilities;
 - ii) parks;

- iii) golf courses;
- iv) conservation lands;
- v) cemeteries; and
- vi) complementary uses.

7. Complementary uses are uses that are normally associated with the main recreational use, are *compatible* with, and do not detract from or restrict, the primary function of the Open Space and Parks designation. Such complementary uses may include, but are not necessarily restricted to horticulture, restaurants, club houses, pro shops, public halls and other accessory buildings.

ATT-5 Existing Zoning

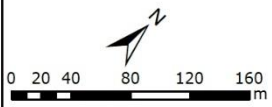
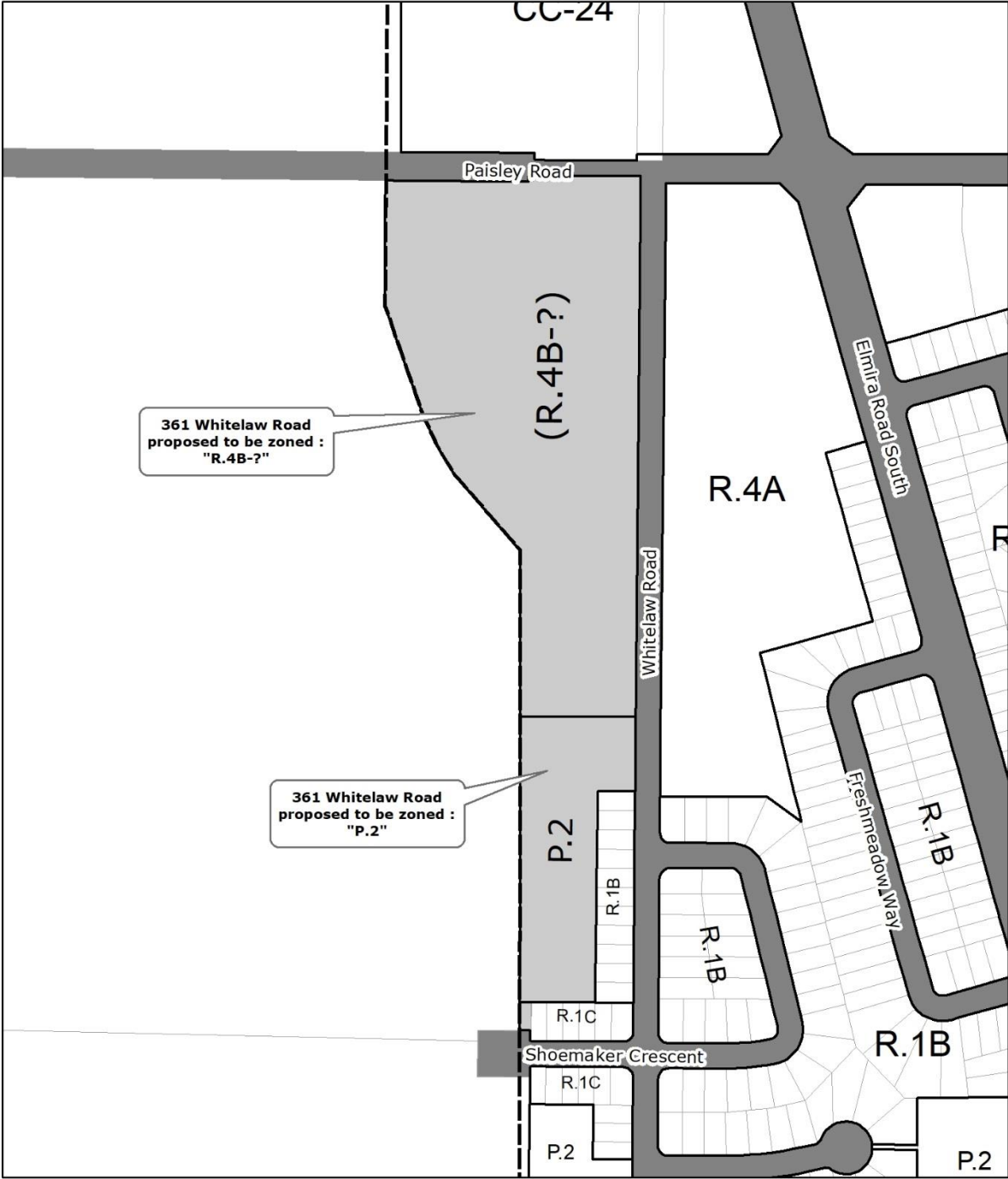


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Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2019

EXISTING ZONING 361 Whitelaw Road

**ATT-6
Proposed Zoning**



Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2018

**PROPOSED ZONING
361 Whitelaw Road**



ATT-7 Concept Plan



360 Whitelaw Road File:- OZS18-005



Commentary

Introduction

This proposed 800 unit housing development is located about 4 km from the center of the City. It is close to Costco and the Zehr's mall. It comprises of two 10 and three 8 story buildings. The Apartments are to be built on the highest point and will overlook the area like a large Cathedral. The proposal is location close to a large wooded area and could cause serious disruption to all the prevailing wild life that reside there both during construction and operational periods.

The site is presently zoned "Low density residential" and "Natural Heritage" with a height limitation of 4 storeys. To meet the Guelph regulations the owner is requesting a change in the Zone to "Specialized High Density Residential Apartment Zone"

1.0 Zoning change request

1.1 This site is located on the edge of City on the boundary with Waterloo and is one of the most beautiful rural areas in the City. Clearly, it would cause great concerns if the

zoning was changed to accommodate this massive group of high rising apartments that overlook the neighbourhood.

The Whitelaw road is a beautifully well maintained area with manicured green lawns and mature trees. During the summer months many people can be seen out Biking or jogging or just out for a stroll. The impact of this complex on the neighbourhood would be very unwelcomed. The sheer size with about 1600 new residents is difficult to comprehend. To say it would have little effect on the present traffic, environment or wildlife is not a reasonable conclusion. This project is not consistent with the intentions of the new "Guelph Form Standards". Additional living accommodations are welcomed But, they must enhance the setting and retain the natural beauty of the area.

1.2 *This is a "greenfield" type of project located on pristine uncluttered land and therefore should not necessitate any by-law variances. It is akin to starting a project with a blank page.*

Minor By-law variance could be anticipated in a down town area where the old meets the new. But infrequent on a brand new site.

The City of Guelph's bylaws are not inconsistent with those of similar sized Ontario Cities.

The bylaw variances to reduce dimensions between buildings and lot lines is purely an effort to maximize the size of apartments within the confined battery limits of the project..

1.3. Parking

This particular variation request from parking by-law 4.13.4.3 & 4.13.6 was particularly galling to me because I reside in the Imperial tower referenced in the engineering document by Salvin Consulting p14 &p15.

Failure to provide sufficient visitor parking for general use during various occasions would result in undesirable parking along the Whitewater road. One must remember that these type of apartments would typically include meeting rooms where various gettogethers occur such as baby showers, birthday parties etc. and could involve as many as 20 visitor vehicles. In addition, many residents could expect their families, friends and medical support personnel to drop bye. There are no other parking spaces available in this area therefore.

In this document it referred to a survey of the existing parking usage concluded in April 2018 whereby it was stated that the Imperial Tower parking allowance was overstated and thus the proposed Whitelaw site would only require one parking spot per unit. The study was flawed in how the vacancy rate was calculated and failed to recognise the allowance for visitors, shiftwork and that a number of tenants were parking on the adjacent Zehrs parking lot due to lack of spaces. Parking spots are assigned by the building management and they retain the relevant information. Trying to count a moving target is not an effective way to determine firm parking numbers.

It must be highlighted that Imperial towers conform with the applicable parking bylaws and it would be unfair to apply it to one complex and not to an adjacent similar complex.

The Imperial tower tenants have registered several complaints with the City regarding a lack of Visitor parking spots and the City have undertaken several visits to deal with these parking infractions. Several tenants have had their visitors vehicles towed away due to parking on original Visitor parking spots that were reassigned to paying tenants.

This morning, my Son and family had to park on the Zehr's lot and on Thursday evening a similar condition occurred with one of the residents. The City are reviewing this ongoing conflict. Bearing in mind that only the first two apartments units are complete. The third and fourth building construction is 80% complete and their parking requirements will cause even greater conflict. I anticipate that they will also experience difficulty finding tenants with the reduced parking allowance.

With regard to the consultant's fudged ratio, the bylaw ratio is in place but clearly insufficient to meet the tenants demand. The Whitelaw buildings would require 780 parking spots to meet the minimum by-law requirements and in my opinion this should be expanded. (as a side issue I think the underground parking arrangement and access ramp should be laid out to confirm feasibility, with due consideration for the water filtration wet and dry ponds directly above the area)

The reference to bicycles and Uber etc. is commendable. But, major changes to our driving habits are way beyond the horizon. In today's world, both working spouses tend to be the norm with each working at differing locations and times. Public transportation to meet these varying requirements is a long way into the future.

1.4 Traffic

With the completion of the many projects along Paisley and Whitelaw roads will result in increased traffic flows which would inevitably encourage some motorists to travel via FIFE and Whitelaw roads. This extra traffic flowing through a quiet family oriented neighbourhood would reduce property values and cause residents significant safety concerns.

Your consideration of these issues would be appreciated and I am available to discuss them at any time and location

Yours faithfully

*T. J. Ryan H.N.C
603-1042 Paisley Rd.
N1K 0C5
phone #226 343 0670*

I hope the City of Guelph will not support the proposed zoning change to high density. Time to let the developers know who is running our fine city!
Here is my letter to the City Clerk:

I wish to comment on this application. I am against the proposed zone change.

1) The City's official plan is for urban low density development. Armel wants to change the official City Plan to high density. It makes me wonder who is in charge of our City. I am strongly opposed to this proposed change of zoning and the development plan of Armel for multiple 10 storey high rise apartments and stacked town homes, with all entry on Whitelaw Road.

2) We have seen the negative effect of the high rise apartments along Paisley and scattered throughout the City. 'Ugly' is the only way it can be described. It is destroying the atmosphere of our lovely City.

What do I most love about Guelph - the small city atmosphere, the historic nature of buildings, having an world class University specializing in Veterinary Medicine and Agriculture, the proximity to surrounding agricultural land and abundant green spaces. For me, it's how Guelph is respectful to nature, the environment and the wild creatures which live in harmony with us.

3) I am against the procurement of any Agricultural lands for further development by the City of Guelph. Once these lands are gone, they are gone forever. We need to maintain all the Agricultural lands which we presently have for our future.

The Places to Grow Act needs to be challenged - that's another topic.

4) I, for one, have lost faith that the City listens to its citizens. No matter what we say, or do, how we speak up, protest, attend City Council, write letters, it makes no difference. Prove us wrong this time. Listen to everyone in the neighbouring homes who have been here 30 years. Please reach out, listen and stop the extreme development.

Dianne Mackie

Hi,

I am writing to express my concern over the plans to create a high density development of 800 units on Whitelaw Road and Paisley. My understanding is that the zoning was intended to be low density. I recognize that Guelph needs affordable housing so I am not opposed to some low density development. Eight hundred units (2000-2500 people!) is not acceptable in that it will change the nature of our residential family neighbourhood: more traffic (which is already an unaddressed concern); reduced property value; parking compromises, etc. Paisley Road has already seen huge growth with the four apartments at Elmira. As they near completion and more units are occupied, then the congestion will only increase in our family neighbourhood. Moreover, adding several more apartment buildings and a few score more townhomes at Whitelaw will create an unsightly concrete corridor. The proposal calls for too much development, especially as zoning is being changed. So, here is what I am suggesting as an invested community member: How about considering no apartments and a maximum of thirty townhouses? How about tripling

the size of the park and ensuring future greening of the neighbourhood with any further developments? How about creating traffic calming on Whitelaw in anticipation of greater loads? By keeping the developmental scale small, there will be less impact of a residential family neighbourhood and less impact on the environment, especially when considering the rare species in the wood lot adjacent to the proposed development.

I understand Guelph needs more housing and I believe spreading it around the city is equitable. Creating large developments is shortsighted and motivated by the builder. Consider the monstrous development at Gordon and Arkell. Did this make our city better? Most would say no. West end Paisley is sufficiently saturated with housing.

Thank you for hearing my concerns.

Please let me know if you require other input.

Please let me know what changes an email like this will accomplish.

Regards,

Randal Wagner

Good afternoon,

I wish to comment on this application. I am against the proposed zone change and the development plan of Armel for multiple 10 storey high rise apartments and stacked town homes.

1) The City's official plan is for urban low density development. The developer, Armel, wants to change the official City Plan to high density. Greed should not determine the future spaces of our city! I recognize Guelph needs affordable housing so I am not opposed to some low density development. Eight hundred units (2000-2500 people!) is not acceptable in that it will change the nature of our residential family neighbourhood: more traffic (which is already an unaddressed concern); reduced property value; parking compromises, etc. Paisley Road has already seen huge growth with the four apartments at Elmira. As they near completion and more units are occupied, the congestion will only increase in our family neighbourhood. Time has not been granted to even assess the impact of this development.

2) We have seen the negative effect of the apartment corridor along Paisley and in a few other areas of this city. Locating too much high density housing in one area is not a good plan. It does not work well and this can be seen in many cities where such areas soon become undesirable and are aesthetically unpleasant. Guelph is loved because of its small city atmosphere, the historic nature of buildings, having a world class University which specializes in Veterinary Medicine and Agriculture, the proximity to surrounding agricultural land and abundant green spaces. Guelph needs to remain respectful to nature and the environment. We can be a leader in these areas!

3) We as a community have lost faith that the City listens to its citizens. No matter what we say, or do, how we speak up, protest, attend City Council, submit letters, it makes no difference. Please prove us wrong this time. Listen to everyone in the neighbouring homes who enjoy their community, raise their children here and appreciate the tree lined streets and quiet, safe neighbourhood.

Please listen and stop the extreme development.

Kind regards,
Sue Wagner

I wish to comment on this application. I am against the proposed zone change.

- 1) Armel is trying to change the urban low density development for our area. The letter sent to us was for a 4 story apartment and now it is for multiple 10 storey apartments.
- 2) The apartments at paisley and elmira road were a surprise to the neighbourhood and are a bit of an eye sore when I drive past them. I don't remember the announcements of them building such tall buildings in the plans.
- 3) The last time we talked at council it seems Armel already knew how it would be voted for when they torn down the forest at the end of whitelaw and it was during the spring when the animals were nesting and lost their habitat.
- 4) It seems so long as it is not in my backyard that council is voting for the developer instead of building up the central part of Guelph where it was agreed upon before urban sprawl to the outer areas.
- 5) Is there a way to speak to council on the matter?

Dean Chan

I wish to comment on the application for high density housing at the above mentioned property.

My wife and I are opposed to the proposed zone change and the development of multiple high rise apartments and stacked townhouses.

The City's official plan is for urban low density development. We do not believe that the proposal for the developer to build approximately 800 housing units which may house between 2,000 and 2,500 people meets the criteria for low density development. Such an influx of people would change the essential nature of the neighbourhood, increase traffic to an unacceptable and / or dangerous level, and most likely will reduce property values.

Several new high rise buildings have already been developed along Paisley Road and we have not yet had time to assess the effect of this development on our neighbourhood.

Guelph - Eramosa has just rejected a proposal for a massive glass plant in what could be considered this neighborhood, now we are being asked to consider another unacceptable proposal that would, I repeat, change the essential nature of our neighbourhood.

I urge you to maintain the official plan for low density development and reject the developers proposal.

Sincerely,

Chris and Jennifer Long

We wish to comment on this application. We are against the proposed zone change and the development plan of Armel for multiple 10 storey high rise apartments and stacked town homes.

1) The City's official plan is for urban low density development. The developer, Armel, wants to change the official City Plan to high density. Greed should not determine the future spaces of our city!! We recognize Guelph needs affordable housing so we are not opposed to some low density development. Eight hundred units (2000-2500 people!) is not acceptable in that it will change the nature of our residential family neighbourhood: more traffic (which is already an unaddressed concern); reduced property value; parking compromises, etc. Paisley Road has already seen huge growth with the four apartments at Elmira. As they near completion and more units are occupied, the congestion will only increase in our family neighbourhood. Also, the reopening of Niska Road will increase traffic volume on Whitelaw Road. Time has not been granted to even assess the impact of this development.

2) We have seen the negative effect of the apartment corridor along Paisley and in a few other areas of this city. Locating too much high density housing in one area is not a good plan. It does not work well and this can be seen in many cities where such areas soon become undesirable and are aesthetically unpleasant. Guelph is loved because of its small city atmosphere, the historic nature of buildings, having a world class University which specializes in Veterinary Medicine and Agriculture, the proximity to surrounding agricultural land and abundant green spaces. Guelph needs to remain respectful to nature and the environment. We can be a leader in these areas!!

3) We as a community have lost faith that the City listens to its citizens. No matter what we say, or do, how we speak up, protest, attend City Council, submit letters, it makes no difference. Please prove us wrong this time. Listen to everyone in the neighbouring homes who enjoy their community, raise their children here and appreciate the tree lined streets and quiet, safe neighbourhood.

PLEASE LISTEN AND STOP THE EXTREME DEVELOPMENT.

Paul and Monique Johnston

I would like to go on record stating that I am against this proposal.

The amount of traffic and people that this will add to our neighbourhood will be huge!!

Speaking of traffic, the residences on Whitelaw Rd recently were looking at ways to generate traffic calming. Both proposals were turned down. I know I personally attended both proposal meetings, and at each meeting I asked what the future plans were on this tract of land. In both cases I was told it would be Urban Low Density Development and that there were no plans to move forward with any development on this site at this time. I stressed that any local development could change my view and others as to accept or reject any traffic calming measures. Looking back at the journey to get where we are now, I see that the city did know that a proposal was being worked on. We were all misinformed and used this false data to determine our future. This now has to be looked at again.

Also if you assume each of the 800 units have one vehicle, the additional traffic on our road will be huge. When you add in the opening of the Niska Road Bridge next year, as well as the draw to Costco, we will return to being the unofficial highway on the West Side to and from the South End. (Wasn't Elmira Road created to handle this additional future traffic?) Traffic measures MUST be looked at again if this development somehow moves forward.

As for the increase in the population of this area, we are already seeing that with the new complexes being built on Paisley Road, and I have no doubt that the traffic will soon follow. This area of Paisley Road will soon be known for all the apartment buildings squeezed into such a small area. I understand more are being proposed for the other side of Whitelaw at the Paisley end as well.

Whitelaw Road was not meant to be the artery on the West side of Guelph to get from the North to the South end of town. Low Density Housing we can handle. The Whitelaw Area Infrastructure is NOT set up for what is proposed, or for that matter what is currently occurring. I strongly hope you listen to our community and reject this proposal.

Robert Askett

We are against the proposed application to change the above-named area from low density to high density.

As the City is already aware, Whitelaw Road is not constructed to take on more density/volume traffic than it already does. In fact, it presently exceeds the percentage of traffic that would be the norm for the existing road. With the condensed increase in population and "drivers" from the proposed "high density" project would only create more havoc on Whitelaw Road. Once the Bailey Bridge reopens with two lanes, the traffic will be even more congested. The existing high density apartments built on Paisley Road have also had an affect on the increase in traffic on Whitelaw Road. We all know that the set up of Elmira Road was built for heavier traffic but "does not open up to Highway #24" - so everyone takes Whitelaw!

We are not against a low density plan - at least we would continue to be a neighbourhood aesthetically. When we first moved to Guelph 30 years ago, we loved the historic buildings; the University and the leadership role the City has taken with respect to the environment, agricultural land and green spaces. We love the small town atmosphere and our neighbourhood. Allowing a rezoning to "high density" would have a detrimental effect on our neighbourhood. Although urbanization is unavoidable, a reduced rate of expansion in our area would be more acceptable.

Gail Roberts and Edward Burrow

Dear Mr. Mayor, Counsellors and City Clerk,
We wish to voice our concerns regarding the above mentioned By-law amendment regarding 361 Whitelaw Road. Having lived in our Shoemaker Crescent home for the past 26 years, we have loved the nature of this area and appreciated the family oriented neighbourhood. However, over the past few years, we have witnessed the rapid growth of both large business venues (eg. Costco) and the high rise apartments at Paisley and Elmira Roads. With these developments comes much higher traffic volume and noise. Now with the application put forward by GSP Group on behalf of Armel Corporation to amend the zoning designation to high density development, these things will only get worse. Whitelaw Road is not designed to handle the volume of traffic and parking that will be required and triggered by the proposed 800 dwelling units! This will bring literally thousands of people into our relatively small area! Paisley Road traffic is already congested. Our neighbourhood will see decrease in value of our property and those of our neighbours. With each new phase of building in this area, we have also noticed that the basic service of water pressure delivery has declined. How would that concern be addressed when this proposed development would place huge demand on the water and other basic services? And then we are looking at further proposed development at the corner of Paisley and Elmira Roads (precisely 201 Elmira Road South) which is across Whitelaw Road from this property! This will bring thousands more people into another relatively small area! We see how the neighbourhoods behind the new apartments on Paisley Road have been negatively impacted with increased traffic, noise and loss of scenery and privacy with that development. We do not wish to see that happen on Whitelaw Road! Please seriously consider how this extreme development impacts our area! Guelph has only so much natural environment left and these proposed developments do nothing to respect and protect that! Has a full assessment been done to assess the loss of the agricultural and green spaces related to this property? Much to be considered here. Please listen to our concerns and those of our neighbours and fellow citizens!
Respectfully,
Clifford & Pauline Klotz

Re File OZS18-005

I would like to comment on the proposed zoning change from low density urban to high density for the land at 361 Whitelaw Road.

I am against this proposed zone change and the plan to have multiple 10 storey high rise apartments and stacked town homes.

The official city plan is for urban low density development which I am not opposed to.

We have already seen the effects of the apartments along Paisley and feel too much high density housing in this area will is not in the cities best interest.

Please listen to the voices of those who live in this neighbourhood!

Thank you,
Susan Prigione

Staff Report



To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, December 10, 2018

Subject **Statutory Public Meeting Report
1657 and 1665 Gordon Street
Proposed Zoning By-law Amendment
File: OZS18-003
Ward 6**

Report Number IDE-2018-139

Recommendation

That Report IDE 2018-139 regarding proposed Zoning By-law Amendment application submitted by Astrid J. Clos Planning Consultants on behalf of the Owner, 2601265 Ontario Inc. to permit the development of 78 stacked townhouse units on lands municipally known as 1657 and 1665 Gordon Street, and legally described as Part of Lot 9, Concession 7, Geographic Township of Puslinch, City of Guelph, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

Executive Summary

Purpose of Report

To provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 1657 and 1665 Gordon Street. The purpose of the proposed Zoning By-law Amendment is to permit the development of 78 stacked townhouse units. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

An application was received from Astrid J. Clos Planning Consultants on behalf of the Owner, 2601265 Ontario Inc. to amend the Zoning By-law for the lands municipally known as 1657 and 1665 Gordon Street. The application was received by the City on August 14, 2018 and deemed to be complete on September 12, 2018.

Location

The subject lands are located on the west side of Gordon Street, south of the Gordon Street/Clairfields Drive West intersection (see ATT-1 - Location Map and ATT-2 - Orthophoto). The subject lands are approximately 1.049 hectares in size with frontage along Gordon Street and Gosling Gardens. There are two existing single detached dwellings located on the subject lands which are proposed to be demolished.

Surrounding land uses include:

- To the north: single detached residential dwellings fronting onto Clairfields Drive, beyond which are single detached and cluster townhouse residential uses;
- To the south: residential townhouses and a retirement residence;
- To the east: Gordon Street, beyond which are cluster townhouses; and,
- To the west: Gosling Gardens, beyond which are single detached residential dwellings.

Existing Official Plan Land Use Designations and Policies

The subject lands are designated "Medium Density Residential" in the Official Plan. Permissible uses within the "Medium Density Residential" land use designation include: multiple unit residential buildings, such as townhouses and apartments. The minimum height within this designation is two (2) storeys and the maximum height is six (6) storeys. This designation allows for a maximum net density of 100 units per hectare and requires a minimum net density of 35 units per hectare.

The relevant policies for the applicable land use designation are included in ATT-3.

Existing Zoning

The subject lands are currently zoned "Residential Single Detached" (R.1B), according to Zoning By-law (1995)-14864, as amended.

The existing zoning is shown in ATT-4.

Proposed Zoning By-law Amendment

The intent of the application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone to permit the development of 78 stacked townhouse units.

In addition to the regulations set out in Section 5.3.2 - Residential Cluster Townhouse (R.3A) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- Minimum Lot Area per unit of 134.5 square metres, whereas the Zoning By-law requires a Minimum Lot Area per unit of 150 square metres;
- Minimum Front Yard (along Gordon Street) of 1.1 metres, whereas the Zoning By-law requires a Minimum Front Yard of 6 metres;
- Minimum Ground Level Private Amenity Area of 10.68 square metres, whereas the Zoning By-law requires a Minimum Ground Level Private Amenity Area of 20 square metres (for Units 35 to 54),
- Ground Level Private Amenity Area with a width not equal to the width of the unit, whereas the Zoning By-law requires that the width be equal to the width of the unit (for Units 35 to 54);
- Maximum of 12 units in a row abutting a street, whereas the Zoning By-law permits a maximum of 8 units in a row abutting a street; and,
- Maximum density of 74.32 units per hectare, whereas the Zoning By-law permits a maximum density of 60 units per hectare.

Details of the proposed zoning are included in ATT-5.

Proposed Development

The proposed development consists of:

- 78, three-storey stacked townhouse units;
- A private condominium road;
- 100 parking spaces, including 16 visitor parking spaces and 4 accessible parking spaces; and
- Common amenity area.

The conceptual site plan is shown in ATT-6.

The applicant is also exploring the possibility of acquiring additional lands along Gordon Street. If these additional lands can be acquired, the applicant is proposing a maximum of 84, three-storey stacked townhouse units with 110 parking spaces. If additional lands are acquired, a secondary access will be provided through the lands to the south. Access easements/agreements will form part of the staff review of this application.

The alternate conceptual site plan is shown in ATT-7.

Supporting Documents

The following information was submitted in support of the application and can be found on the City's website under 'Current Development Applications':

- Planning Report and Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated August 13, 2018;
- Concept Plan, prepared by Astrid J. Clos Planning Consultants, dated June 28, 2018;
- Functional Servicing and Stormwater Management Report, prepared by MTE, dated August 3, 2018;
- Hydrogeological Investigation Report, prepared by MTE, dated July 30, 2018;

- Geotechnical Investigation Report, prepared by MTE, dated August 7, 2018;
- Existing Conditions Plan, prepared by MTE, dated July 30, 2018;
- Site Grading Plan, prepared by MTE, dated August 3, 2018;
- Site Servicing Plan, prepared by MTE, dated August 3, 2018;
- Tree Inventory and Preservation Plan, prepared by Aboud & Associates, dated June 6, 2018; and,
- Stage 1-2 Archaeological Assessment, prepared by AMICK Consultants Limited, dated July 4, 2018.

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed site layout, built form compatibility with adjacent and established land uses and parking;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of supporting documents submitted in support of the application; and,
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

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

Consultations

The Notice of Complete Application was mailed on September 27, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was mailed on November 14, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the Guelph Tribune on November 15, 2018. Notice of the application has also been provided by signage on the property and all supporting documents submitted with the application has been posted on the City's website.

Corporate Administrative Plan

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our People- Building a great community together

Attachments

ATT-1	Location Map and 120m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Existing Zoning
ATT-5	Proposed Zoning
ATT-6	Conceptual Site Plan
ATT-7	Alternate Conceptual Site Plan

Departmental Approval

Not applicable.

Report Author

Lindsay Sulatycki
Senior Development Planner

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By:

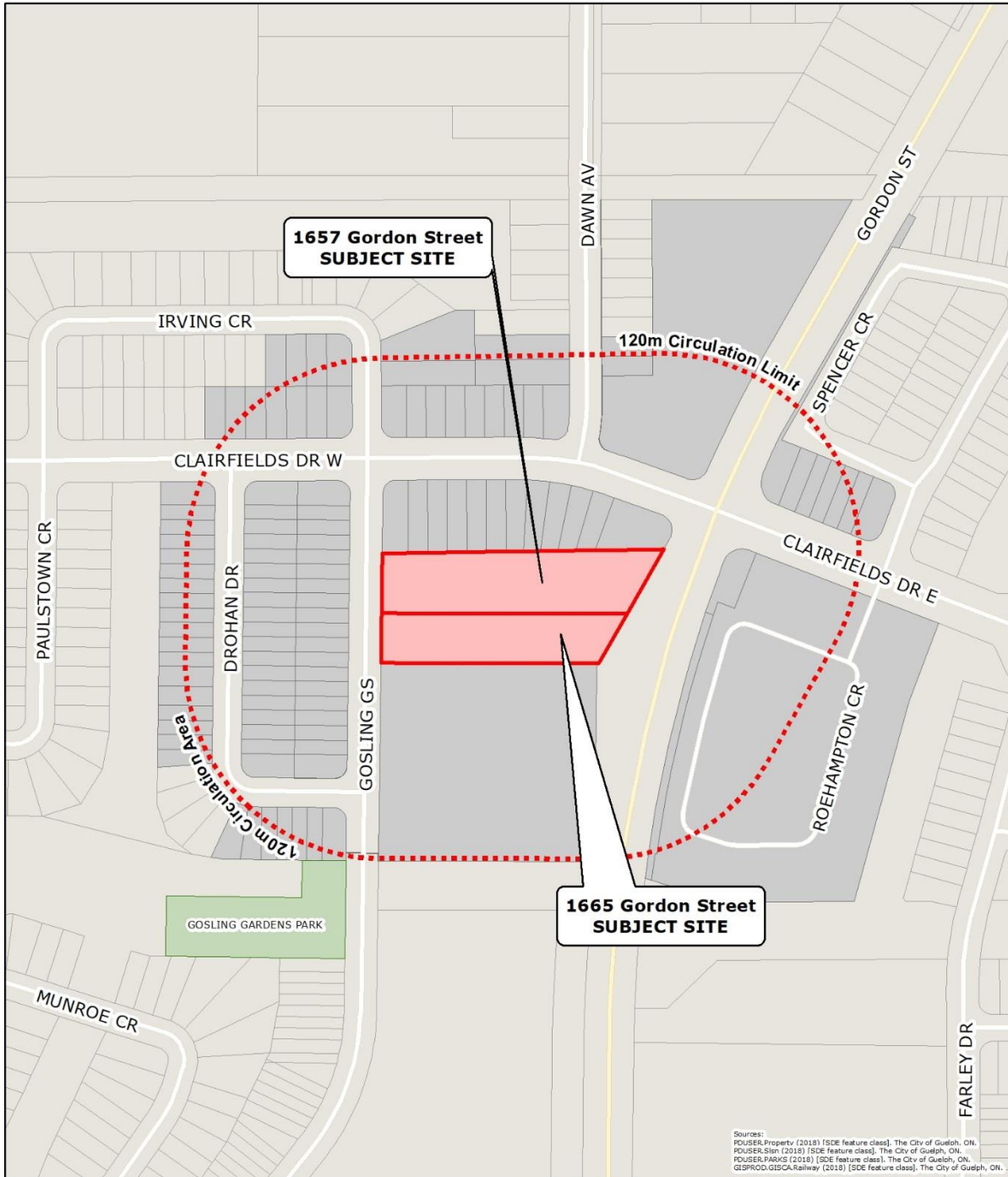
Todd Salter
General Manager
Planning and Building Services
519-837-5615, ext. 2395
todd.salter@guelph.ca



Recommended By:

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519-822-1260, ext. 3445
scott.stewart@guelph.ca

ATT-1 Location Map and 120m Circulation



Sources:
 PDUSER_Property (2018) [SDE feature class]. The City of Guelph, ON.
 PDUSER_Site (2018) [SDE feature class]. The City of Guelph, ON.
 PDUSER_PARKS (2018) [SDE feature class]. The City of Guelph, ON.
 GISPROD_GISCA_Railway (2018) [SDE feature class]. The City of Guelph, ON.

Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 October 2018

LOCATION MAP and 120m CIRCULATION AREA 1657 and 1665 Gordon Street


ATT-2 Orthophoto



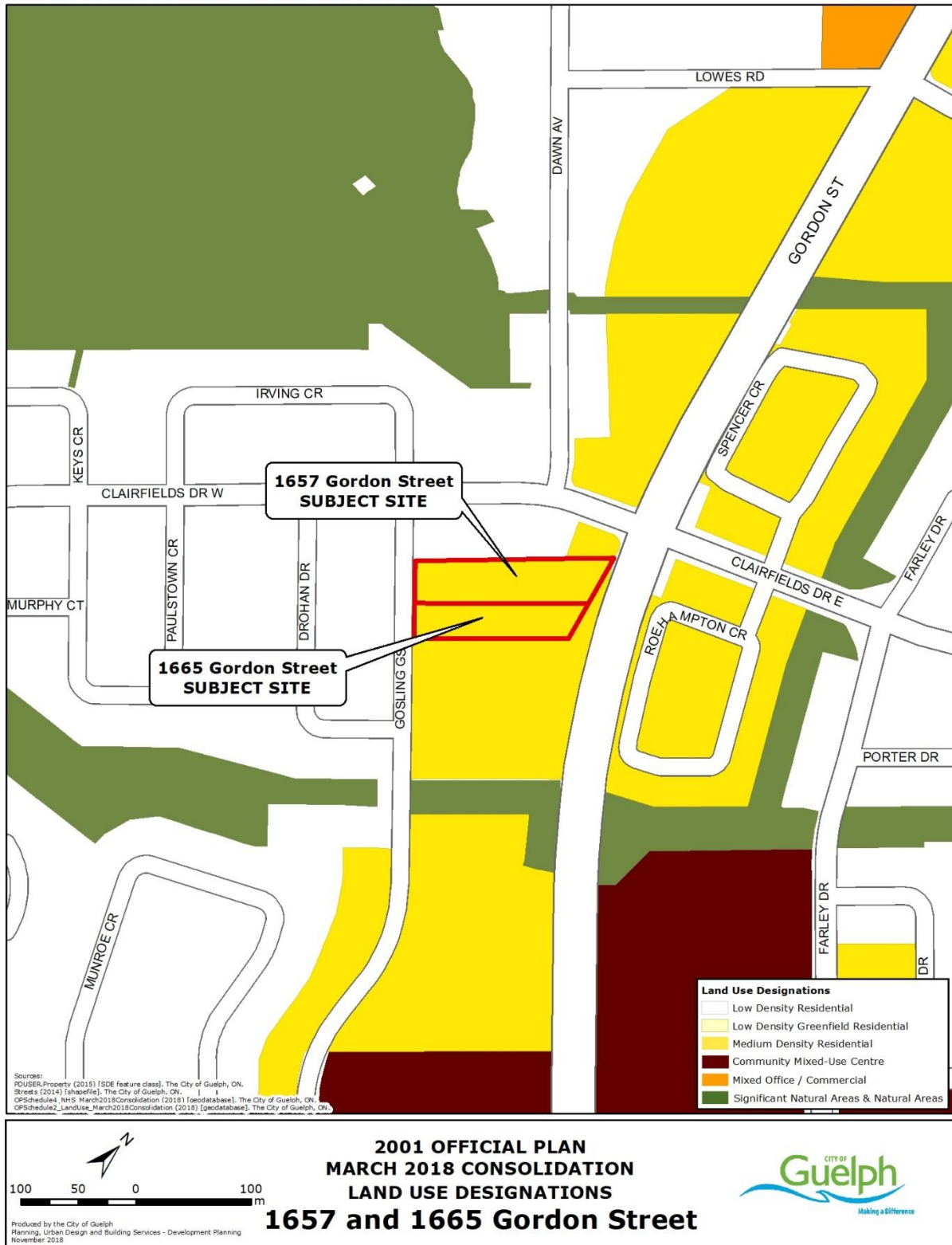
0 5 10 20 30 40 m

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2018

2017 ORTHOPHOTO 1657 and 1665 Gordon Street



ATT-3
Official Plan Land Use Designations and Policies



ATT-3 (continued)
Official Plan Land Use Designations and Policies

9.3.4 Medium Density Residential

The use of land within the Medium Density Residential Designation will be medium density housing forms.

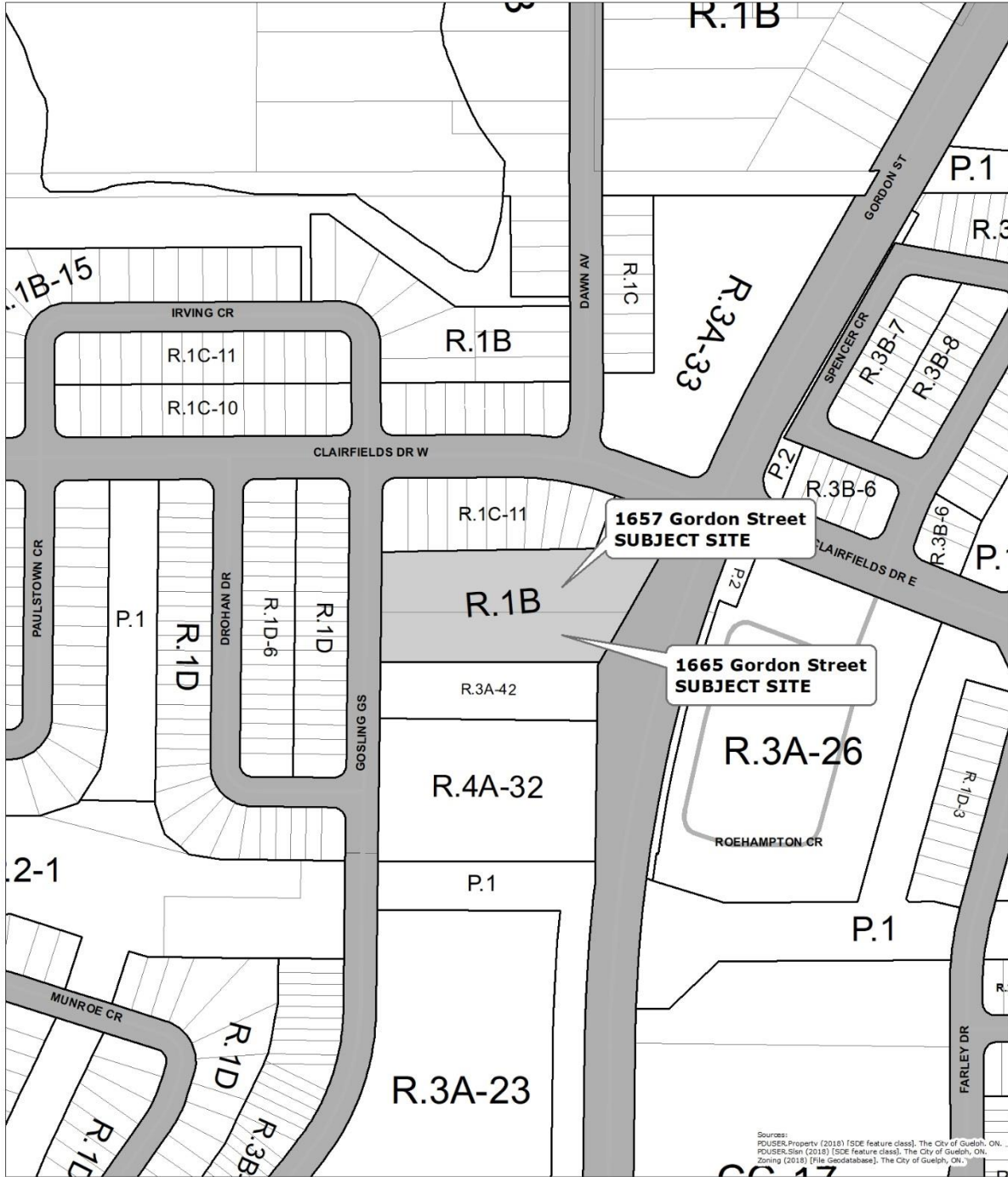
Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.
3. The maximum *net density* is 100 units per hectare and not less than a minimum *net density* of 35 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

ATT-4 Existing Zoning





0 15 30 60 90 120 m

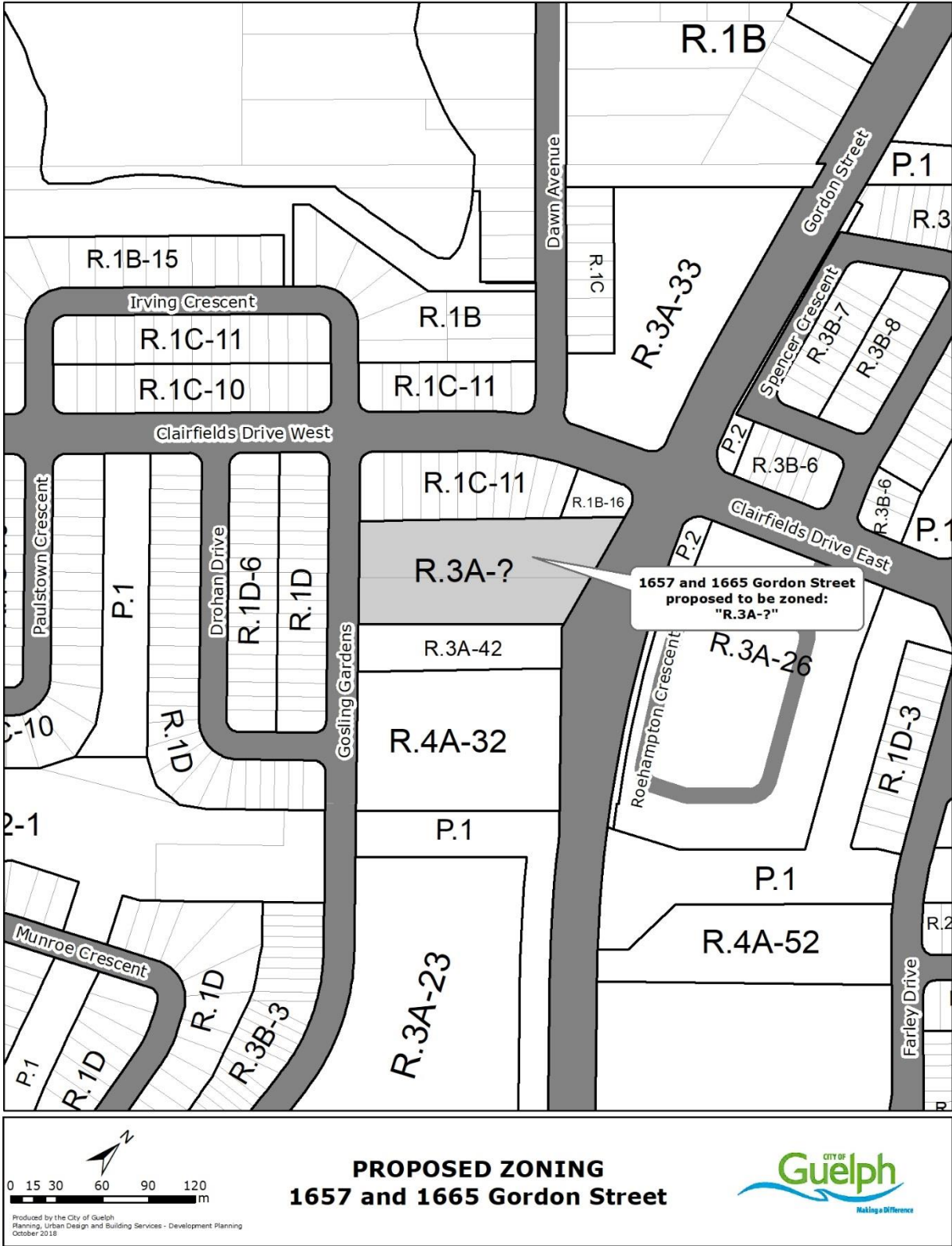
Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2018

EXISTING ZONING

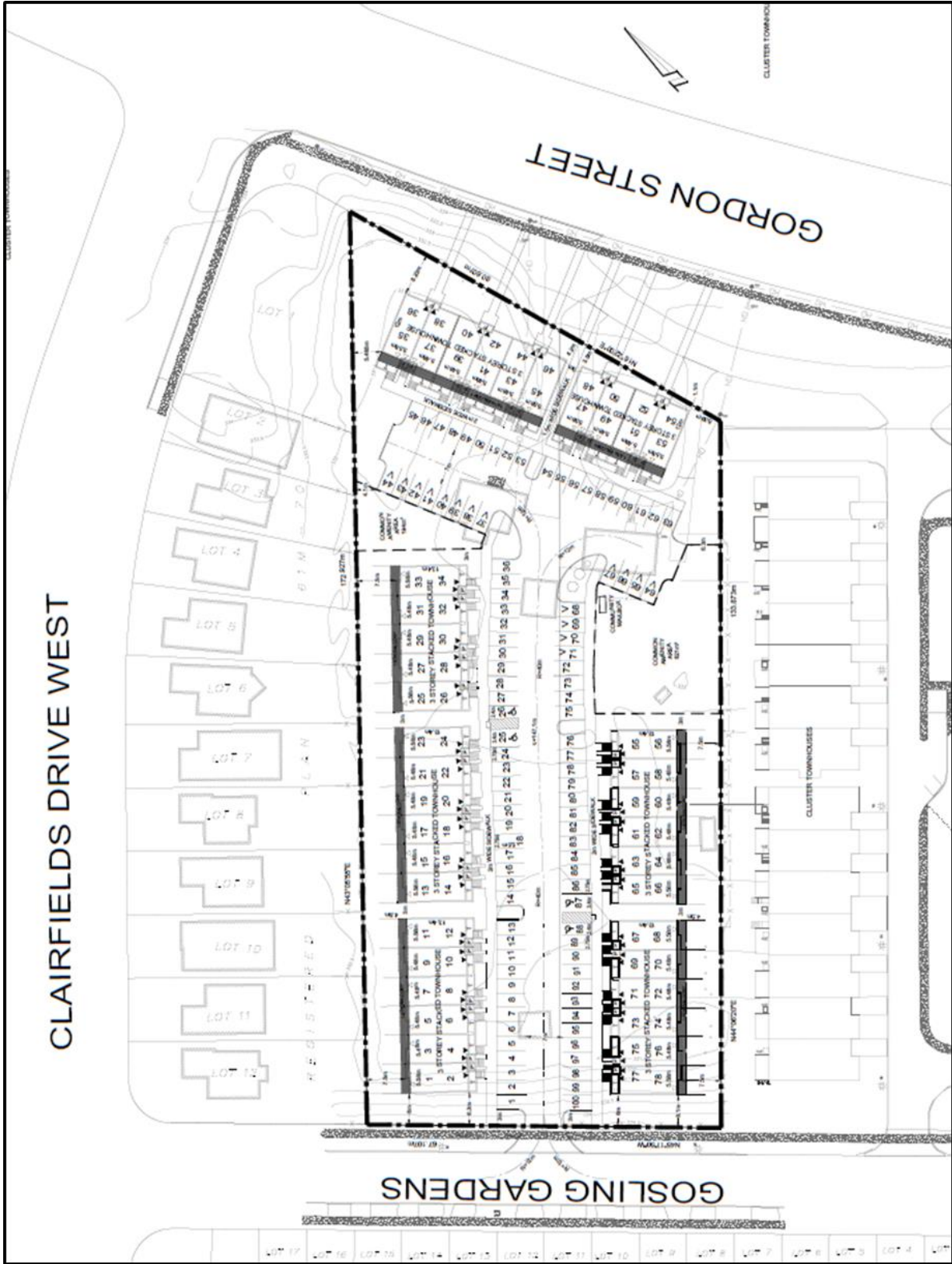
1657 and 1665 Gordon Street



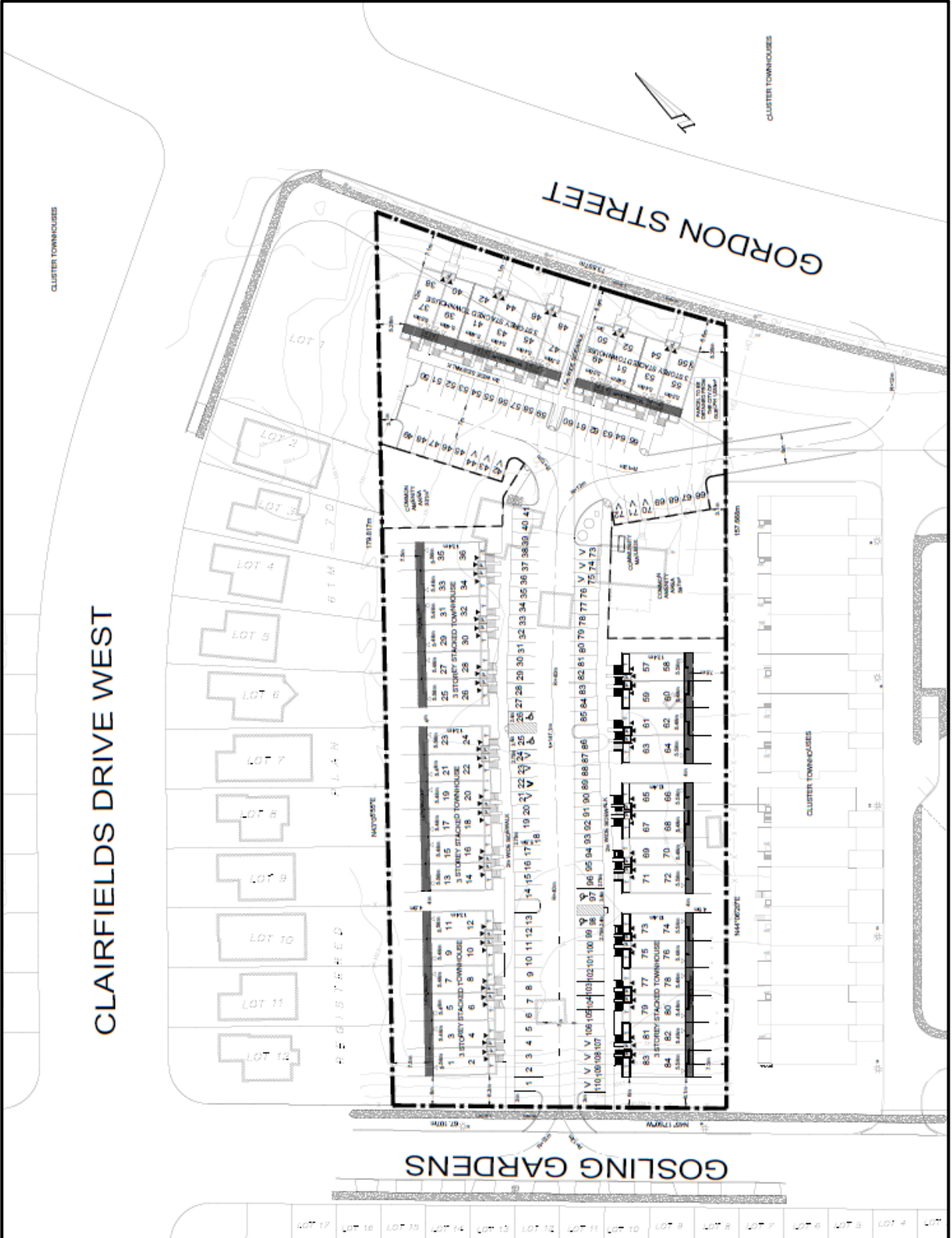
**ATT-5
Proposed Zoning**



ATT-6 Conceptual Site Plan



ATT-7 Alternate Conceptual Site Plan



Staff Report

To City Council

Service Area Infrastructure, Development & Enterprise Services

Date Monday, December 10, 2018

**Subject Statutory Public Meeting Report
50-52 Dean Avenue
Proposed Zoning By-law Amendment
File: OZS18-002
Ward 5**

Report Number IDE-2018-141

Recommendation

That Report IDE-2018-141 regarding a proposed Zoning By-law Amendment application (File: OZS18-002) by Van Harten Surveying Inc. on behalf of the Owner, Janice Marie Bruinsma to recognize the existing semi-detached dwelling on the property municipally known as 50-52 Dean Avenue, and legally described as Part of Lots 72 & 73, Registered Plan 363, City of Guelph, Part 1 of 61R-10060, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

Executive Summary

Purpose of Report

To provide planning information on an application requesting approval of a Zoning By-law Amendment to recognize the existing semi-detached dwelling on the property municipally known as 50-52 Dean Avenue. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

An application to amend the Zoning By-law was received for the property municipally known as 50-52 Dean Avenue from Van Harten Surveying Inc. on behalf of the Owner, Janice Marie Bruinsma on July 30, 2018 and deemed to be complete on August 24, 2018. The intent of the application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Semi-Detached/Duplex" (R.2-?) Zone to recognize the existing semi-detached dwelling and to permit the existing accessory apartment. No development is proposed through this application. This application, if approved, will allow for a future consent to sever application to the Committee of Adjustment facilitate the sale of the existing semi-detached dwelling as two individual units.

Location

The subject property is located on the south east corner of Dean Avenue and Caledonia Street (see ATT-1 and ATT-2 - Location Map and Orthophoto). The subject property has an area of 617 square metres, a frontage of 20.317 metres along Caledonia Street and a depth of 30.590 metres along Dean Avenue. The property is currently developed with an existing semi-detached dwelling.

Surrounding land uses include:

- To the north: Dean Avenue, beyond which are lands zoned for residential uses;
- To the south: University Avenue West, lands zoned for residential uses;
- To the east: Graham Street, lands zoned for residential uses;
- To the west: Caledonia Street, beyond which are lands zoned for residential uses.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is "Low Density Residential." This designation applies to residential areas within the built-up area of the city which are currently predominantly low-density in character. The predominant land use in this designation is residential and includes single and semi-detached dwellings. The land use designations and relevant policies contained in the Official Plan are included in ATT-3.

Existing Zoning

The subject property is currently zoned "Residential Single Detached" (R.1B), according to Zoning By-law (1995)-14864, as amended.

The existing zoning is shown in included in ATT-4.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from "Residential Single Detached" (R.1B) to a "Specialized Residential Semi-Detached/Duplex" (R.2-?) Zone to recognize the existing semi-detached dwelling.

In addition to the regulations set out in Section 5.2 – Residential Semi-Detached/Duplex (R.2) Zone of Zoning By-law (1995)-14864, as amended, the following additional specialized regulations have been requested to recognize a number of non-complying items on the subject property and facilitate the parking requirements for an accessory apartment.

Future “Severed” Parcel- 52 Dean Avenue:

- A minimum lot area of 190 square metres, whereas the Zoning By-law requires a minimum lot area of 230 square metres;
- A minimum front yard of 2.1 metres, whereas the Zoning By-law requires a minimum front yard of 6 metres;
- A minimum exterior side yard of 1.2 metres, whereas the Zoning By-law requires a minimum exterior side yard of 6 metres;
- A minimum setback from the front lot line of 0.1 metres for an open, roofed porch not exceeding 1 storey in height, whereas the Zoning By-law requires a minimum setback of 2 metres for an open, roofed front porch; and,
- A maximum driveway width of 4.5 metres, whereas the Zoning By-law permits a maximum driveway width of 3.5 metres in the R.2 Zone.

Future “Retained” Parcel- 50 Dean Avenue:

- A minimum front yard of 2.1 metres, whereas the Zoning By-law requires a minimum front yard of 6 metres;
- A minimum rear yard of 3.4 metres, whereas the Zoning By-law requires a minimum rear yard of 4 metres;
- A minimum setback from the front lot line of 0.2 metres for an open, roofed porch not exceeding 1 storey in height, whereas the Zoning By-law requires a minimum setback of 2 metres for an open, roofed porch; and,
- A maximum driveway width of 6 metres, whereas the Zoning By-law permits a maximum driveway width of 3.5 metres in the R.2 Zone.

Proposed Development

The applicant is not proposing any new development on the subject property. The existing semi-detached dwelling can be sold as individual units if this Zoning By-law Amendment application and future Consent application is approved.

The applicant’s existing development plan is shown in ATT-6.

Supporting Documents

The following information was submitted in support of the application:

- Planning Justification Report, prepared by Van Harten Surveying Inc., dated July 25, 2018; and,
- Conceptual Site Plan, prepared by Van Harten Surveying Inc., dated July 24, 2018.

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed zoning, including the need for any specialized regulations; and,
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

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

Consultations

The Notice of Complete Application was mailed on September 27, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was mailed on November 13, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject property and was also advertised in the Guelph Tribune on November 15, 2018. Notice of the application has also been provided by signage on the property and all supporting documents submitted with the application has been posted on the City's website.

Corporate Administrative Plan

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our People - Building a great community together

Attachments

ATT-1	Location Map and 120m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Existing Zoning and Details
ATT-5	Proposed Zoning and Details
ATT-6	Existing Development Plan

Departmental Approval

Not applicable.

Report Author

Abby Watts
Development Planner I

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By:

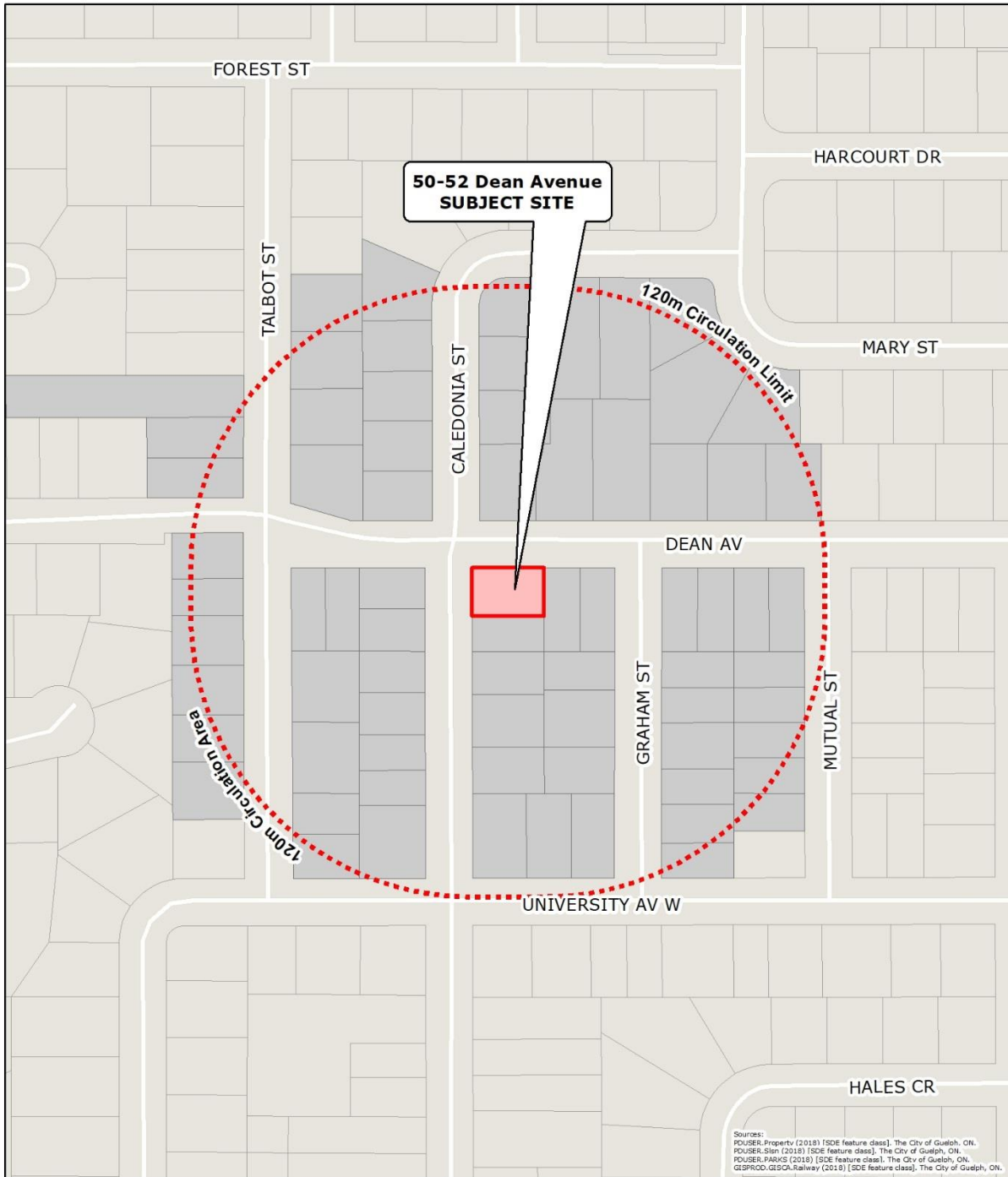
Todd Salter
General Manager
Planning and Building Services
519-837-5615, ext. 2395
todd.salter@guelph.ca



Recommended By:

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519-822-1260, ext. 3445
scott.stewart@guelph.ca

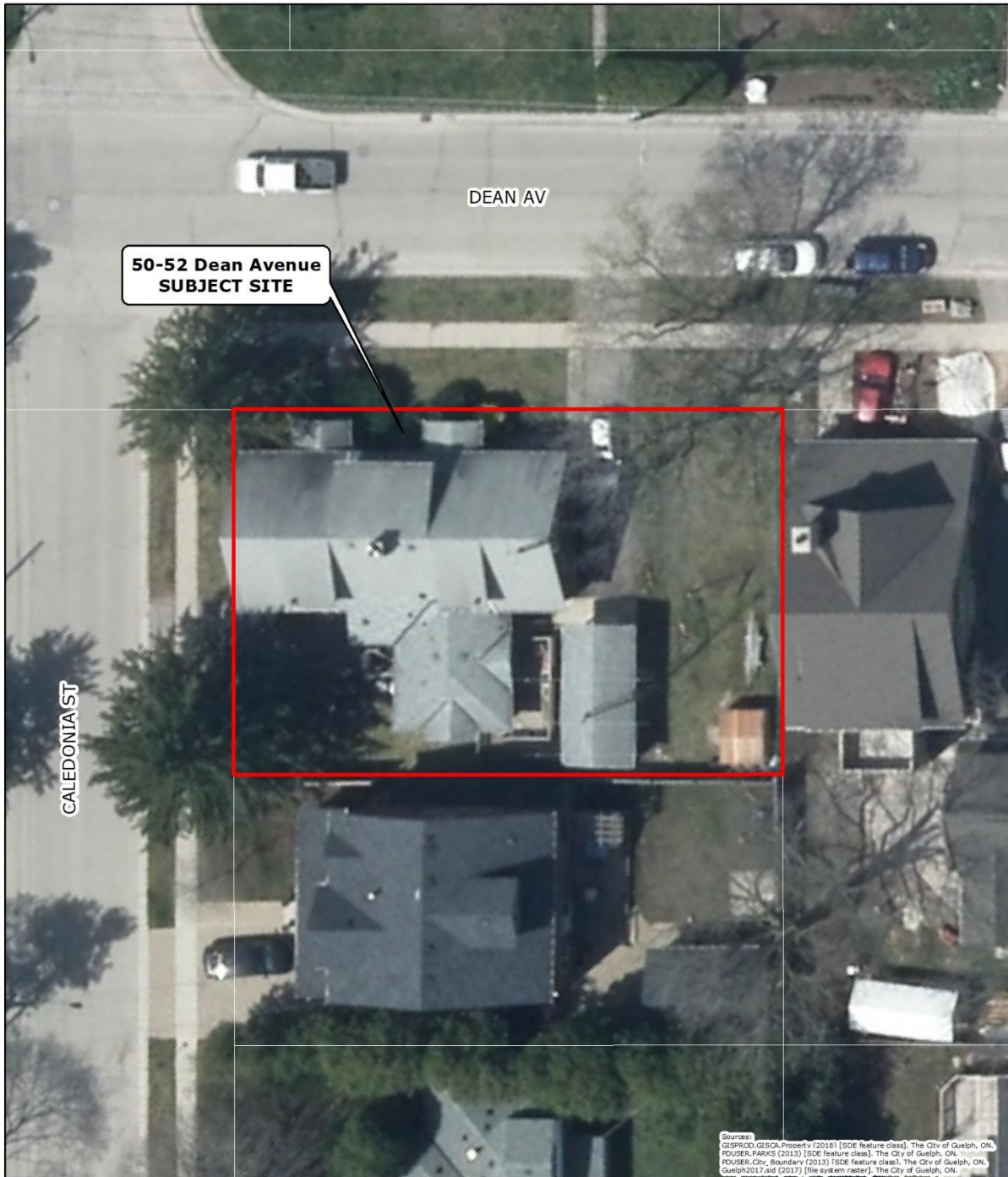
ATT-1 Location Map and 120m Circulation



**LOCATION MAP and
120m CIRCULATION AREA
50-52 Dean Avenue**

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
September 2018

ATT-2 Orthophoto



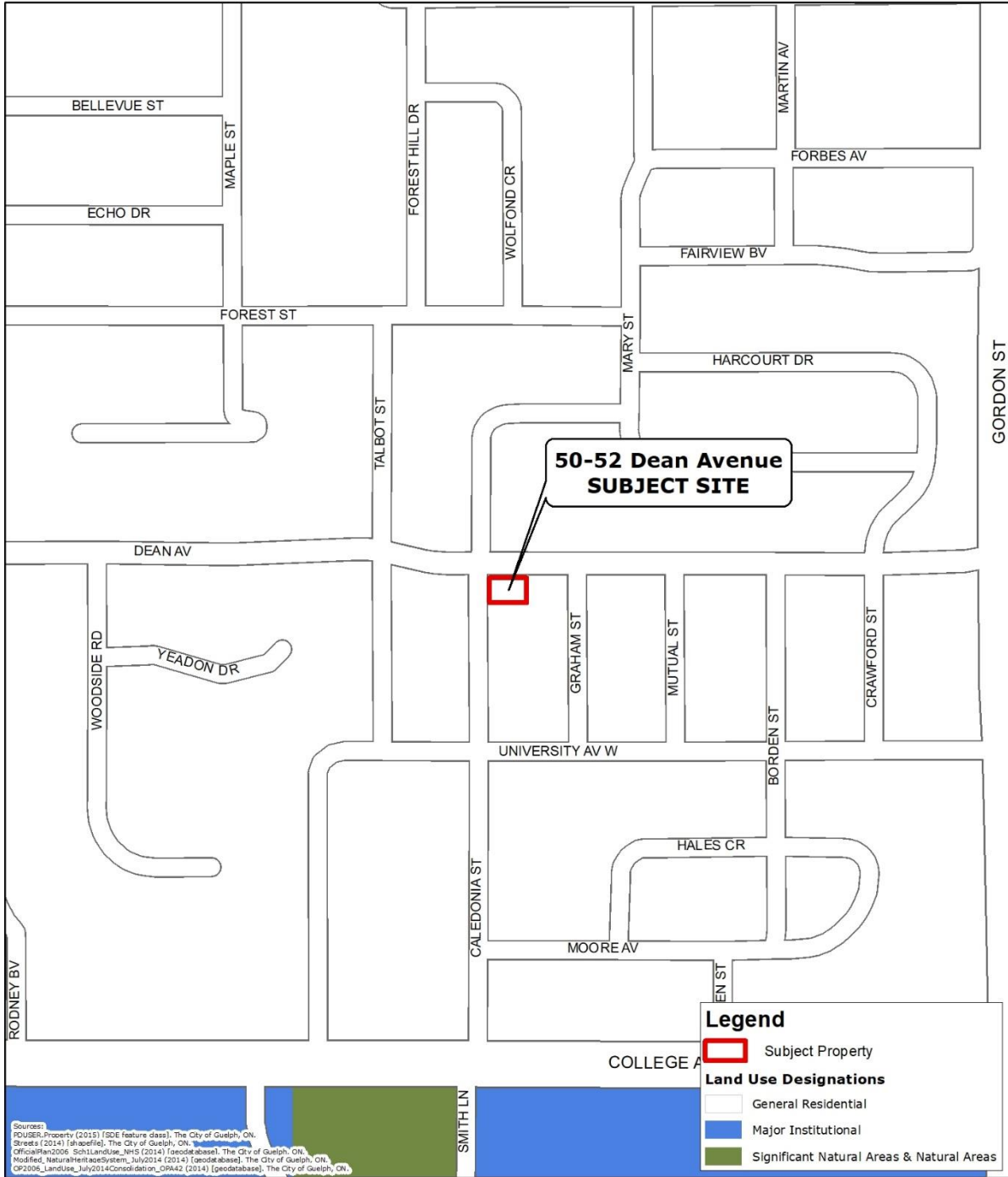
0 1.75 3.5 7 10.5 14 m

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2018

2017 ORTHOPHOTO 50-52 Dean Avenue



ATT-3 Official Plan Land Use Designations and Policies



Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 October 2018

**2001 OFFICIAL PLAN
 SEPTEMBER 2014 CONSOLIDATION
 LAND USE DESIGNATIONS
 50-52 Dean Avenue**

ATT-3 (continued)
Official Plan Land Use Designations and Policies

9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the City which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

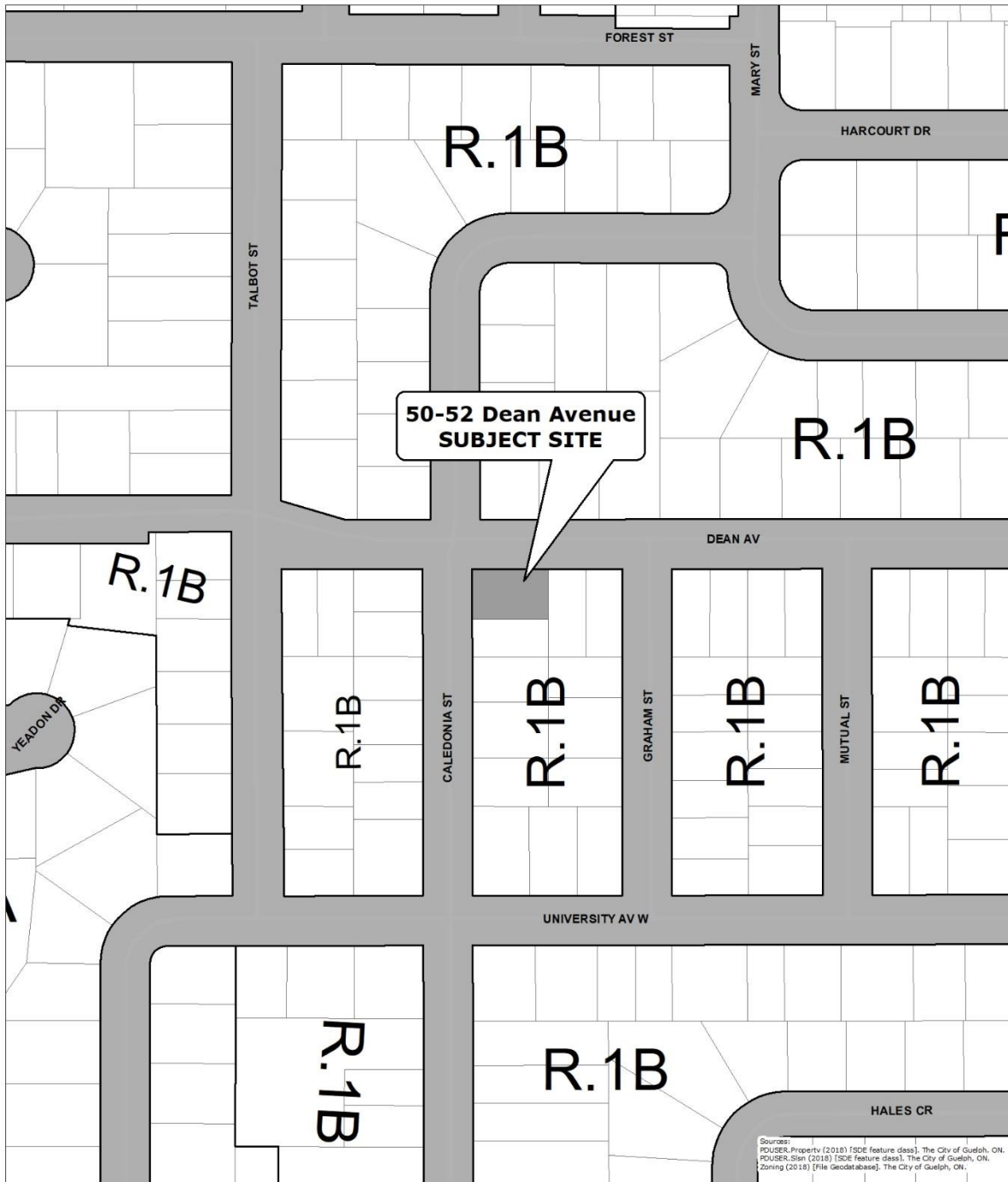
1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.


Height and Density

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within this designation:


2. The maximum height shall be three (3) storeys.
3. The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.
4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

ATT-4 Existing Zoning and Details




0 10 20 40 60 80 m
Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2018

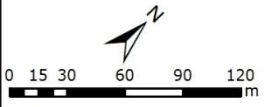
EXISTING ZONING 50-52 Dean Avenue



**ATT-5
Proposed Zoning and Details**



50-52 Dean Avenue
proposed to be zoned:
"R.2-?"

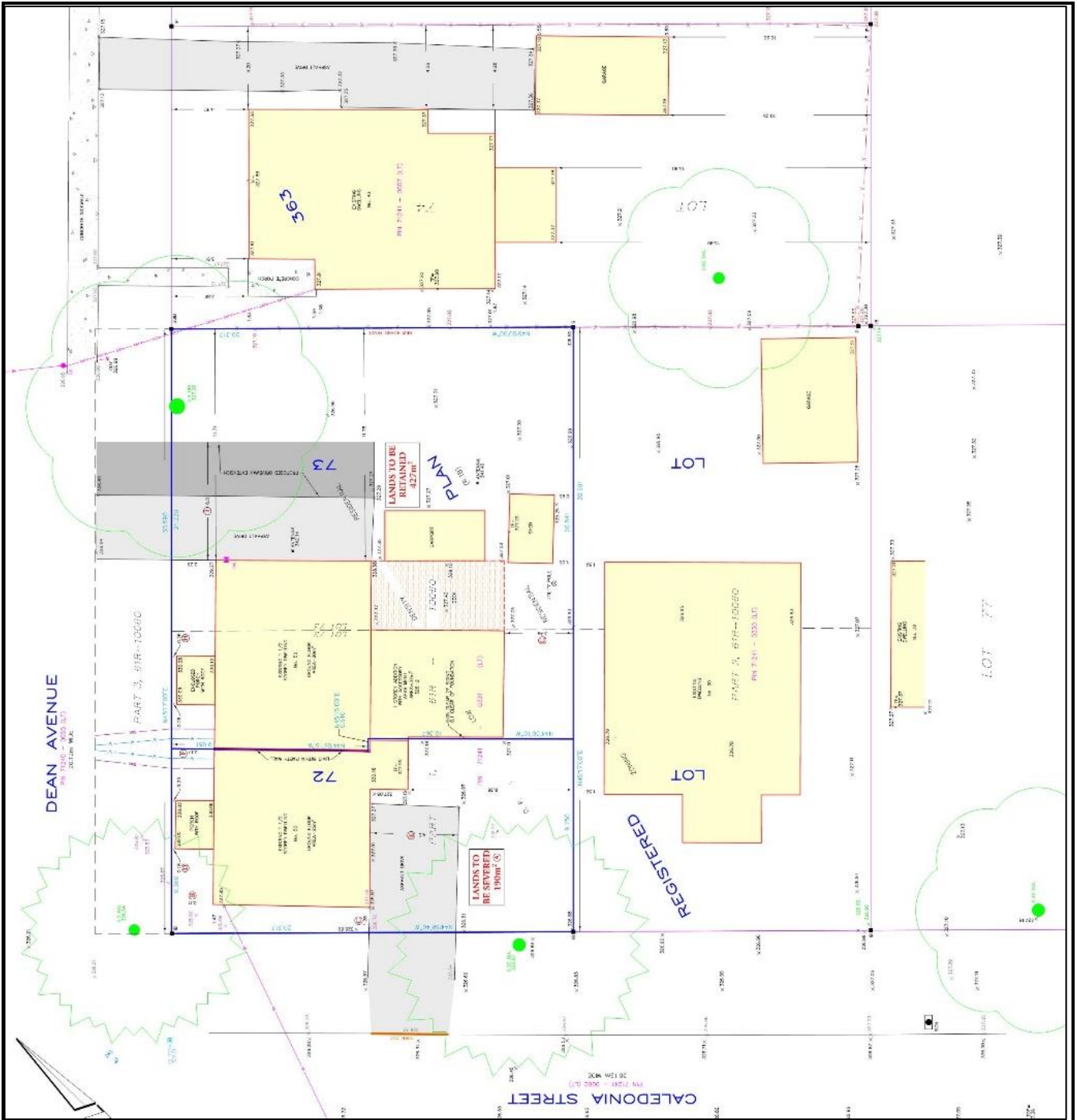


**PROPOSED ZONING
50-52 Dean Avenue**



Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2018

ATT-6 Existing Development Plan



Staff Report

To City Council

Service Area Infrastructure, Development & Enterprise Services

Date Monday, December 10, 2018

**Subject Statutory Public Meeting Report
127 Cityview Drive North
Proposed Zoning By-law Amendment
File: OZS18-006
Ward 1**

Report Number IDE-2018-142

Recommendation

That Report IDE-2018-142 regarding a proposed Zoning By-law Amendment application (File: OZS18-006) by Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Linda Da Maren to permit the development of two new single detached residential dwellings on the property municipally known as 127 Cityview Drive North, and legally described as Lot 23, Registered Plan 462, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

Executive Summary

Purpose of Report

To provide planning information on an application requesting approval of a Zoning By-law Amendment to permit the development of two new single detached residential dwellings on the property municipally known as 127 Cityview Drive North. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

An application to amend the Zoning By-law was received for the property municipally known as 127 Cityview Drive North from Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Linda Da Maren on October 3, 2018 and deemed to be complete on November 1, 2018.

Location

The subject property is located on the east side of Cityview Drive North between Lee Street and Cedarvale Avenue (see ATT-1 and ATT-2 - Location Map and Orthophoto). The subject property has an area of 0.1186 hectares and a frontage of 22.86 metres along Cityview Drive North. The subject property is currently occupied by a single detached residential dwelling and an accessory shed.

Surrounding land uses include:

- To the north, single detached residential dwellings;
- To the south, single detached residential dwellings;
- To the east, beyond the rear property line is William C. Winegard Public School which has access from Lee Street; and,
- To the west, along the opposite side of Cityview Drive North, is single detached residential dwellings.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is "Low Density Greenfield Residential." This designation applies to residential areas within the greenfield area of the city. Permitted uses within this designation includes single detached, semi-detached and duplex dwellings as well as multiple unit residential buildings, such as townhouses and apartments. The net density of developments within the Low Density Greenfield Residential designation is to be between 20 and 60 units per hectare.

The land use designations and relevant policies contained in the Official Plan are included in ATT-3.

Existing Zoning

The subject property is currently zoned "Urban Reserve" (UR), according to Zoning By-law (1995)-14864, as amended. The UR zone does not permit residential uses.

The existing zoning map is included as ATT-4.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current "Urban Reserve" (UR) Zone to a "Specialized Residential Single Detached" (R.1C-?) Zone to permit the development of two single detached residential dwellings.

In addition to the regulations set out in Section 5.1 – Residential Single Detached (R.1) Zone of Zoning By-law (1995)-14864, as amended, the following additional specialized regulation has been requested to facilitate the two single detached residential lots:

- To permit a minimum Lot Frontage of 11.43 metres, whereas the Zoning By-law requires a minimum Lot Frontage of 12 metres.

The proposed Zoning is shown in ATT-5.

Proposed Development

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the "Urban Reserve" (UR) zone to a "Specialized Residential Single Detached" (R.1C-?) zone to permit the development of two single detached residential dwellings. A future severance application will accommodate the development of two new residential dwellings.

The proposed redevelopment plan is shown in ATT-6.

Supporting Documents

The following information was submitted in support of the application:

- Planning Justification Report, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated September 28, 2018; and,
- Proposed Redevelopment Plan, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated September 25, 2018.

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposal's land use and built form compatibility with adjacent and established land uses;
- Review of the proposed zoning, including the requested site specific regulation and the need for any further specialized regulations;
- Review of site servicing; and,
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

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

Consultations

The Notice of Complete Application and Public Meeting was mailed on November 14, 2018 to local boards and agencies, City service areas and all property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the *Guelph Tribune* on November 15, 2018. Notice of the application has also been provided by signage on the property and all supporting documents submitted with the application have been posted on the City's website.

Corporate Administrative Plan

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our People- Building a great community together

Attachments

ATT-1	Location Map and 120 m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Existing Zoning
ATT-5	Proposed Zoning and Details
ATT-6	Proposed Redevelopment Plan

Departmental Approval

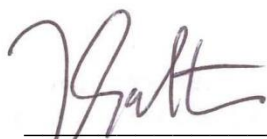
Not applicable.

Report Author

Michael Witmer
Senior Development Planner

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By:

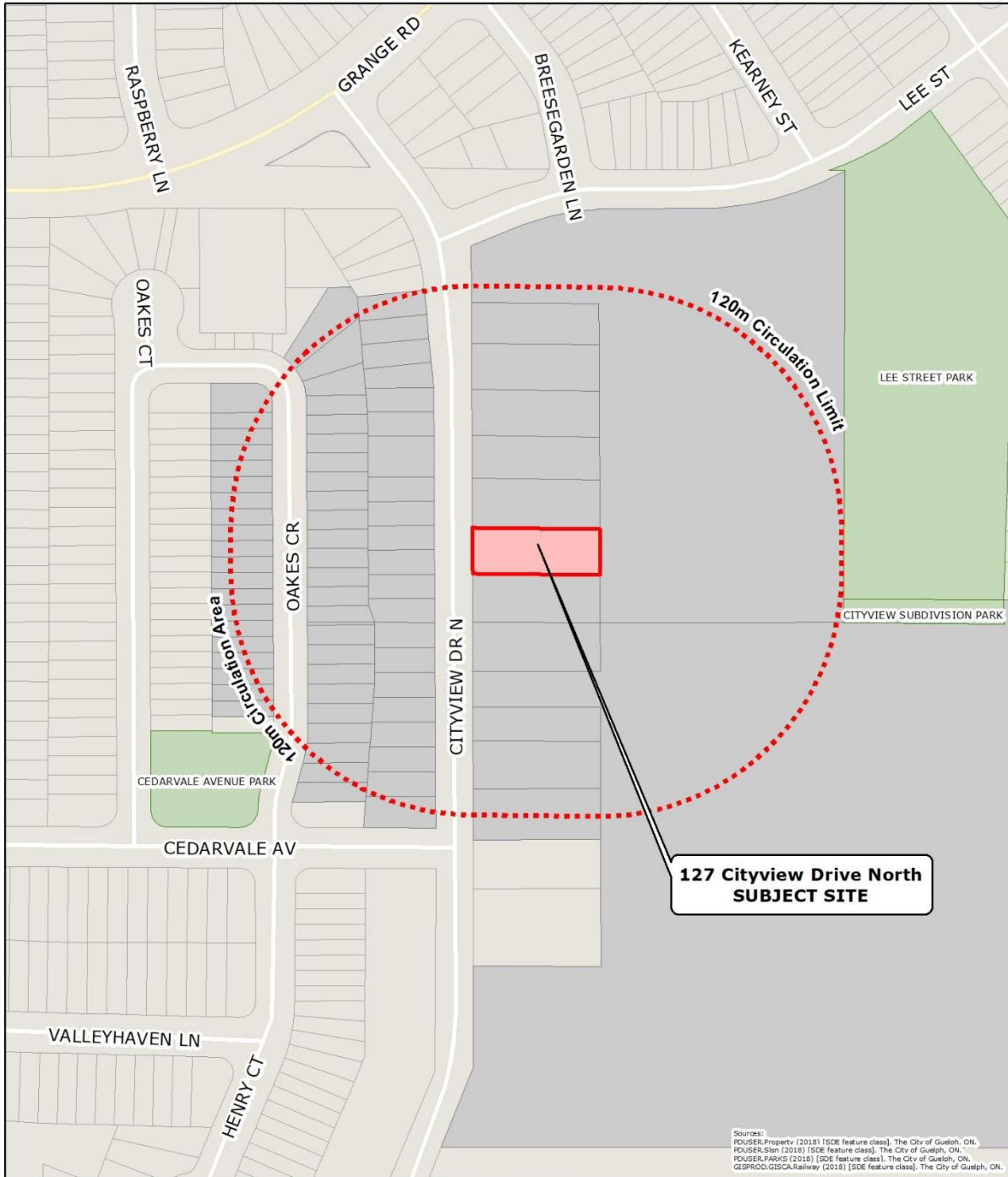
Todd Salter
General Manager
Planning and Building Services
519-837-5615, ext. 2395
todd.salter@guelph.ca



Recommended By:

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519-822-1260, ext. 3445
scott.stewart@guelph.ca

ATT-1 Location Map and 120 m Circulation



Sources:
 PDUSER_Property (2018) [SDE feature class], The City of Guelph, ON.
 PDUSER_Sites (2018) [SDE feature class], The City of Guelph, ON.
 PDUSER_PARKS (2018) [SDE feature class], The City of Guelph, ON.
 GISPROD_GISCA_Railway (2018) [SDE feature class], The City of Guelph, ON.

Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 November 2018

LOCATION MAP and 120m CIRCULATION AREA 127 Cityview Drive North

City of Guelph
Making a Difference

ATT-2 Orthophoto



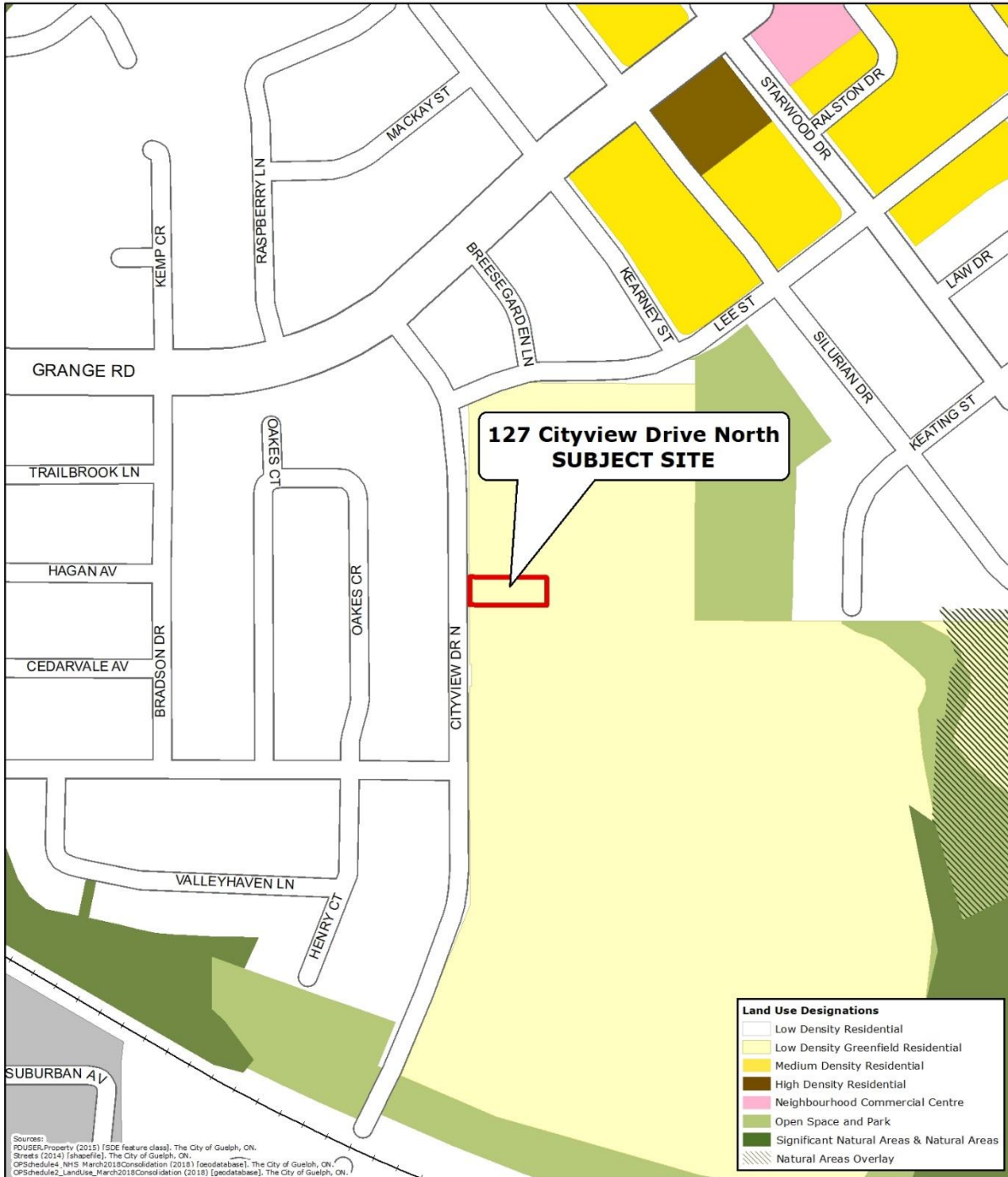
0 3 6 12 18 24 m

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
November 2018

2017 ORTHOPHOTO 127 Cityview Drive North

City of Guelph
Making a Difference

**ATT-3
Official Plan Land Use Designations and Policies**



**2001 OFFICIAL PLAN
MARCH 2018 CONSOLIDATION
LAND USE DESIGNATIONS
127 Cityview Drive North**

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
November 2018

ATT-3 (continued)
Official Plan Land Use Designations and Policies

9.3.3 Low Density Greenfield Residential

This designation applies to residential areas within the greenfield area of the city. The greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare.

Permitted Uses

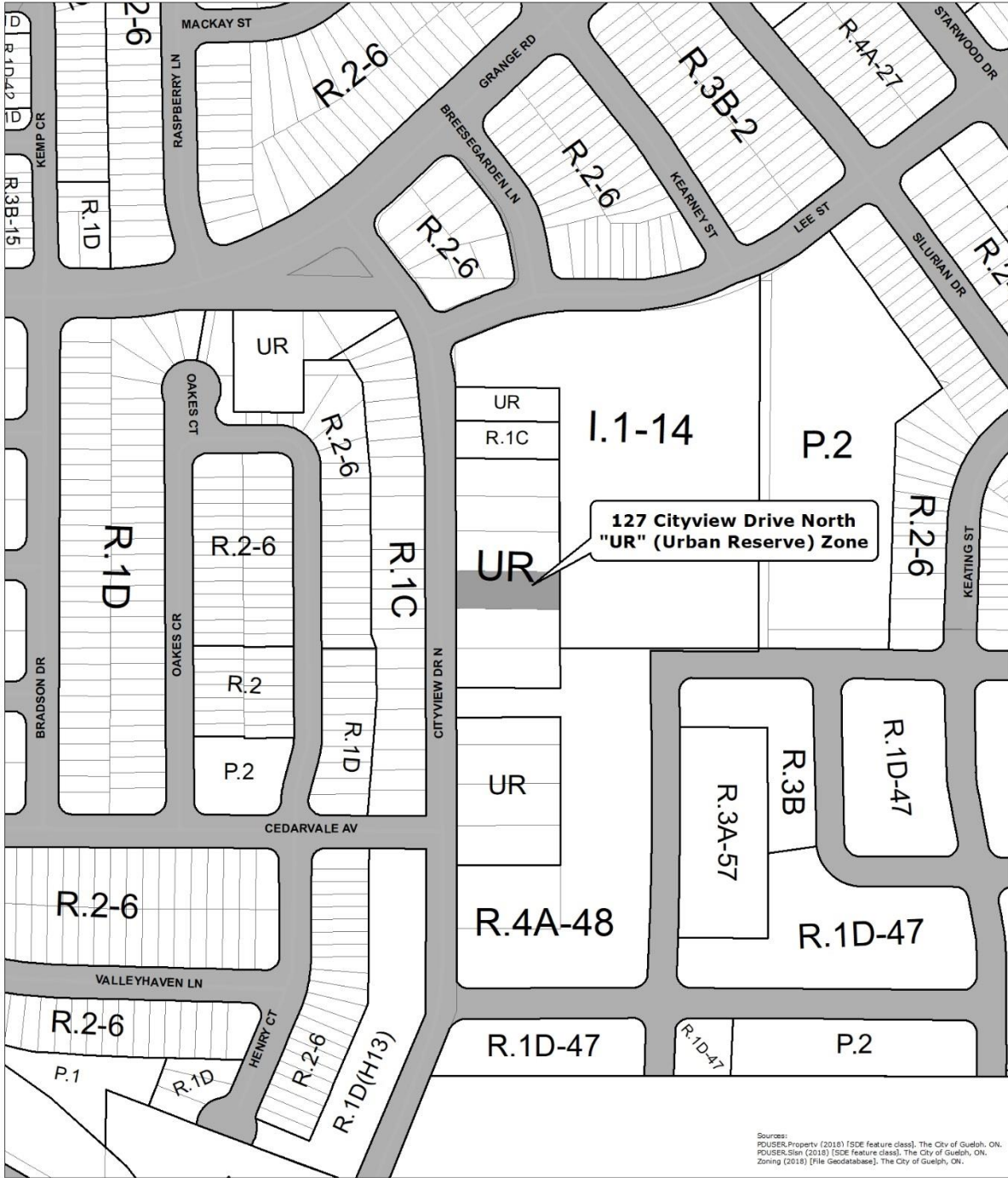
1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.
4. Notwithstanding policy 9.3.3.3, increased density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

ATT-4 Existing Zoning



0 12.5 25 50 75 100 m

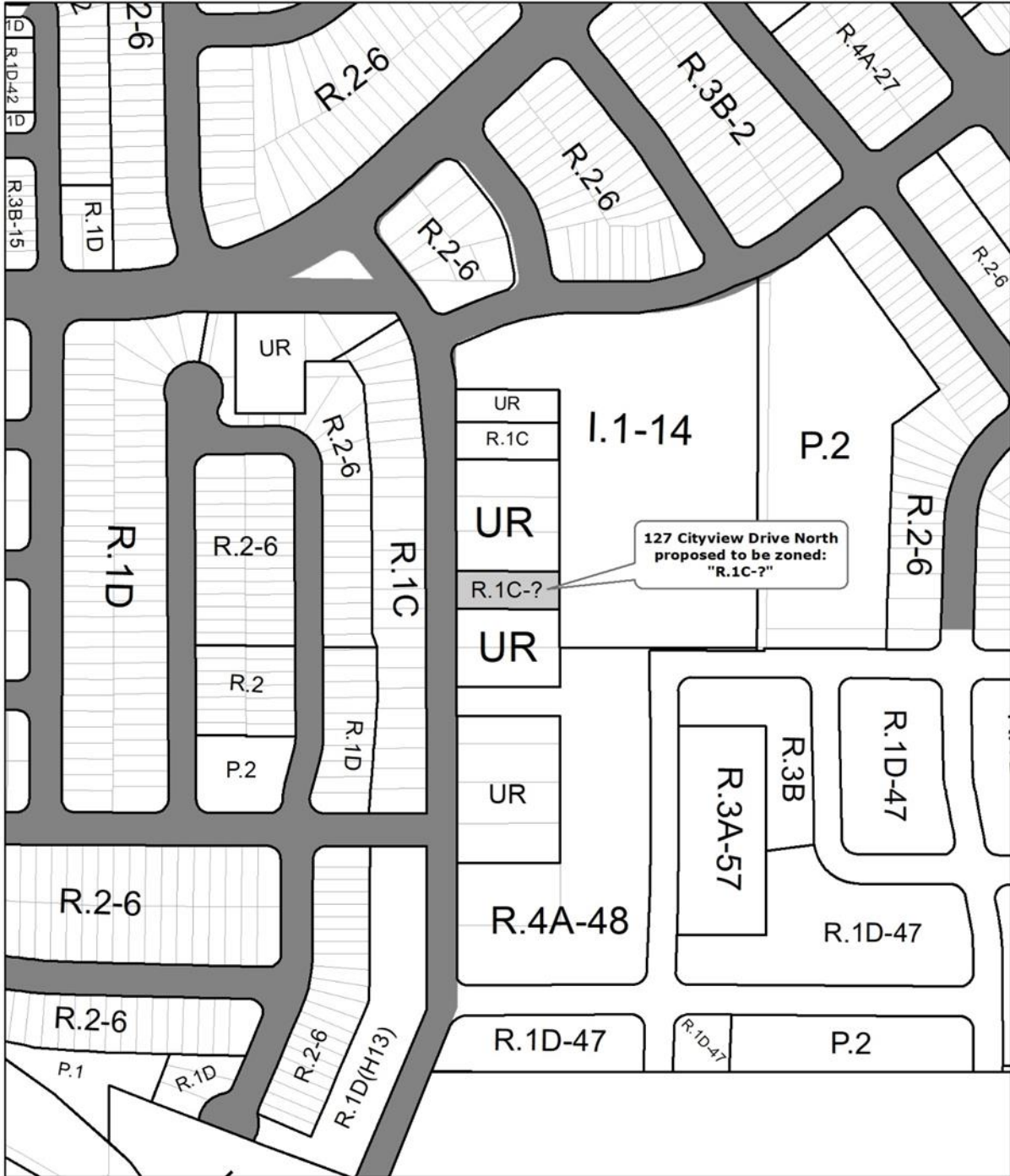
Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
November 2018


EXISTING ZONING

127 Cityview Drive North

Making a Difference

**ATT-5
Proposed Zoning**





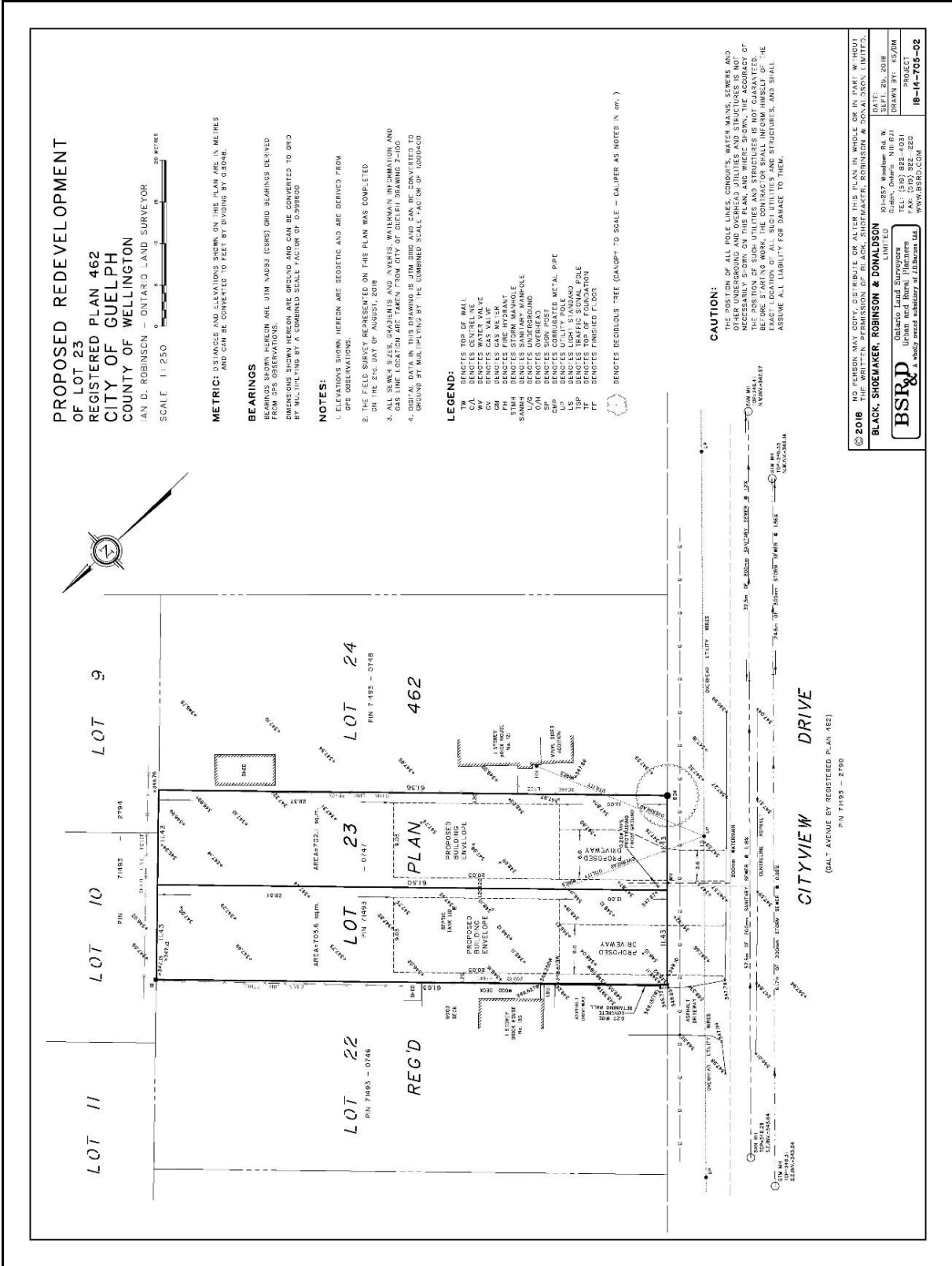
 0 15 30 60 90 120 m

Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 November 2018

**PROPOSED ZONING
127 Cityview Drive North**



ATT-6 Proposed Redevelopment Plan



**PROPOSED REDEVELOPMENT
OF LOT 23
REGISTERED PLAN 462
CITY OF GUELPH
COUNTY OF WELLINGTON**
IAN D. ROBINSON - ONTARIO LAND SURVEYOR
SCALE 1:250

METRIC: DISTANCES AND DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS: BEARINGS AND UTM NAD83 (GMS) GRID BEARINGS DERIVED FROM GPS OBSERVATIONS. DIMENSIONS SHOWN HEREON ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999850.

NOTES:
1. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS.
2. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 28TH DAY OF AUGUST, 2018.
3. ALL SURVEY DATA, COORDINATES AND NAD83 TRANSFORM INFORMATION AND GAS LINE LOCATION ARE TAKEN FROM CITY OF GUELPH DRAWING 7-1000.
4. DIGITAL DATA IN THIS DRAWING IS UTM GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999850.

- LEGEND:**
- TW DENOTES TOP OF WALL
 - CA DENOTES CENTERLINE
 - CV DENOTES CENTERLINE
 - GV DENOTES GAS VALVE
 - GM DENOTES GAS METER
 - STMB DENOTES STOP MANHOLE
 - SNMB DENOTES SANITARY MANHOLE
 - OVH DENOTES OVERHEAD
 - SP DENOTES SIGN POST
 - UP DENOTES UTILITY POLE
 - LS DENOTES LIGHT STANDARD
 - LP DENOTES LIGHT POLE
 - TF DENOTES TOP OF FOUNDATION
 - FF DENOTES FINISHED FLOOR
- DENOTES REDUCED TREE (CANOPY TO SCALE - CALIPER AS NOTED IN SH.)

CAUTION:
THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITIONING IS NOT GUARANTEED. CONTRACTORS SHALL VERIFY THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
 514-250 Woodbine Ave. #1000
 Guelph, ON N1H 7M8
 TEL: (519) 822-4031
 FAX: (519) 822-2222
 WWW.BSRD.COM

DATE: SEPT. 25, 2018
 DRAWN BY: ISM/IM
 CHECKED BY: ISM/IM
BSRD
 Ontario Land Surveyors
 1000 Woodbine Ave. #1000
 Guelph, ON N1H 7M8
 TEL: (519) 822-4031
 FAX: (519) 822-2222
 WWW.BSRD.COM

18-14-705-02

Staff Report

To **City Council**

Service Area Public Services

Date Monday, December 10, 2018

Subject **Guelph Community Health Centre Request Regarding Consumption and Treatment Services**

Report Number PS-2018-35

Recommendation

That report PS-2018-35, titled Guelph Community Health Centre Request Regarding Consumption and Treatment Services, and dated December 10, 2018, be received.

Executive Summary

Purpose of Report

To seek Council consideration of the application by the Guelph Community Health Centre to the Ministry of Health and Long-Term Care regarding their Consumption and Treatment Services.

Key Findings

The Guelph Community Health Centre has been operating a temporary Overdose Prevention Site at their location at 176 Wyndham Street North since May 2018. Often referred to as Safe Injection Sites or Overdose Prevention Sites, Safe Consumption Sites are part of a comprehensive approach to address the growing concerns about opioid-related deaths and harms.

In order for the Guelph Community Health Centre to apply through the province to enable their consumption and treatment services (which includes the safe consumption site) to extend in an ongoing way, they must submit an application by mid-December 2018 which includes obtaining and submitting local municipal Council support, in the form of a resolution.

Financial Implications

There are no financial implications with this report.

Report

Due to growing concerns about opioid-related deaths and harms across Ontario, there has been increased interest in developing a coordinated and comprehensive approach to address the issue. Safe consumption sites have been demonstrated to be successful in reducing overdose mortality, reducing public injecting and dropped syringes, and enhancing the uptake of health, social services and addictions treatments. Safe consumption sites have not been shown to increase or decrease local crime, violence, drug-trafficking or local rates of injection drug use.

In May 2018, the Guelph Community Health Centre (GCHC) opened a temporary Overdose Prevention Site (OPS) at 176 Wyndham Street North. Visitors to the OPS have received life-saving services, as well as connections to treatment, primary care, housing, food and other supports. Since opening, the OPS has seen more than 2,300 visits from over 250 unique individuals. Twenty-one overdoses have been reversed by trained medical professionals; as well, countless individuals have been connected to treatment services and other community supports.

The OPS program was made possible through a temporary provincial exemption under the Controlled Drugs and Services Act (CDSA). Permanent sites required applications, and subsequent approval, and CDSA exemption under the Federal government. In this new provincial approach called Consumption and Treatment Services (CTS), the provincial government is essentially combining these two approaches, and requiring that short-term and/or ongoing supervised injection services apply under this new CTS funding and exemption stream.

On November 6, 2018 staff were asked by the GCHC, after only receiving application requirements from the Province on November 2, 2018, to assist with obtaining City Council endorsement of an application to the Ministry of Health and Long-Term Care. The GCHC is applying under the CTS program to enable existing life-saving overdose prevention services to extend in an ongoing way amidst Guelph's current opioid overdose epidemic.

The application deadline to the Province is mid-December, and so due to the short timelines, staff have not seen a copy of the final application or the community consultation report.

If Council chooses to endorse the application, the following motion may be passed:

That Council endorse the application by the Guelph Community Health Centre to the Ministry of Health and Long-Term Care regarding their Consumption and Treatment Services.

Financial Implications

There are no financial implications with this report.

Consultations

Due to the short time frame, staff were not able to complete our normal internal consultation process. The actual application being submitted by the GCHC was not available at the time of this report being written and therefore has not be reviewed by staff.

The GCHC as the applicant is required by the province to undertake community consultation including engaging with multiple stakeholders. The consultation report must include a list of who was consulted, a summary of feedback from each stakeholder group, concerns raised by stakeholder groups (if any), and how concerns will be addressed. Staff is aware that this consultation process is underway, but due to timing, have not yet reviewed the consultation report.

Corporate Administrative Plan

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Resources - A solid foundation for a growing city

Attachments

None

Report Author

Colleen Clack, Deputy CAO, Public Services



Approved By

Colleen Clack
Deputy CAO
Public Services
519-822-1260 ext. 2588
colleen.clack@guelph.ca

Recommended By

Derrick Thomson
Chief Administrative Officer
519-822-1260 ext. 2221
derrick.thomson@guelph.ca