

City Council - Planning Meeting Agenda



Consolidated as of November 10, 2017

Monday, November 13, 2017 – 5:30 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.

Changes to the original agenda have been highlighted.

Authority to move into closed meeting

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

C-COW-CS-2017.2 Memorandum of Agreement between the City of Guelph and Amalgamated Transit Union (ATU) Local 1189
Section 239 (2) (d) labour relations or employee negotiations.

Open Meeting – 6:30 p.m.

Call to Order – Mayor

Closed Meeting Summary

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.

CON-2017.49

Urban Design Manual: Urban Design Vision and Design Action Plan

Recommendation:

That the Urban Design Vision and Urban Design Action Plan components of the Urban Design Manual, included as Attachment 1 in Report IDE-2017-122 dated November 13, 2017 be approved.

Public Meeting to Hear Applications Under Sections 17, 34 and 51 of The Planning Act (delegations permitted a maximum of 10 minutes)

388 Arkell Road - Proposed Official Plan Amendment and Zoning By-law Amendment Files: OP1705 and ZC1708 - Ward 6

Staff Presentation:

Lindsay Sulatycki, Senior Development Planner

Delegations:

Pierre Chauvin, MHBC Planning (presentation)
Jennifer Passy, Upper Grand District School Board

Recommendation:

That Report IDE 2017-123 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File: OP1705 and ZC1708) submitted by MHBC Planning on behalf of the owner, Upper Grand District School Board (UGDSB), to permit the development of a secondary school on the property municipally known as 388 Arkell Road, and legally described as Part of Lot 6, Concession 8, Geographic Township of Puslinch; Part 1, Plan 61R-20599, City of Guelph, from Infrastructure, Development and Enterprise dated November 13, 2017, be received.

Special Resolutions

By-laws

Resolution to adopt the By-laws (Councillor Wettstein)

Mayor's Announcements

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

Notice of Motion

Adjournment



388 ARKELL ROAD



UPPER GRAND
DISTRICT SCHOOL BOARD

Public Meeting

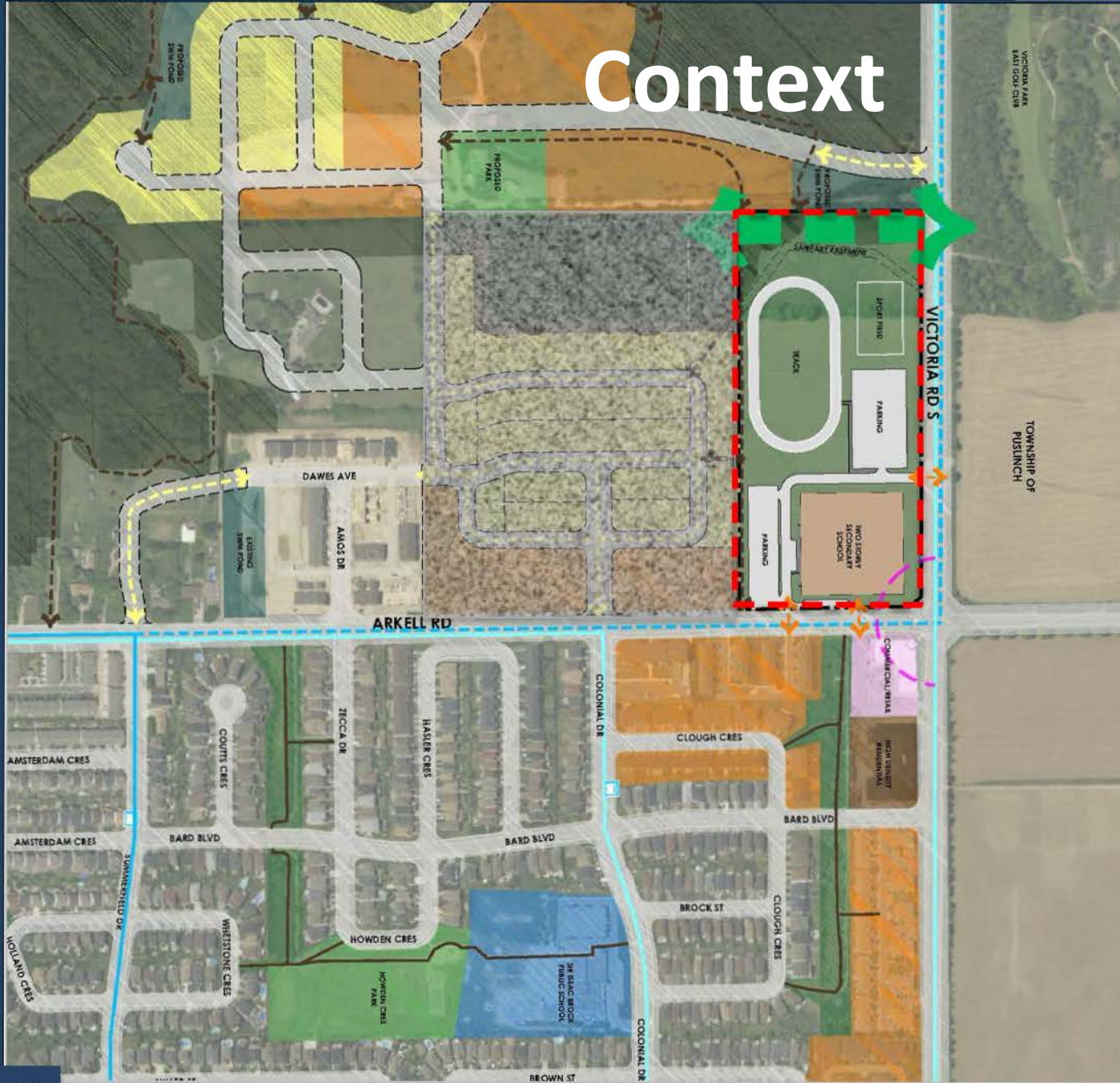
Monday, November 13, 2017

Presenter: Pierre Chauvin

Location

- Lands located in South Guelph
- 7.48 ha (18.48 ac) in size
- Northwest corner of Arkell Road and Victoria Road South
- Presently used for agriculture
- Partial woodlot at north end of property

Context



COMMUNITY CONTEXT PLAN

VICTORIA ROAD SOUTH & ARKELL ROAD
CITY OF GUELPH

LEGEND

- Subject Lands
- Existing Transit Service
- Existing Transit Service (Sept - Apr Only)
- Future Transit Service
- Existing Trails
- Proposed Trails
- Proposed Road Connections
- Proposed New Access
- Proposed Low Density Residential
- Existing/Proposed Med Density Residential
- High Density Residential
- School
- Commercial
- Neighbourhood Centre
- Park
- SWM Facilities
- Significant Natural Area (City of Guelph Official Plan)
- Ecological Linkage (40m wide)

Sources
 - Aerial: County of Wellington, 2015
 - Schedule 1: Land Use Plan, OP, City of Guelph, 2014

Date: May 2017
Scale: 1:1,500
File: 15216A
Drawn: JB



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MHBC PLANNING
 URBAN DESIGN &
 LANDSCAPE
 ARCHITECTURE
 200 540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3Y9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



388 Arkell Road

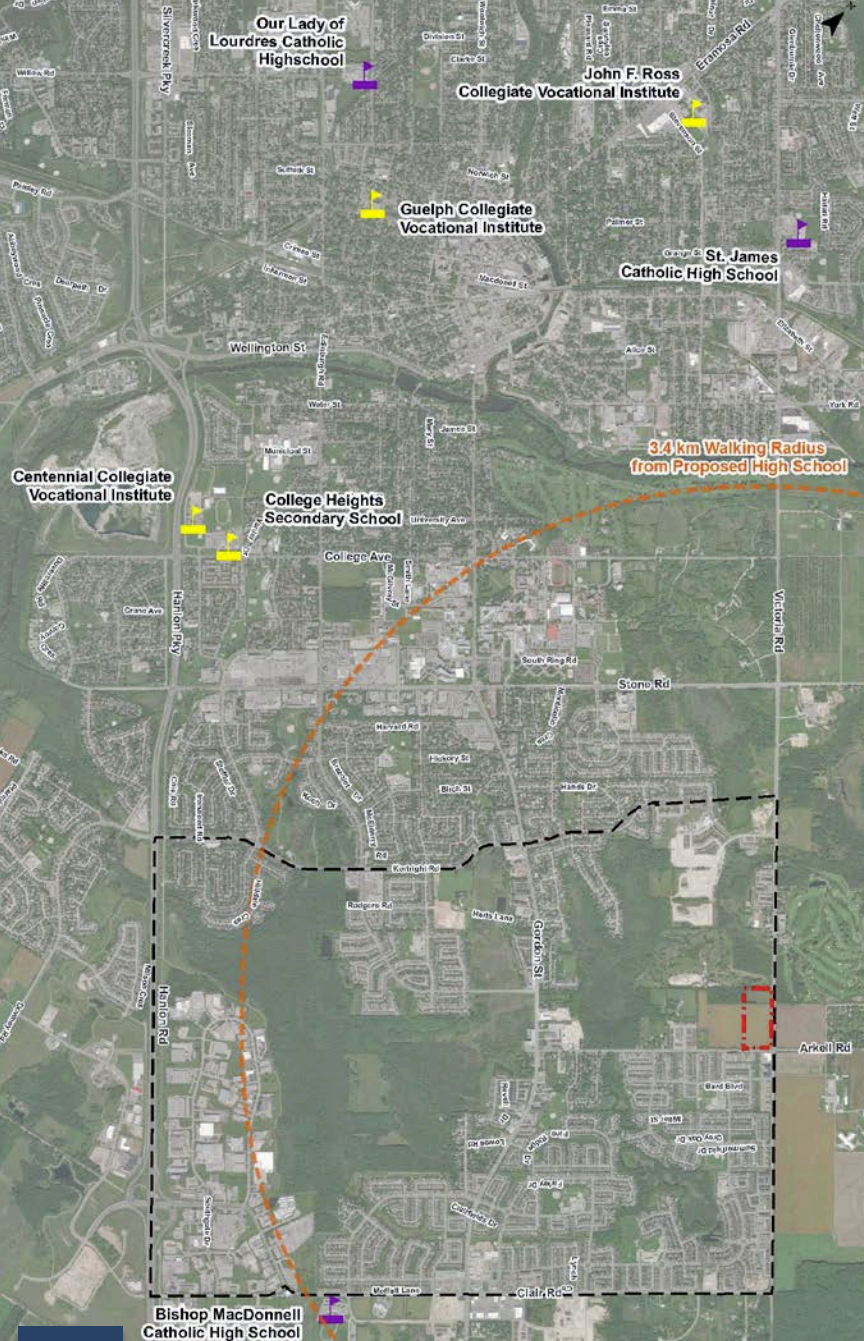
Proposed Development



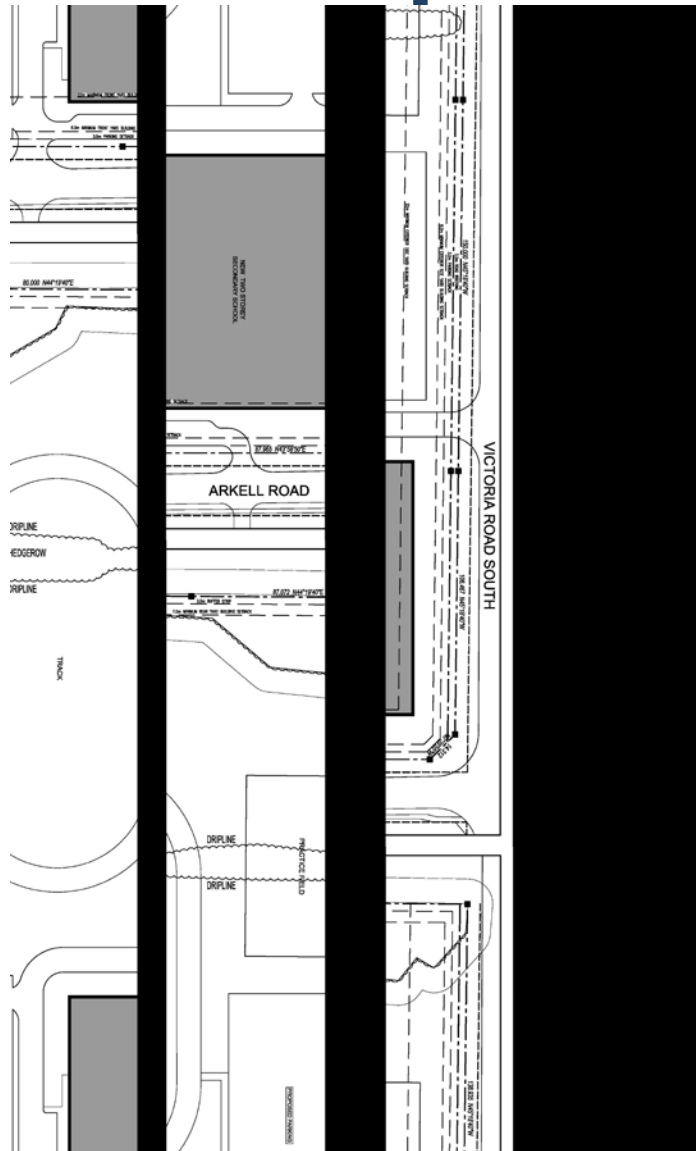
- Three-storey school
- School capacity of approximately 1,200 students
- Oriented towards the intersection
- Track and playing fields
- Access from Arkell Road and Victoria Road
- Pedestrian connections to Arkell Road, Victoria Road and adjacent lands (potential for trail connection)
- Ring road for bus circulation
- Two surface parking lots for students and staff
- Retention of woodlands to the north
- Detailed design through future site plan approval process

Proposed Development

- South Guelph - area of significant new residential development
- 4 public secondary schools in Guelph - all over capacity
- No public secondary school south of College Avenue
- Secondary school students in South Guelph presently bussed to Centennial, J. F. Ross or College Heights
- Proposed secondary school will alleviate some need for bussing
- Approximately 110 people are anticipated to be employed at the school



Proposed Development



- Need for proposed secondary school in South Guelph identified by UGDSB to accommodate student enrolment projections.
 - Total student enrolment presently exceeds capacity by approximately 600 students
 - Enrolment projected to exceed capacity by approximately 800 students by 2019
 - Portables presently being used to address capacity issues at existing high schools
 - Existing schools could operate close to capacity with addition of new school
- Location of proposed school identified as appropriate as it:
 - Is within walking distance to existing and planned residential development
 - Has access to the arterial road network
 - Has access to existing transit services

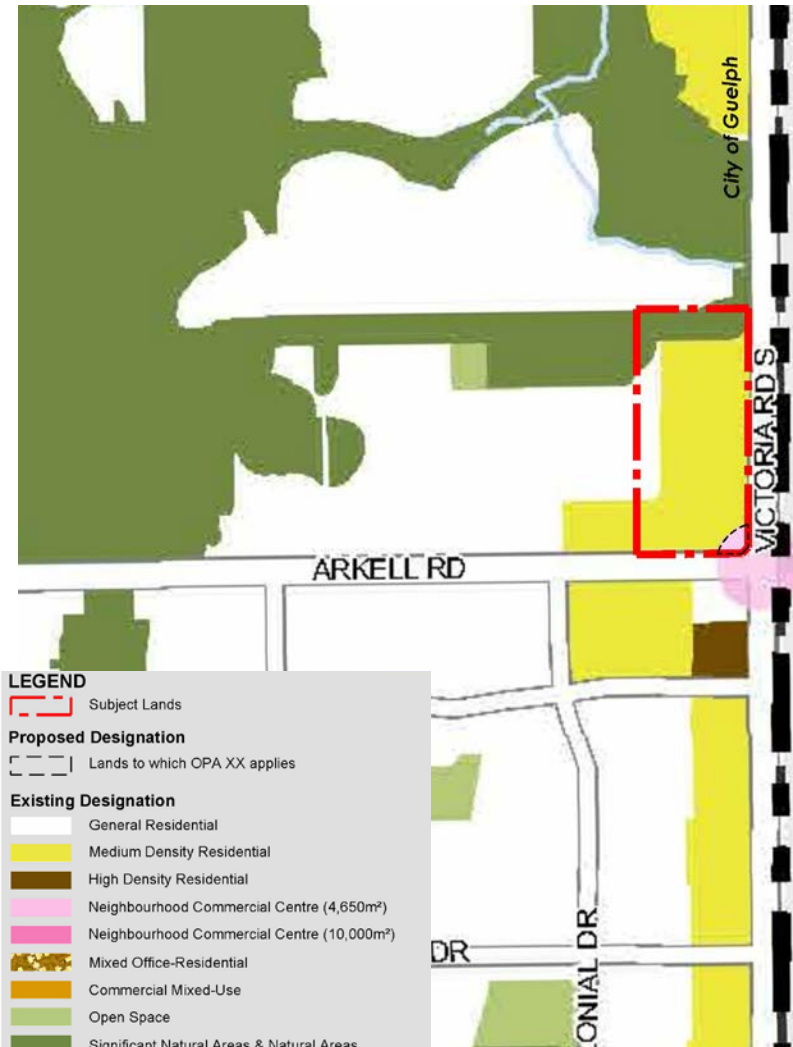
UGDSB Boundary Review

- The timing of construction and opening of the proposed secondary school is subject to receiving capital funding and appropriate approvals from the Province.
- UGDSB Boundary Review will occur as a separate process to determine whether a reconfiguration of the boundaries is required. Boundary review will consider enrollment patterns, school accommodation requirements and school facility utilization.
- Boundary Review process will include a Public Information Session prior to recommending any boundary change.
- Boundary Review process is separate and distinct from Official Plan and Zoning By-law Amendment process.



Upper Grand
District School Board

Official Plan Amendment



- Lands designated:
 - General Residential
 - Medium Density Residential
 - Neighbourhood Commercial Centre
 - Significant Natural Areas & Natural Areas
- Schools permitted in General Residential & Medium Density Residential designation
- No development or site alteration on lands designated Significant Natural Areas and Natural Areas
- Official Plan Amendment applies only to Neighbourhood Commercial Centre designated lands
- Institutional uses permitted in Neighbourhood Commercial Centre designation
- OPA clarifies permitted uses to specifically include 'school' as a permitted use

Technical/Supporting Studies

- Planning Justification Report
- Urban Design Brief
- Environmental Impact Study
- Functional Servicing Report
- Hydrogeological Investigation
- Stage 1-2 Archaeological Assessment
- Transportation Impact Study
- Stage 1 Environmental Site Assessment

THANK-YOU