

City Council - Planning Meeting Agenda

Consolidated as of September 8, 2017



September 11, 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-CON-2017.15 Guelph Junction Railway – Preliminary Operational and Governance Risk Review

Section 239 (2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Open Meeting – 6:30 p.m.

Closed Meeting Summary

O Canada
Silent Reflection
First Nations Acknowledgment
Disclosure of Pecuniary Interest and General Nature Thereof

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

89 Beechwood Avenue Proposed Zoning By-law Amendment File: ZC1706

Staff Presentation:

Lindsay Sulatycki, Senior Development Planner

Delegations:

Dave Aston, MHBC Planning on behalf of the applicant (presentation)
Beechwood-Chadwick-Hearn Neighbourhood Association Members (presentation):

Natalia Crewson
Sheila Hollidge
Sally Humphries
Pauline Cunningham
Tom Wood
Cathy Darling
Byron Cunningham
Albert Boutin

Correspondence:

Steve Dyck
Hearn Avenue Residents (17 people)
Margaret and Larry Van Volkenburg
William Harris

Staff Summary (if required)**Recommendation:**

That Report IDE 17-102 regarding a proposed Zoning By-law Amendment application (File: ZC1706) submitted by MHBC Planning on behalf of the owner, 89 Beechwood Inc. to permit the development of 34 residential townhouse units on the property municipally known as 89 Beechwood Avenue, and legally described as Part of Lot 21, Concession Division 'A', Guelph Township as in Cs61764, City of Guelph, from Infrastructure, Development and Enterprise dated September 11, 2017, be received.

Special Resolutions**By-laws**

Resolution to adopt the By-laws (Councillor Gordon)

That by-law (2017)-20194) and (2017)-20204 to (2017)-20209, inclusive, are hereby passed.

By-law Number (2017)-20194	A by-law to remove Part Lot Control from Block 4, Plan 61M-169 designated as Parts 1 to 4 inclusive, Reference Plan 61R-21180 in the City of Guelph. (590 Hanlon Creek Boulevard)
By-law Number (2017)-20204	A by-law to authorize the execution of a Subdivision Agreement between 2382917 Ontario Inc. and The Corporation of the City of Guelph, and

	Northmanor Estates Inc. and The Toronto-Dominion Bank and Building & Development Mortgages Canada Inc. and Olympia Trust Company (Kortright East Phase 4A Subdivision)
By-law Number (2017)-20205	A by-law to authorize the execution of an Agreement between Network Sewer and Watermain Ltd. and The Corporation of the City of Guelph for the servicing and road construction of Harts Village Phase 1 Subdivision (Contract No. 2-1714).
By-law Number (2017)-20206	A By-law to provide for the temporary closure of Harts Lane West, Rodgers Road, Carrington Drive, Lovett Lane and Ryder Avenue within the Harts Village Phase 1 Subdivision during servicing and road construction. (Contract 2-1714).
By-law Number (2017)-20207	A By-law to dedicate certain lands known as Part of Lots 1 & 2, Range 2, Division F, designated as Part 3, Reference Plan 61R-4274, City of Guelph, as part of Huron Street.
By-law Number (2017)-20208	A by-law to remove Part Lot Control from Part of Block 91, Plan 61M-166, designated as Parts 39 to 58 inclusive, Reference Plan 61R-20116 in the City of Guelph and to amend By-law (2017)-20127.
By-law Number (2017)-20209	A by-law to confirm the proceedings of the meeting of Guelph City Council held September 11, 2017.

Mayor's Announcements

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

Adjournment



MHBC

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

89 BEECHWOOD AVENUE

Public Meeting



Monday, September 11, 2017

Presenter: Dave Aston, Vice President

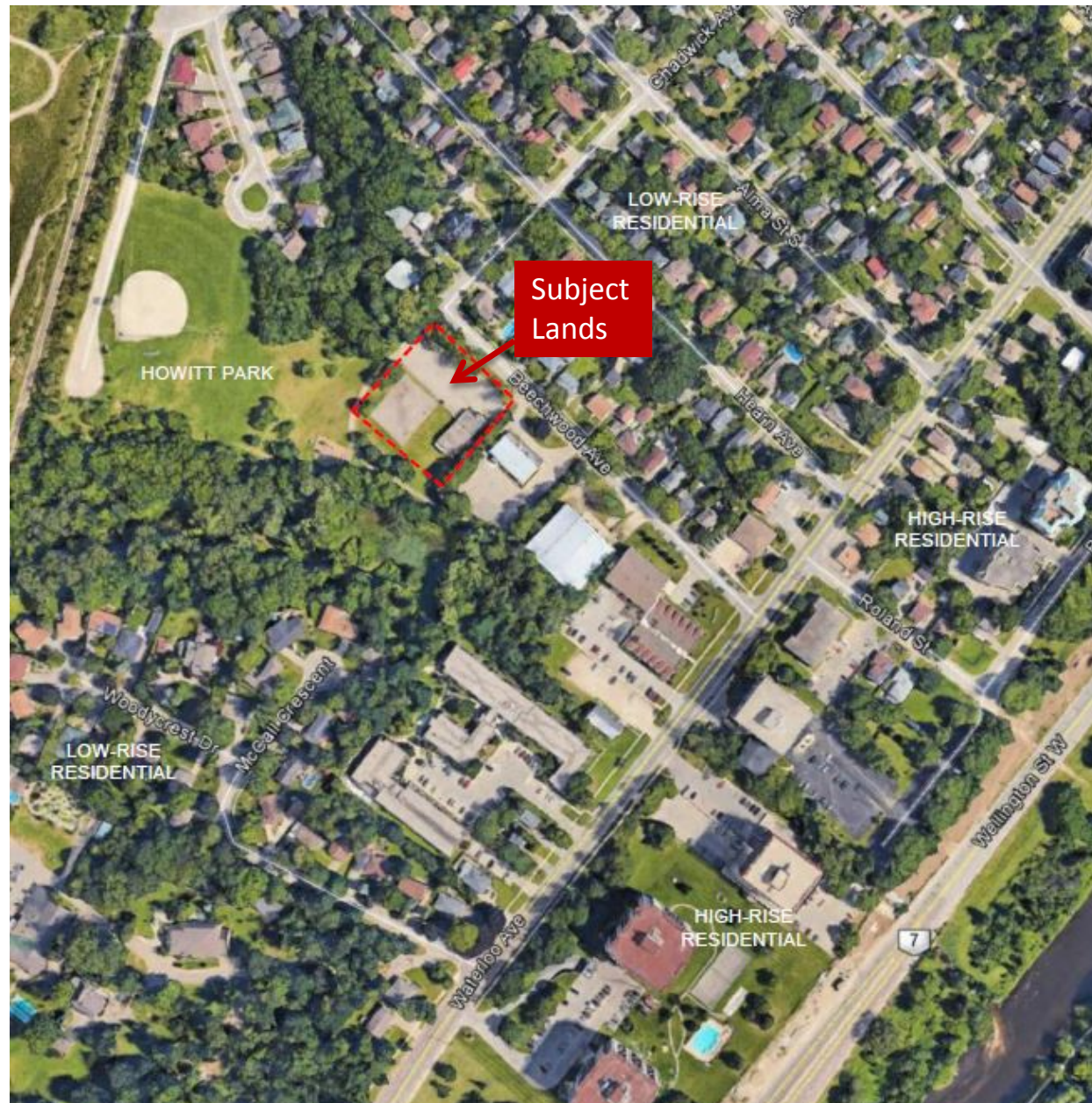
Context

Adjacent Lands:

- Howitt Park
- Ismailia Centre
- Existing Low-Rise Residential
- Other Multi-Unit Residential

Access to major transportation corridors and transit routes

Proximity to major open space/recreation areas



Proposed Development



- 2 3-storey townhouse development
 - 22 Back-to-Back Cluster
 - 12 Stacked
- 34 dwelling units (mix of 2 & 3 bedrooms)
 - Only 9 of which front onto Beechwood Ave.
- 57 underground parking spaces (54 resident & 3 visitor)
- 4 surface parking spaces (visitor)
- Interior courtyard/mews
- Use of soft building materials to compliment neighbourhood

Proposed Site Plan

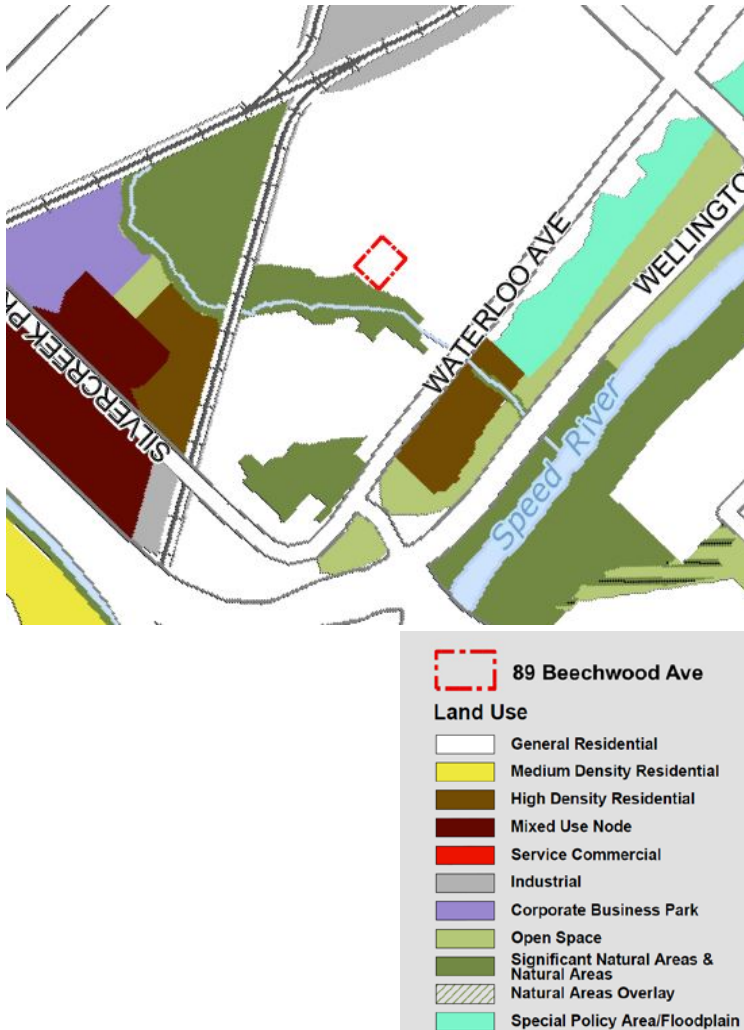


Proposed Zoning By-law Amendment

Commercial Recreation Park (P.5) Zone  Residential Townhouse (R.3A) Zone

Provision	Required	Proposed
Maximum Building Coverage	40%	70%
Maximum Density	60 units/ha	85 units/ha
Landscape Open Space	40%	19%
Minimum Side Yard Setback (north side yard)	5.125 m	2.45 m
Terrace Depth	4.5 m	2.1 m & 2.5 m
Private Amenity Space for Cluster Townhomes	20 sqm	18.27 sqm

Official Plan (2014)



- General Residential Land Use Designation:
 - Multiple Unit residential buildings permitted
 - Cluster & Stacked Townhouses permitted
 - Density of 100 units/ha; proposed 85 units/ha
 - Designed to create a pedestrian scale
 - All entrances are well defined
 - Multiple pedestrian routes provided for safe circulation through the site
 - Located within close proximity to existing public transit routes and active transportation routes

Technical/Supporting Studies

- Planning Justification Report
 - ZBLA meets policy directions and represents good planning
- Urban Design Brief
 - Achieves the intent of all policies and provides for a safe, pedestrian friendly and community development
- Archaeological Assessment (Stage 1 & 2)
 - No archaeological materials found on site;
recommended that no further assessment required

Technical/Supporting Studies

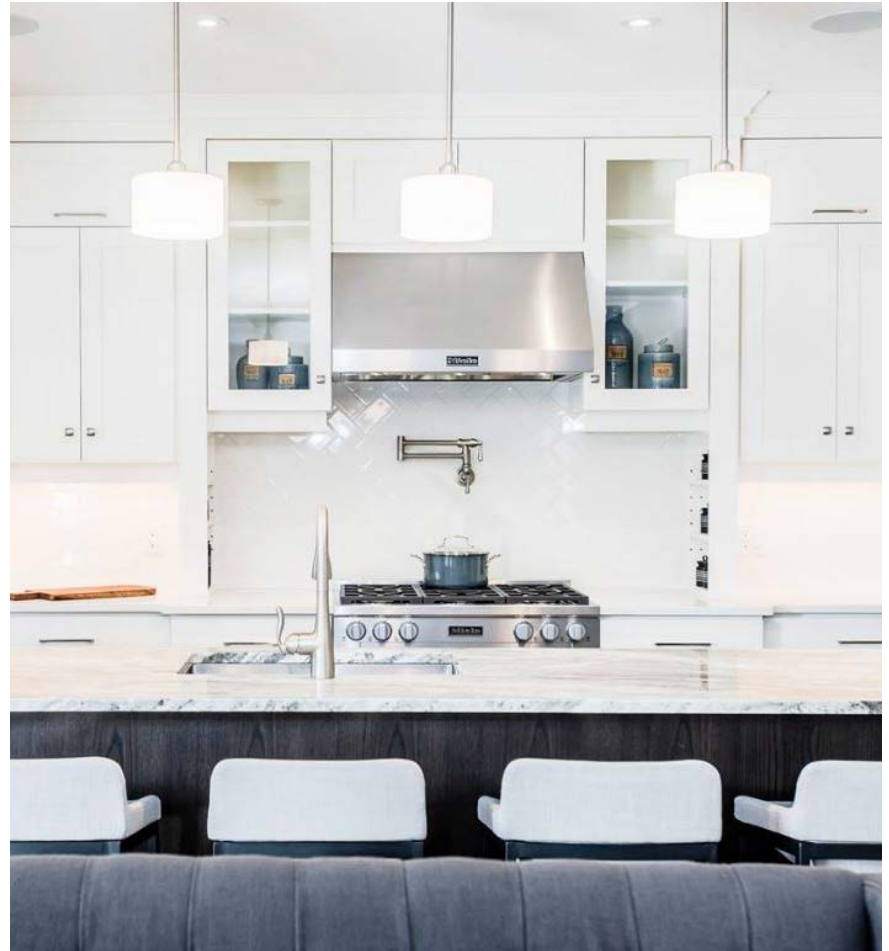
- Functional Servicing & Stormwater Management Report & Geotechnical Investigation Report
 - Proposed grading design respects natural topography
 - A net gain in monthly and annual surface runoff and infiltration on the site
 - Erosion and sediment control measures to be installed
 - Oil-grit separator to be installed to control stormwater runoff
 - Existing municipal infrastructure for water and sanitary is available along Beechwood Avenue with capacity to accommodate the proposed development

Technical/Supporting Studies

- Environmental Site Assessment (Phase 1 & 2)
 - The concentrations of all tested parameters were non-detectable or below applicable standards.
- Environmental Impact Study
 - A pre, during and post monitoring program is recommended to protect trees
 - Concluded no impact from development
- Tree Preservation Plan
 - Temporary tree fencing combined with sediment and erosion control fencing, be installed and maintained
 - Develop compensation plan

Granite Homes

- Local Builder
 - 7 Edinburgh Road
South, Guelph
- Employs approximately 50 people
- Award-Winning Design
 - Arkell Lofts in Guelph
 - Of a similar design to 89 Beechwood proposal
- 2017 Awards Received
 - AVID Gold Award Winner
 - Finalist Best Design Centre
 - Finalist Ernest Assaly Award
 - Finalist Excellence in Business
- Involved in your community



Granite Homes Developments



Concluding Statement

- The proposal is consistent with the PPS and conforms with the Growth Plan (2017)
- The proposal conforms to the City of Guelph Official Plan (2014)
 - The proposed density of 85 units/ha is within the maximum density of 100 units/ha
- Utilizes existing municipal, water, sanitary sewer and stormwater services
- Supports intensification and growth policies
- Transit supportive and in proximity to existing transit and active transportation routes





THANK YOU
QUESTIONS?

Beechwood-Chadwick-Hearn Neighbourhood Association

Town Council Meeting:

Monday September 11th, 2017 at 6:30 pm



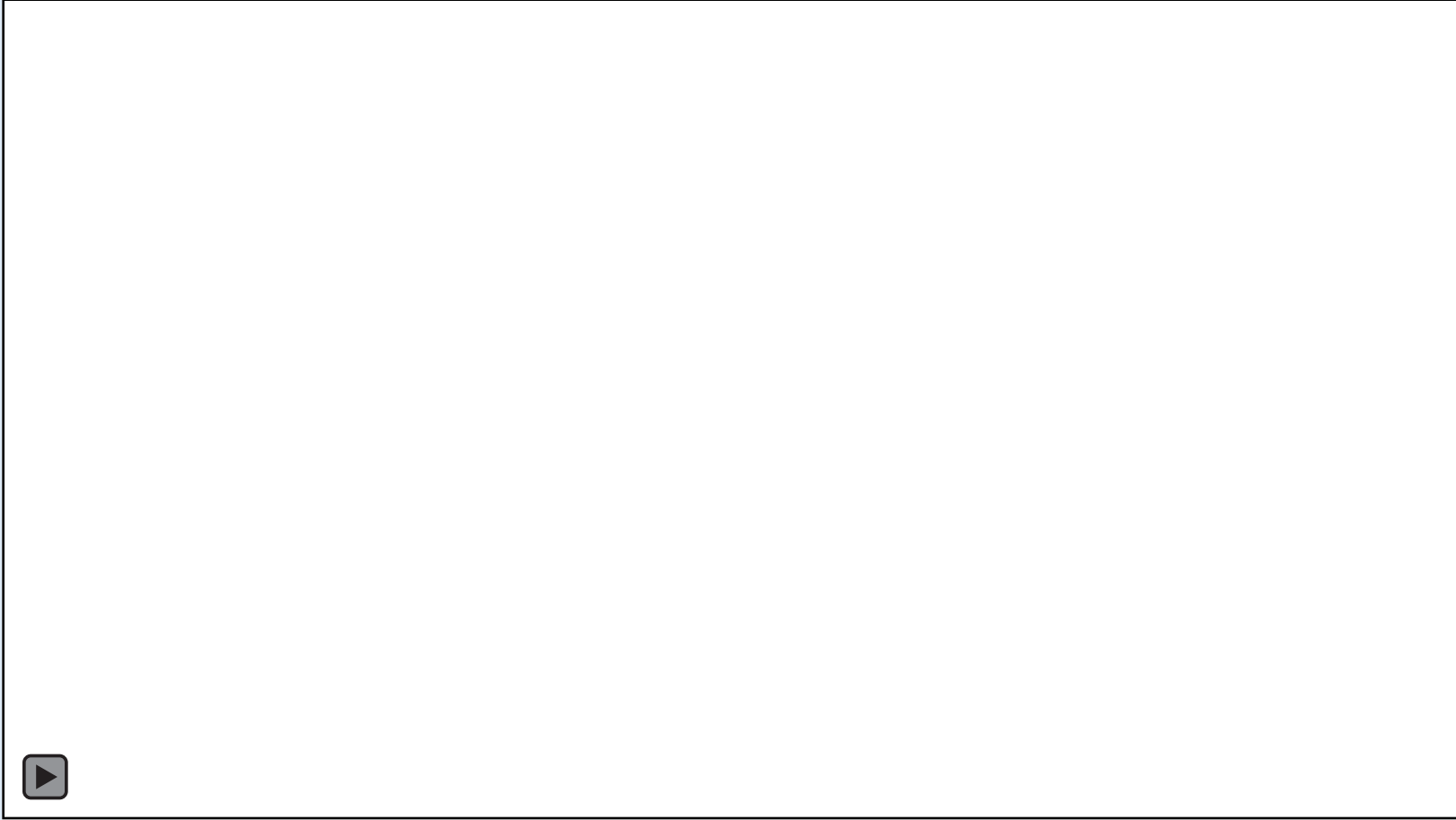
Executive Members: Byron Cunningham, Cathy Darling, Natalia Crewson, Pauline Cunningham, Sally Humphries, Sheila Hollidge & Tom Wood

Overview

- Introduction (Natalia Crewson)
- Community Overview (Sheila Hollidge)
- Zoning (Sally Humphries)
- Development Impact (Pauline Cunningham)
- Design Compatibility (Tom Wood)
- Tree Preservation (Cathy Darling)
- Conclusion (Byron Cunningham)



Beechwood-Chadwick-Hearn (BCH) Neighbourhood Association



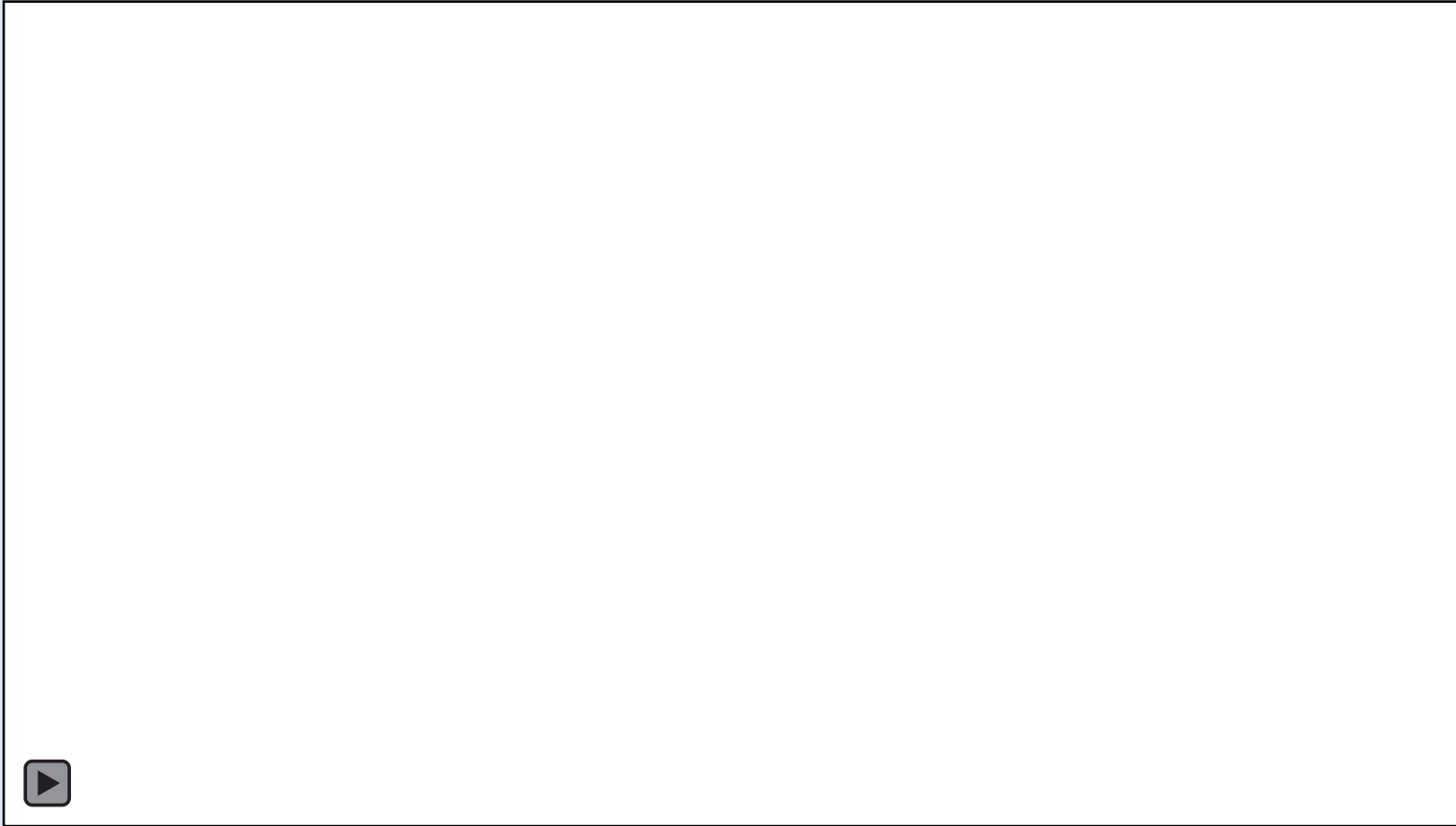
- BCH Association was previously a small working group which officially formed in 2017
- We support development compatible to the community
- We believe collaboration and open dialogue is essential and have initiated and organized meetings with Granite Homes, City of Guelph, the Ismailia Centre and other community members and groups

Neighbourhood Overview



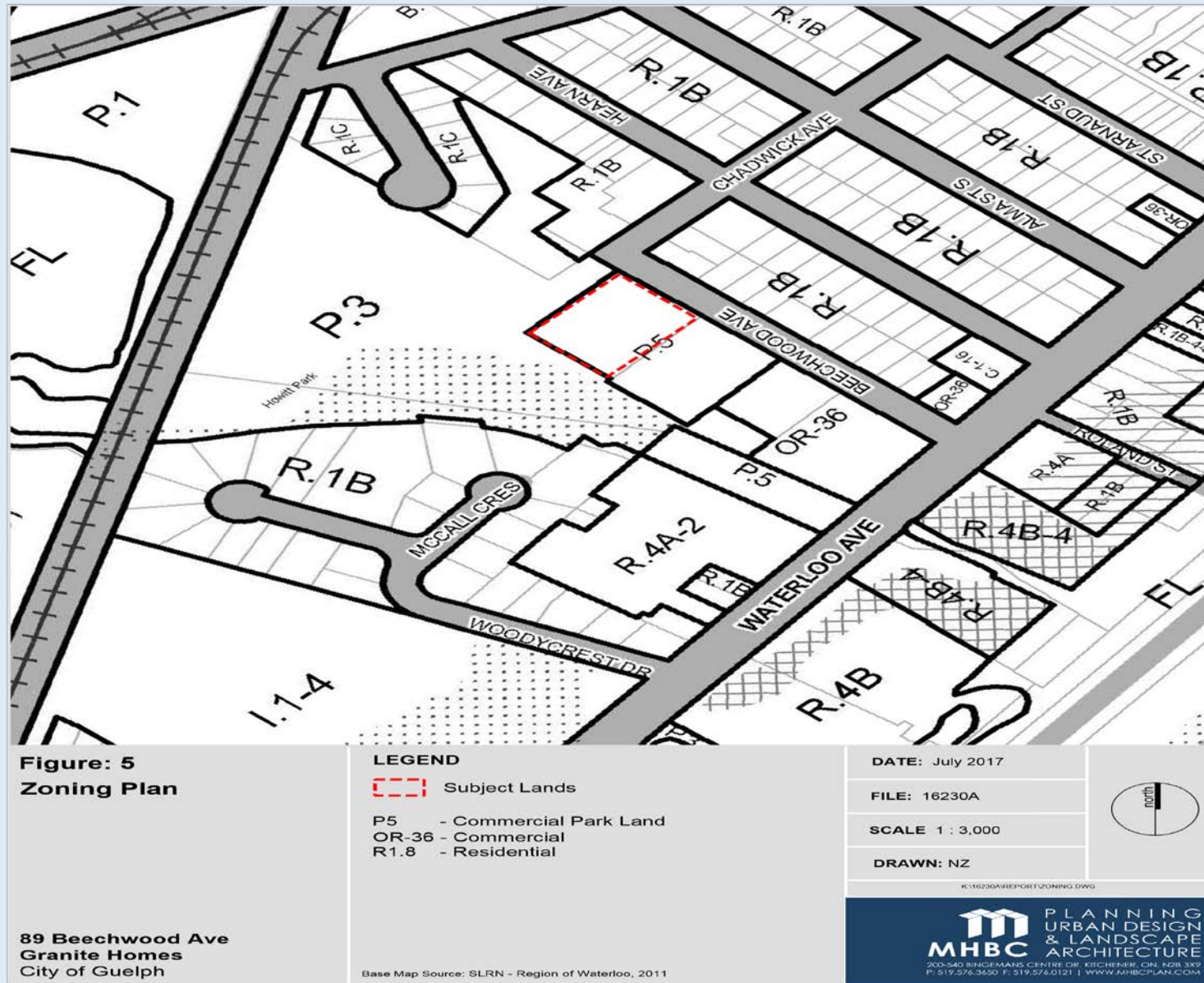
- Beechwood Avenue is 260 metres in length
- West side: Howitt Park surrounded by City of Guelph property, 89 Beechwood Avenue (Granite Homes), Ismailia Centre, former Shortreed property (sold August 2017), Greystone Heights Complex (facing onto Waterloo Avenue)
- East side - Majority of homes are mature bungalows

Current Challenges



- Parking & Community safety - The Ismailia Centre/mosque has been part of the community for over 20 years. How will the proposed increase of 34 units affect current parking and traffic during peak times?
- Shortreed Property - Property sold August 2017. Earlier discussions involved residential development. How will the City factor in potential development to current proposal?
- Traffic - Current traffic challenges on Hearn, Chadwick and Beechwood

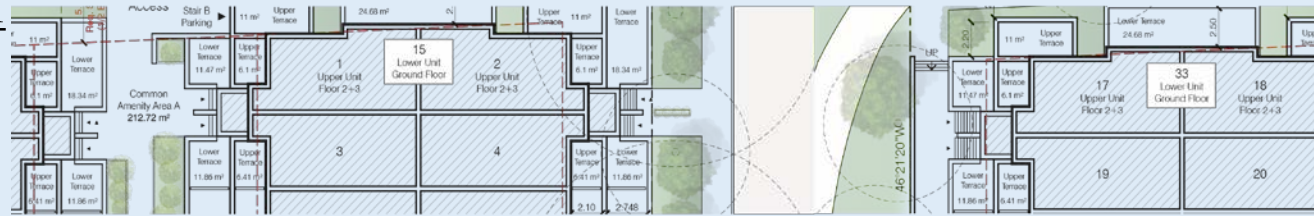
BCH Neighbourhood Zoning



- Current zoning in the neighbourhood is residential single detached (R.1B)
- OPA 48 (under appeal) would allow 15-35 units per hectare or 6-14 units per acre
- Optimist site (.4/ hectare), currently zoned as Commercial Parkland (P5), would allow up to 14 units (OPA 48)
- The Optimist Club has supported a range of community events including: Easter egg hunt, skating, roast beef dinners, Winterfest, tobogganing as well as Parking for Howitt Park

Granite Homes Proposal

- 34 units on .4/ha site. Zoning under Specialized Residential Townhouse Cluster (zoned R.3A) permits only 24 units on site (60 units/ha)
- Granite Homes is asking for equivalent of density of 85 units/ha
- Granite Homes meets this density by exceeding coverage at the site by 75% (40% permitted vs. 70% coverage)
- Achieved by design that reduces setbacks, landscape space, amenity space, reduced terrace depth
- Underground parking permits increased density under zoning. But architectural drawings show parking is barely underground and one building is 4 stories at rear, exceeding 3 stories permitted under zoning





Effects of Zoning Contravention

- Proposal free rides on public space (parkland), far exceeds densities permitted under existing (R.3A) zoning
- Incompatible with character of existing mature neighbourhood
- Proposal sets dangerous precedent for mature neighbourhoods across the City

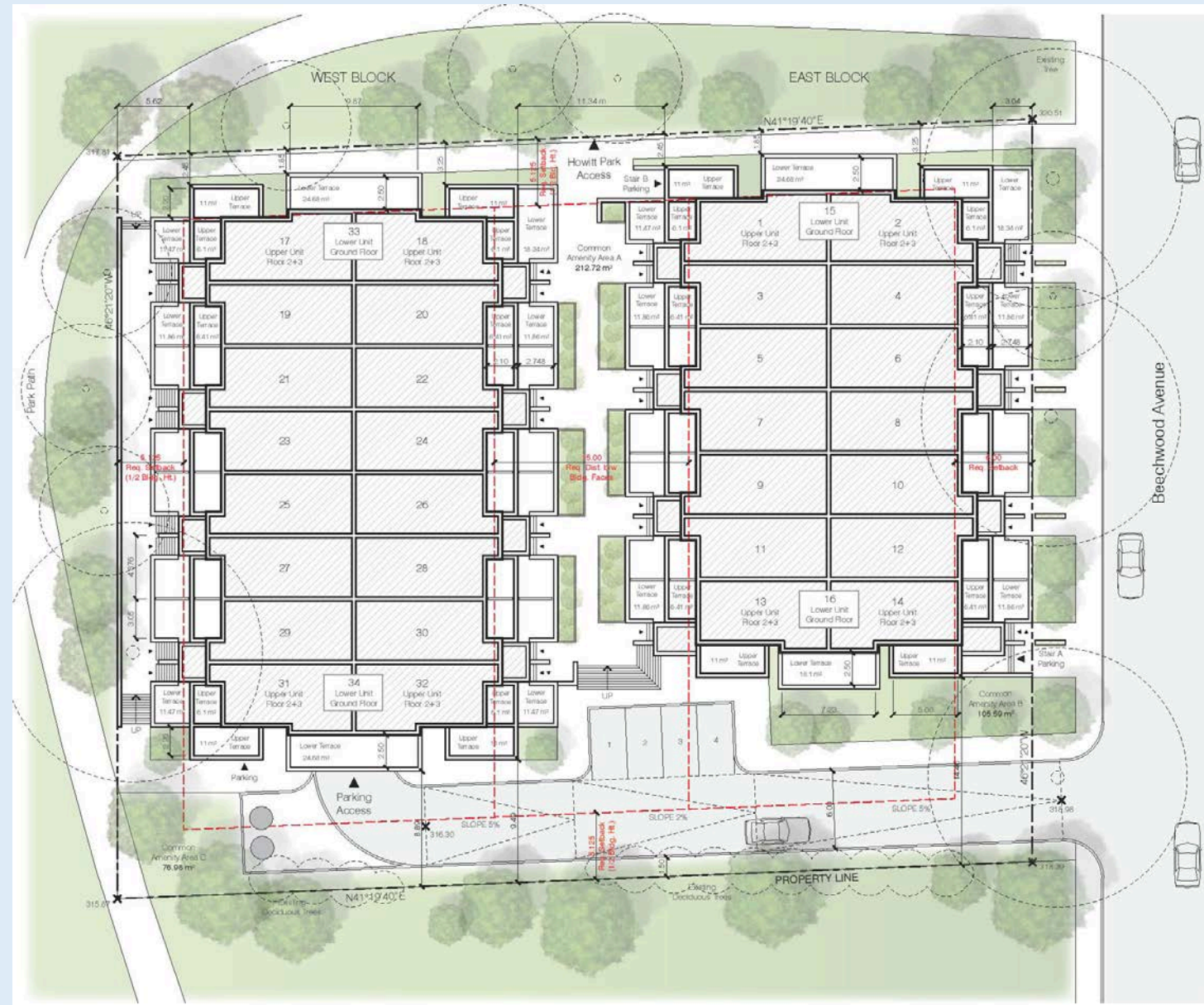
Development Impact

- 1 ½ parking spots per unit however households may have two cars
- Visitors parking is minimal
- One accessible parking spot located underground
- Street parking will be utilized by the 8 units fronting Beechwood Ave.
- Concerns about safety with the 90 degree turn between Chadwick and Beechwood Ave.



Development Impact

- Sewage removal - 8 inch sewer pipes running down Beechwood Ave.
 - How will it accommodate a density increase?
- Location of the heating and air conditioning units
 - Will it add height to the building?
- Waste/recycling storage and removal
 - Will the complex use blue and green bins?
 - Will the park be impacted by odours?



Development Impact



- How will storm water run-off impact Silvercreek river which feeds into the Grand River Conservation watershed?
- Snow removal will prove to be difficult and current problems of snow removal already exist
- The Howitt Park playground will be less visible from the public street (CPTED)
- Sightline of trees will be lost behind the two buildings

Design Compatibility



Proposed West side of Beechwood Ave.



East side of Beechwood Ave.

- The proposed apartment style complex is not compatible with the existing character of the neighbourhood:
 1. Flat roof style versus peaked roof style
 2. Building height (3 storey versus bungalows)
 3. Overall style does not adhere to the existing neighbourhood character

Proposed Design Ignores Required Setbacks

Site + Building Data		
Lot Area	0.40 Ha (4043.59 m ²)	
Lot Coverage	71% (Max. 40%)	
Common Amenity Area	395.29 m ² (Min. 230 m ²)	
Landscaped Open Space	19% (Min. 40%)	
No. of Units	34	
Density	85 Units / Ha (Max. 37.5 Units / Ha)	
Building Footprint	2870.98 m ²	
Building Height	10.25 m	
Total Surface Parking	4	
Total Underground Parking	57	
Total Accessible Parking Spaces	1 (Underground)	

Site Condition	Required	Provided
Front Yard Setback	8.00 m	3.04 m
Side Yard Setback (N)	5.125 m (1/2 Bldg. Ht.)	2.45 m
Side Yard Setback (S)	5.125 m (1/2 Bldg. Ht.)	9.49 m
Rear Yard Setback	5.125 m (1/2 Bldg. Ht.)	5.82 m
Dist. b/w Bldg. Faces	15.00 m	11.34 m

- Reduced setbacks to Beechwood Ave. and Howitt Park do not adhere to zoning requirements
- Reduced distance between building faces
- Setbacks to public parks and open space should be adhered to and possibly increased



Sightlines



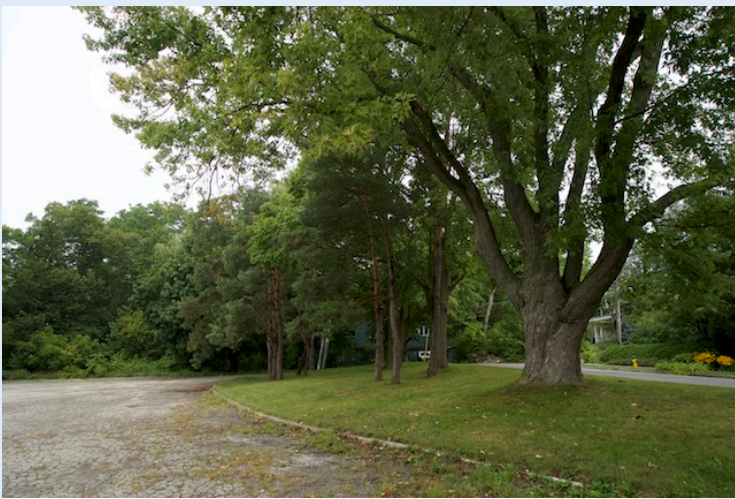
View from Howitt Park to Beechwood Ave.



View from Beechwood Ave. to Howitt Park

- Current view of the park will become hidden from the street with proposed development
- The proposed building height will alter the current sightlines and eliminate many of the sightlines
- Crime Prevention Through Environmental Design (CPTED)

Tree Preservation



- Granite Homes plans to remove 67 of 70 trees – many of them on city property
- Granite Homes report deemed 58 trees as fair and viable
- Local arborist deemed many of the trees to be vibrant and healthy
- How does this tree removal align with the City's target of 30% tree canopy?

Conclusion



Arkell Road and Gordon Street



Beechwood Avenue



We would like to thank the City Council
for their attention and extend an
invitation to visit our community



From: Steve Dyck
Sent: September-07-17 1:24 PM
To: Clerks
Cc: Phil Allt; June Hofland
Subject: 89 Beechwood zoning change

I live on _____ and I walk/jog through Howitt Park twice a day when I am in town. I will be out of town on Sept 11 so will not be able to provide my input in person.

I am glad that Granite Homes has purchased the property and is planning to develop the property. 89 Beechwood is currently under utilized by the community and not generating the tax revenue that it might. I value Granite Home's view to use the space efficiently and I support increased density. This helps make housing affordable and will also broadening the tax base making Guelph affordable.

That said, the proposed development does not fit on our street.

1) Our homes have mature trees, this property has mature trees, and removing 67 of the 70 trees is not what a neighbour would do. The removal of the mature trees along Beechwood puts the proposed development out of step with the street. These trees are part of our mature neighbourhood, and we want to welcome neighbours that will integrate with our street and value the trees which give our street so much character - and value.

2) Having 3 stories along the street is not ideal for integrating with other homes on the street. Perhaps the units near the street could be 2 stories, and units back from the street can be 3 and 4 stories. That said, my home is 2.5 stories.

3) Having one parking space per unit is ok (even overly generous by my standard)

- Market Commons on Waterloo has less than 1/2 a space per unit.
- Allowances for community car share spaces should be part of the plan.
- There is good access to mass transit on Waterloo.
- Self driving vehicles are coming and will reduce the need for parking spaces.

These shared economy assets will improve our neighbourhood well being, reduce the need for parking spaces, and reduce traffic. New developments should be built towards this reality.

I look forward to welcoming new neighbours to our beautiful part of town. The value of our neighbourhood depends greatly on us working together, valuing what we have and building on it - not cutting it down.

RE: PROPOSED APPLICATION FOR 89 BEECHWOOD

ON BEHALF OF THE NEIGHBOURS ON HEARN AVENUE. WE ARE VERY UNHAPPY WITH THE PLAN YOU HAVE PROPOSED AT 89 BEECHWOOD AVENUE.

TAKE A LOOK AT THE EXQUISITE CONDO TOWNHOUSES & DUPLEX HOMES WHICH HAVE BEEN BUILT ON YORK ROAD AND EVEN ON INKEMAN STREET.

WITH ALL DUE RESPECT, YOUR PLAN CANNOT COMPARE TO THE CLASS AND BEAUTY OF THESE HOMES IN ANY WAY. WOULDN'T YOU BE PROUD TO ATTACH YOUR NAME TO SUCH A DESIGN AS THESE?

FURTHERMORE, WE ARE CONCERNED ABOUT THE TRAFFIC WHICH WOULD ENSUE UNDER YOUR PLAN NOT TO MENTION THE DEVALUATION OF OUR PROPERTY. ^{IS} THIS NOT FAIR!

PLEASE RECONSIDER YOUR PLAN BECAUSE WE "DESERVE BETTER" AND IN ALL FAIRNESS ITS NOT ALL ABOUT YOU!

THANK YOU IN ADVANCE.

THE HEARN AVENUE RESIDENTS.

RECEIVED
SEP 07 2017
CITY CLERK'S OFFICE

MARGARET AND LARRY VAN VOLKENBURG

Tuesday, September 5, 2017

Dear Mayor Guthrie and members of Guelph City Council,

We are writing to you today regarding the proposed rezoning of 89 Beechwood Ave, which is also known as the land formerly owned by the Optimist Club of Guelph.

We want to state at the beginning that we are not opposed to the redevelopment of 89 Beechwood; in fact, we welcome revitalization into the neighbourhood that this application can bring to our community. But we are very concerned about the size of the proposal brought forward by Granite Homes and the negative impact it will have on the neighbourhood should council approve the rezoning in its current form.

As residents of Beechwood Ave, we offer our own thoughts concerning this rezoning application.

TRAFFIC AND PARKING: While Beechwood is a small residential street, we have a large amount of activity within the area. Worship at the Ismailia Centre, located at 93 Beechwood Ave, is held daily before dawn and before dusk and with limited parking on their site, Beechwood, Chadwick and Hearn are frequently used. Driving on these streets is made even more difficult when the centre hosts large events. There's also a small office building located at the corner of Beechwood and Waterloo with four businesses. Again, with limited parking spaces available on this site, parking overflows onto Beechwood and Hearn. Our neighbourhood is within walking distance to the Howitt Park sports fields and our streets are used for parking when none is available at the baseball diamond. Chadwick Ave curves into Beechwood at the top of the street which is also the location for accessing and leaving the playground and parkland. Those of us who live on these streets are well aware that there is a very strong risk that a child will run into the line of traffic. More cars either parking on or driving along these streets will only increase the danger. A development of this size will have an enormous impact to the traffic on our streets. Further, contained in the Justification report (section 4.3.4), the developer states "The proposed development has potential to increase current public transit ridership numbers". We don't understand how the developer is encouraging the use of public transit when 57 parking spaces will be provided. **For these reasons, we are requesting that Council instruct City Staff to ensure a traffic study be done by the developer for Beechwood, Chadwick, Hearn and the surrounding streets and that the study includes not only peak hours but throughout the day and early evening.**

Page 1 of 2

DECREASE IN GREEN SPACE: We currently have a very active playground that is situated beside the proposed development and is the only playground in the neighbourhood. The developer is

asking for 70% building coverage in order to build 34 three-story townhomes. The loss of the surrounding green space will have a negative impact on the playground and it will become less active should this application be allowed to move forward in its current format. **For this reason we ask that Council require that the developer only use 40% coverage for this application.**

WORKING TOWARDS A MORE APPROPRIATE PLAN: A neighbourhood association was formed soon after Granite Homes invited residents of the neighbourhood to review its plans as we felt that the proposed development was too large for our community and would have a huge impact on the neighbourhood. The association was not formed to *oppose* the development but rather to provide representation of our neighbourhood in the hopes of working towards a more appropriate development plan *with* Granite Homes. Several cities in Ontario provide mediation support to help foster communities and developers to reach a common goal prior to re-zoning applications coming forward to councils and we feel that this application provides Guelph Council with the opportunity to do the same. Building healthy, safe and appropriate communities will benefit all parties. **For this reason, we ask that Council instruct City Staff to facilitate mediation between Granite Homes and the Beechwood-Chadwick-Hearn Neighbourhood Association.**

As members of the Beechwood-Chadwick-Hearn Neighbourhood Association, we welcome the opportunity for the developer to work closely with the association to address the issues that will be identified by the Association's Executive Committee on September 11, 2017.

Yours truly,

Margaret and Larry Van Volkenburg

89 Beechwood Avenue Rezoning Comments

Planning Justification Issues

What is rationale for reduction in all front and sideyard setbacks, open space area, coverage and minimum distance separation? Intensification targets should not result in reduction primary zoning standards.

Does the appeal of OPA 48 mean the City is bound by the current Official Plan policies, and the higher density designation for this site?

Is the Site Plan Approval process going to run concurrent with the Rezoning application review process, so that sideyards, building massing, etc can be assessed?

Will the following issues be addressed before the Rezoning review is finalised?

- How will on site garbage collection be managed?
- Where are the snow storage areas, how will they not impact the adjacent parkland
- Will building facades in public view be upgraded (eg Beechwood and north, west sides)
- Would large tree stock be specified for key urban tree replacements as part of the 3:1 compensation plan referenced in pg 9 of Planning Justification Report (per EIS Report). Note that the trees along the Beechwood frontage are noted for removal due to their proximity to the new units
- Are CPTED principles for the playground and public areas going to be addressed
- Will the units meet accessibility targets for new housing in the City (all appear to have step entries)

Parkland/ Open Space Issues

What is the minimum setback from the existing Greenland system? The Planning Rationale (pg 8) makes mention of 10m from the FOD5 ELC designation. Has it been identified that providing an adequate open space buffer could drastically impact the developable area. Is GRCA supporting increased buffer areas found in Provincial Policy Statements in order to protect Greenland systems?

Does the City have a trails master plan that shows a conceptual linkage from Howitt Park to Waterloo Avenue? What are standard setbacks/buffers from trails to housing?

Figure 7 of the Planning Rationale does not illustrate any other parkland in the neighbourhood are bounded by Silvercreek/Waterloo/Edinburgh/railway corridor. Does the Recreation and Parks Department have a parkland acquisition strategy in this area,

or a calculation of how the Official Plan parkland areas are/are not met in this area?
How will the minimum 70 people associated with the new development be accommodated, especially with the proposed reduction in private amenity space. The area between the existing pathway and the new development will be publically owned, but in effect be perceived as private space for the residential units

The existing zoning of recreational/community use (eg former Optimist Club) has historically provided complimentary parkland uses (eg basketball courts, natural ice rink). With the removal of this semi-public use, are any upgrades to the existing Howitt Park envisioned as part of this plan. Will cash-in-lieu of parkland collected from this application be directed to Howitt Park improvements?

How will the existing park uses be accommodated?

- Will tobogganing be banned so that there is less potential for users to run into the new development
- Will the playground be relocated so that it will be more visible from the public street and in better compliance with CPTED (crime prevention through environmental design) principles
- Will Howitt Park parking lot be increased in size to accommodate park users
- How will proximity issues from new development to existing trail be mitigated?
- Private amenity spaces in the development are inadequate, and apparently combined with stormwater management functions (infiltration gallery in south east corner per planning Justification Report)
- Is the new development a condominium that will be fenced to reduce public access

Development Standards

Only four surface visitor parking spaces are provided. Will the City restrict on street parking on one side of Beechwood to lessen impact to existing residents and ensure safe on-street travel as was done on Woodcrest?

Does the development address any low impact design features for stormwater management, LEED standard design or other elements that contribute to the City's goals for sustainability, green design smart growth?

Submitted by
Warren Harris