

City Council - Planning Meeting Agenda

Consolidated as of September 9, 2016

September 12, 2016 – 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 via guelph.ca/agendas.

Open Meeting – 6:30 p.m.

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

Presentation:

- a) 2017 Budget – Council Toolkit
Alison Springate, Communications Officer (presentation)
-

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-2016.50 **Food Vehicles: Proposed Zoning By-law
Amendment (File: ZC16-10) – City Wide**

Correspondence:

Jakki Prince

Recommendation:

That the City-initiated Zoning By-law Amendment to permit food vehicles to operate in some zones within the City be approved in accordance with the zoning regulations outlined in Attachment 1 of the Infrastructure, Development and Enterprise Report 16-63, dated September 12, 2016.

CON-2016.52 **Request for an Extension of Draft Plan Approval
Victoria Park Village Subdivision 1159 Victoria
Road South File: 23T-07506 – Ward 6**

Recommendation:

1. That in accordance with Section 51(33) of the Planning Act, the application by Victoria Park Village Limited for an extension to the Victoria Park Village Draft Plan of Subdivision (23T-07506), municipally known as 1159 Victoria Road South be approved

with a three (3) year lapsing date to November 22, 2019, subject to the original draft plan conditions approved by the Ontario Municipal Board in its Decision/Order, issued on November 22, 2013 contained in Attachment 4 of Infrastructure, Development and Enterprise Services Report 16-67, dated September 12, 2016.

2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by the Ontario Municipal Board in its Decision/Order, issued on November 22, 2013 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

CON-2016.53 Proposed Demolition of 125 Grange Street – Ward 1

Recommendation:

That the proposed demolition of one (1) detached dwelling at 125 Grange Street be approved.

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

(delegations permitted a maximum of 10 minutes)

Proposed Downtown Zoning By-law Amendment (ZC16-12) – Downtown

Staff Presentation:

Melissa Aldunate, Manager, Policy Planning and Urban Design
David deGroot, Senior Urban Designer

Correspondence:

Siobhan Hanley
Astrid Clos

Delegations:

Astrid Clos, Atrid J. Clos Planning Consultants
Tom Lammer

Staff Summary (if required)

Recommendation:

That Report 16-64 from Infrastructure, Development and Enterprise regarding the proposed Downtown Zoning By-law Amendment dated September 12, 2016 be received.

Items for Discussion:

The following items have been extracted from 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. (delegations permitted a maximum of five minutes)

**CON-2016.51 Request for an Extension of Draft Plan Approval
Hanlon Creek Business Park Subdivision – Phase 3
(File: 23T-03501) – Ward 6**

Delegations:

Laura Murr

Recommendation:

4. That in accordance with Section 51(33) of the Planning Act, the application by Astrid J. Clos Planning Consultants on behalf of Stanford Robert Snyder and the City of Guelph for an extension to the unregistered portion (Phase 3) of the Hanlon Creek Business Park Draft Plan of Subdivision (23T-03501) be approved with a five (5) year lapsing date of November 8, 2021, subject to the original draft plan conditions approved by the Ontario Municipal Board in its Decision/Order No. 3143, issued on November 8, 2006 contained in Attachment 4 of Infrastructure, Development and Enterprise Services Report 16-66, dated September 12, 2016.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by the Ontario Municipal Board in its Decision/Order No. 3143, issued on November 8, 2006 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

Special Resolutions

By-laws

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

"THAT By-law Numbers (2016)-20089 to (2016)-20095, inclusive, are hereby passed."

By-law Number (2016)-20089	A by-law to amend By-law Numbers (2015)-19985, as amended and (2016) – 20060, being a by-law respecting Building, Demolition, Conditional, Change of Use and Occupancy Permits, Payment of Fees, Inspections, Appointment of Chief Building Official and Inspectors and a Code of Conduct. (amend Schedule "C")
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By-law Number (2016)-20090	A by-law to repeal and replace By-law (2014)-19796 to delegate authority to The Elliott to operate The Elliott Long-Term Care Residence as the City of Guelph's Long-Term Care Home. (to remove reference to the Public Services Committee as the Committee of Management)
By-law Number (2016)-20091	Being a By-law to amend By-law Number (2002) – 17017 (to amend The Traffic By-law - No Parking in Schedule XV and Restricted Parking in Schedule XVII).
By-law Number (2016)-20092	A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 204 College Avenue East and legally described as Part of Lot 5, Concession 2, Division G, City of Guelph. (to lift the Holding Provision for 204 College Avenue East – ZC0517)
By-law Number (2016)-20093	A by-law to amend By-law Number (1995)-14864, as amended, known as the City initiated Zoning By-law Amendment to permit food vehicles in some zones within the City of Guelph. (ZC1610)
By-law Number (2016)-20094	A by-law to remove Part Lot Control from Blocks 5 and 9, Part of Blocks 11, and 13, Plan 61M202, designated as Parts 44 to 58, 82 to 93, 104 and 105 Reference Plan 61R20748 in the City of Guelph.
By-law Number (2016)-20095	A by-law to confirm the proceedings of a meeting of Guelph City Council held September 12, 2016.

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

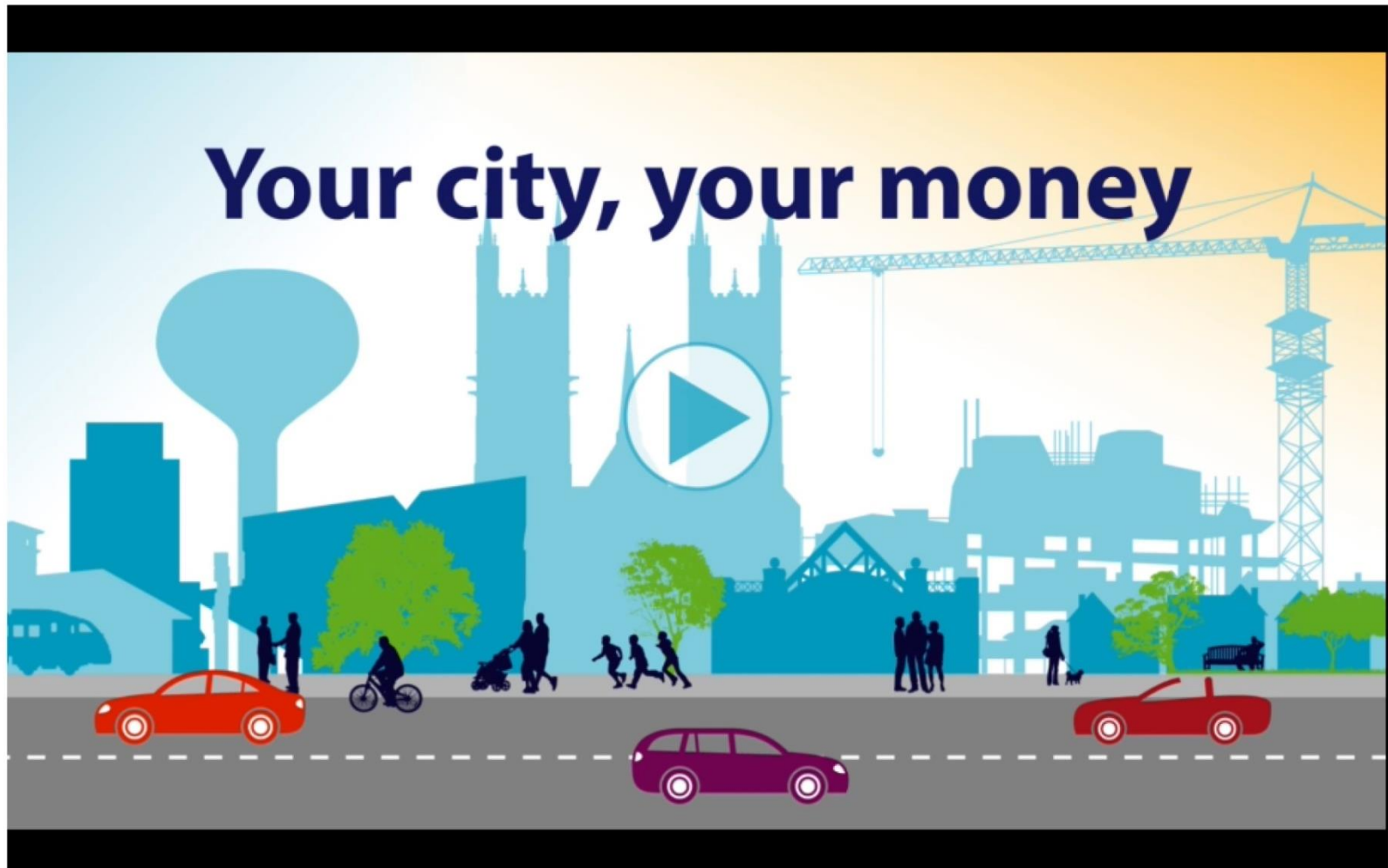
Notice of Motion from Councillor Gordon

Adjournment

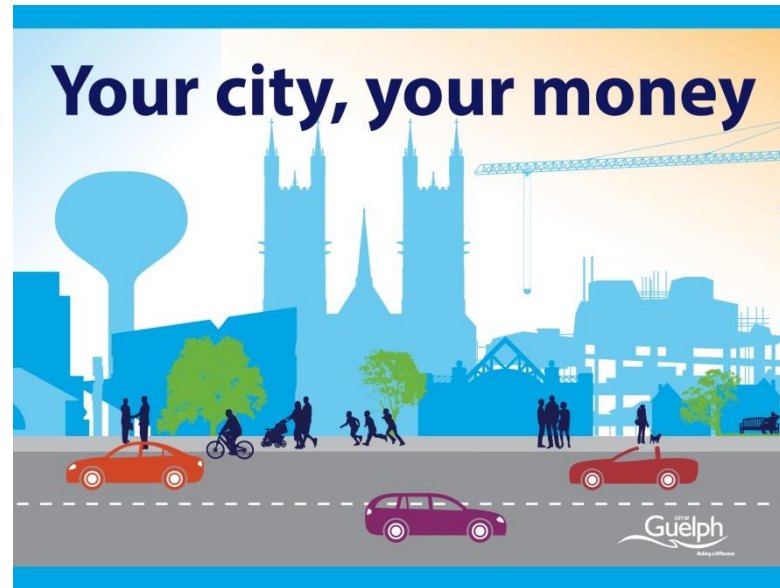
2017 Budget: Council Toolkit



Budget video



Presentation deck



Connecting tax and non-tax



Balancing the budget



When to maintain?



Reference pages

What do you mean?

Definitions and abbreviations

Municipal budgets can be difficult to read and understand. The following definitions, phrases and examples will help you to navigate the budget.

Definitions

A
Annualization Costs are the incremental costs of a new facility or position that was approved for less than 12 months in the prior budget year.
Assessment is the market value assigned to a property by the Municipal Property Assessment Corporation (MPAC) used as a basis for property taxation.
Assessment Growth is the amount of omitted and new assessments net of any tax or assessment appeals for a given year. There are changes to the assessment roll after the roll has been finalized.
C
Capital Funding Guideline is used to determine the amount of funding that will be allocated to the City's capital reserves. The guideline states the City's share of capital financing cannot exceed 20 per cent of the prior year's net tax levy. Capital financing refers to the amount that is transferred to reserves to fund capital projects, support future capital initiatives and make debt payments (principal and interest).
Contingency is an allotted set of funds available to cover unforeseen events that occur during the fiscal year. These funds are not carried over year-to-year.

B
Base Budget covers services and programs, adjusted for inflation, increases in general revenue and expense transfers.
Brownfields are properties that are underutilized, derelict or vacant and may not be impacted by zoning practices and uses.
Business Unit is an organization that provides a strategic focus and the authority resources in order to deliver an

City of Guelph 2017 B

What's a non-tax budget?

The City's non-tax-supported budget includes five services which are fully funded through user fees, fines or charges. These services do not receive funding from the property taxes.

- Water Services
- Wastewater Services
- Stormwater Services
- Court Services
- Ontario Building Code Administration

The annual non-tax-supported budget include both operating (day-to-day activities) and capital (build, maintain, repair infrastructure) expenses.

Like the tax-supported budget, City staff



What's infrastructure?



Infrastructure, not sexy, but important

At some point throughout your day you are likely to use City-owned infrastructure. The roads you drive on, the pedestrian and traffic signals that keep you moving safely, the park you enjoy—they are all types of infrastructure we own and maintain. Infrastructure helps to make Guelph safe, attractive to residents and businesses, and enables us to run the services that contribute to your health and well-being. The capital budget is the City's financial plan to deal with the building, maintenance, repair and replacement of City assets, which

What's a budget?

A City budget is very similar to the type of budget you would create for yourself.

It's a financial plan that outlines how much money we need to raise, and how we will raise it, to fund the services and programs we provide throughout the year—services and programs like fire and emergency response, snow removal, public transportation, curbside collection, parks and public spaces, recreation programs and seasonal events, community centres and museums, public art and street lighting.

The financial plan also details Council's decisions on what infrastructure we will need to purchase, build, repair and replace.



What is the City focusing on in 2017?

The City has four areas of focus for the budget in 2017.

1. Establish a budget that builds stable foundation for the year and future years
2. Build a budget that is a realistic plan to take care of us today and tomorrow
3. Focus on delivering service and value to the community
4. Community participation—the more involvement from the community, the more effective the budget will be of the community's needs and values

City of Guelph 2017 Budget

General budget basics

What's a capital budget?

The City presents a 10-year capital budget and forecast to fund the assets that support the delivery of services to the community. How our capital assets, projects, programs of work and funding relate is complex and understanding these relationships is key to developing an efficient and effective capital budget.



Budget components

Assets and infrastructure

An asset is a financial term applied the physical items that the City owns or controls that also have financial value. For example, parking spaces are assets as the City can sell the space for cash. Infrastructure is the term that refers to the equipment and structures the City owns which help make Guelph a safe, convenient and livable community. The City's infrastructure includes roads, bridges, buses, parks, recreation centres, museums, and water and wastewater systems.

The capital budget is the City's plan to purchase, build, maintain, repair and replace assets including infrastructure. Capital assets also directly and indirectly impact the City's operating budget as funds are needed to cover day-to-day operating expenses associated with the asset.

Projects refer to the creation, purchase, replacement, upgrade or expansion of a capital asset. The length of the project will depend on the complexity of the project or asset.

A program of work is a series of projects. For example, York Road reconstruction would be a program of work that includes water, wastewater and road projects. A program of work can include projects from the tax-supported and/or the non-tax-supported budget.

City of Guelph 2017 Budget

Capital budget basics

What can I do?



Get involved

You may not know it but every time you use a park or recreation centre, drink clean tap water, have your garbage, recycling and organic waste collected, ride the bus or call 911, you are using a City of Guelph service. City services touch your life every day.

That's why the City's budget is so important. It's about more than deciding on a tax rate. It's Council's plan for how the City will fund the services and programs for you and your family need every day. The budget also identifies what infrastructure—roads, buildings and public transit—we can afford to build, buy or repair today and in the future.

Guelph's budget is aligned with the City's and Council's priorities. But it also needs to reflect the community's needs—that's where you come in.

Be informed

You can learn about the budget process, what's in the budget and the challenges facing the City online and in person. We've got you covered.



Online
 Throughout the fall, we will post information about the recommended 2017 budget, a copy of staff presentations, media releases and supporting documents at guelph.ca/budget

Also on the website is the City's budget message board. This tool allows you to follow the conversation between Council and staff.



In person
 You can attend Council meetings to hear staff present the budget to Council, the public and the media. During these meetings senior staff will discuss budget challenges and the City's plan for the coming year.

Can't attend the meeting in person? All budget Council meetings will be streamed live. A link to the video stream will be available at guelph.ca/budget

City of Guelph 2017 Budget

Get involved



guelph.ca/budget

 @cityofguelph, #GuelphBudget

 [Facebook.com/cityofguelph](https://www.facebook.com/cityofguelph)



Dylan McMahon

From: Siobhan Hanley
Sent: September 3, 2016 12:57 PM
To: Clerks
Cc: 'Siobhan Hanley'
Subject: Downtown Zoning Bylaw update

Hello. It's Siobhan Hanley here. I own and work at Surrey Street East. It has a residential component. As I live here part of the time and someone else lives here full time, I want to make sure that this aspect and all aspects both business and residential of my use and ownership is preserved. I might have to live here full time again as I did for many years and I need to have that option. If I have to sell, it will be one day because there is a responsible developer ready to change the use of my property to accommodate the City plans and the timing is right. I would expect that my use of the property is "grandmothered" so that there are no unnecessary and costly disruptions. Please make sure that the city plans accommodate present uses and provide property owners with the security that they deserve after many years contributing to the life and business of the community of Guelph. Yours truly, Siobhan Hanley

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September 8, 2016

Project No. 1227

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Via email only.

Attention: Mayor Cam Guthrie and Members of Council

**Re: Public Meeting Draft Downtown Zoning By-law – September 2016
Affordable Housing Grant (Social Housing Improvement Program)
Rykur Holdings Inc. - 75 Dublin Street North, Guelph**

On September 1, 2016 Rykur Holdings Inc. was pleased to be informed that their proposal for 42 apartment units, including 20 affordable senior units, was selected to receive Investment in Affordable Housing (IAH) funding. County of Wellington Council and the Ministry of Housing must approve this funding. County Council is scheduled to consider the project funding on September 29, 2016. The funding requires an April 2017 building start date.

The letter received from Wellington County Housing Services states that, *“your project will require some timeline efficiencies in order to meet an April (2017) start.”* In order to be ready for the April 2017 building permit in hand start date the zoning of the property must be expedited through the Downtown Zoning By-law process. As stated in the Executive Summary, *“the Downtown Zoning By-law Update will support a vibrant and **investment-ready downtown...**”* The timing of the Downtown Zoning By-law Public Meeting is ideal to present the required zoning for the subject property. In addition, **the site specific zoning for 75 Dublin Street will need to be before Council in November 2016 to ensure that these affordable housing units will meet the funding timeline.**

Guelph Official Plan 2014 Consolidation (Downtown Secondary Plan)

The subject property, known as the church tennis court property, is located between the Basilica of Our Lady parking lot and Centennial Public School. The subject property is designated as “Mixed Use 2 Areas.” Schedule D identifies a maximum building height of four storeys for the property. Multiple unit apartment buildings are permitted within the Mixed Use 2 Areas designation.

The Downtown Secondary Plan is intended to **“encourage private development and reinvestment downtown.”** Section 11.1.7 references Schedule D which identifies the **General Built Form and Building Height** for the downtown. Section 11.1.8.1.4 states that **“the City recognizes the need to be somewhat flexible and allow for well-designed buildings that respond appropriately to the conditions of their site and its surroundings and are consistent with the principles of this Plan. Where “generally” is used to qualify a built form policy found in Section 11.1.7 of this Plan, it is the intent that the policy requirement shall be met except where an applicant has demonstrated to the City’s satisfaction that site specific conditions warrant considerations of alternatives, and that the proposed alternative built form parameters meet the general intent of the policy. Such exceptions shall not require an amendment to this Secondary Plan.”**

423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3

Phone (519) 836-7526

Fax (519) 836-9568

Email astrid.clos@ajcplanning.ca

In addition, section 11.1.8.4.2 identifies affordable housing as a priority community benefit **“considered appropriate for the application of increased height”**. Section 11.1.8.4.4 of the Official Plan acknowledges that *“a zoning by-law is required to permit an increase in height. The landowner may be required to enter into an agreement with the City that addresses the provision of community benefits. The agreement may be registered against the land to which it applies.”* A Holding Zone is proposed to ensure that this agreement will be entered into and registered on title.

It is my opinion that an Official Plan Amendment is not required to increase the maximum building height from 4 storeys to 5 storeys for the subject property and that a maximum 5 storey building height may be established by the Zoning By-law, including the proposed Holding Zone, in conformity with the policies of the Official Plan.

Proposed Site Specific Zoning for 75 Dublin Street North

The proposed Special Zoning for 75 Dublin Street North in the Proposed Downtown Zoning By-law is as follows:

- 6.3.3.2.9 **D.2-9**
75 Dublin Street North
As shown on Defined Map Number 24 of Schedule “A” of this By-law.
- 6.3.3.2.9.1 **Regulations**
The provisions of section 6.3.3, Table 6.3.3.5.1, Table 6.3.3.9 applicable to the D.2 Zone and Section 4.6 of Zoning By-law (1995)-14864, as amended, apply with the with the following exceptions;
- 6.3.3.2.9.1.1 **Maximum Building Height**
Notwithstanding section 6.3.3.3.1.1, the Maximum Building Height shall be 5 Storeys (not including underground parking).
- 6.3.3.2.9.1.2 **Minimum Off-Street Parking**
Notwithstanding Table 6.3.3.5.1, a minimum of 27 parking spaces shall be required.
- 6.3.3.2.9.1.3 **Minimum Off-Street Visitor Parking**
Notwithstanding section 6.3.3.5.1.1, no off-street visitor parking spaces shall be required.
- 6.3.3.2.9.1.4 **Minimum Rear Yard**
Notwithstanding Table 6.3.3.9, a Minimum Rear Yard of 3 m shall be required.
- 6.3.3.2.9.1.5 **Holding Zone (H) Provision**
Purpose: To ensure that development of the lands at 75 Dublin Street North does not proceed until the owner has completed certain conditions.
- Condition:**
Prior to the removal of the holding symbol “H”, the owner and any mortgagees shall enter into an agreement registered on the title of the lands known municipally as 75 Dublin Street North satisfactory to the City Solicitor for the provision of 20 affordable rental units in accordance with the Investment in Affordable Housing (IAH) funding.

Bicycle Parking

The bicycle parking requirements should not be included in the Downtown Zoning By-law but remain in the Site Plan Guidelines where they can be applied to each application based on the specific circumstances of each proposal.

Transformer and Telecommunication Vaults and Pads

The draft by-law proposes to prohibit at grade transformer and telecommunication vaults and pads within a front or exterior side yard. There may be no other technical option than to locate these utilities within a front or exterior side yard. This zoning regulation should either be deleted or be revised to require landscape or other screening of any at grade transformer and telecommunication pads within a front or exterior side yard.

Thank you for the opportunity to provide these comments. Should you wish to discuss this request, I can be reached at 519-836-7526.

Yours truly,

A handwritten signature in blue ink, appearing to read 'AClos', is positioned below the text 'Yours truly,'.

Astrid Clos, RPP, MCIP

cc: Sylvia Kirkwood, City of Guelph, Manager of Development Planning
Ian Panabaker, City of Guelph Corporate Manager Downtown Renewal
Tom Lammer, Rykur Holdings Inc.

CONCEPT PLAN 75 DUBLIN STREET NORTH

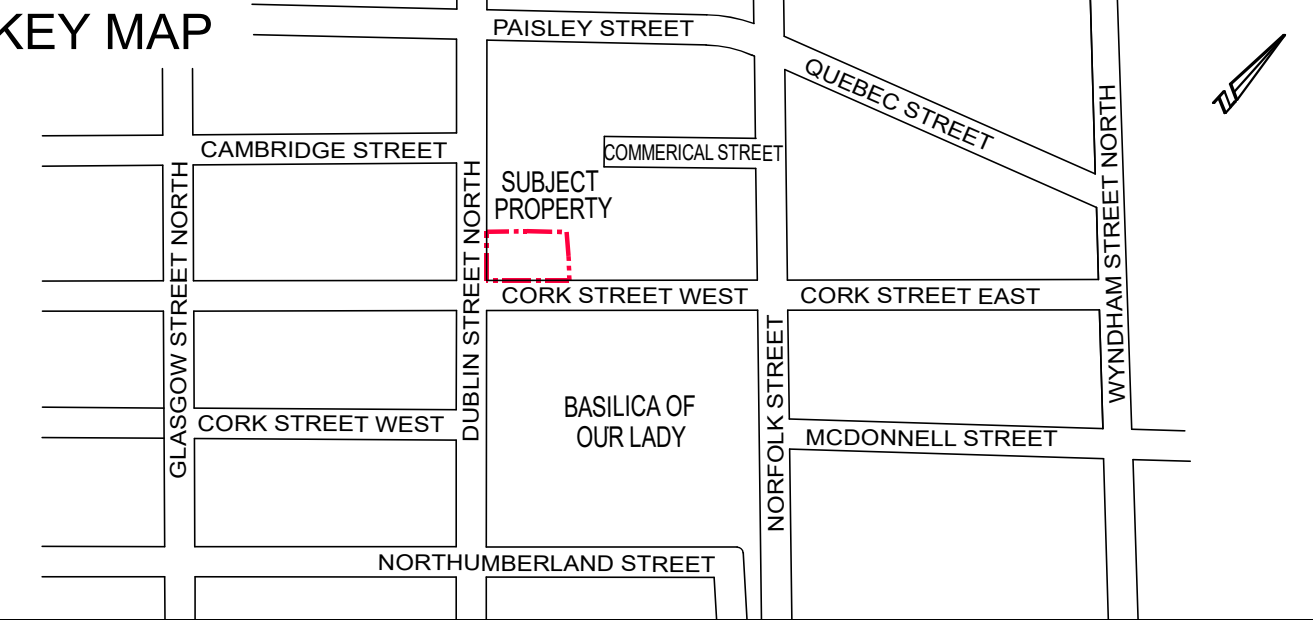
DATE: SEPTEMBER 8, 2016

SCALE 1:200

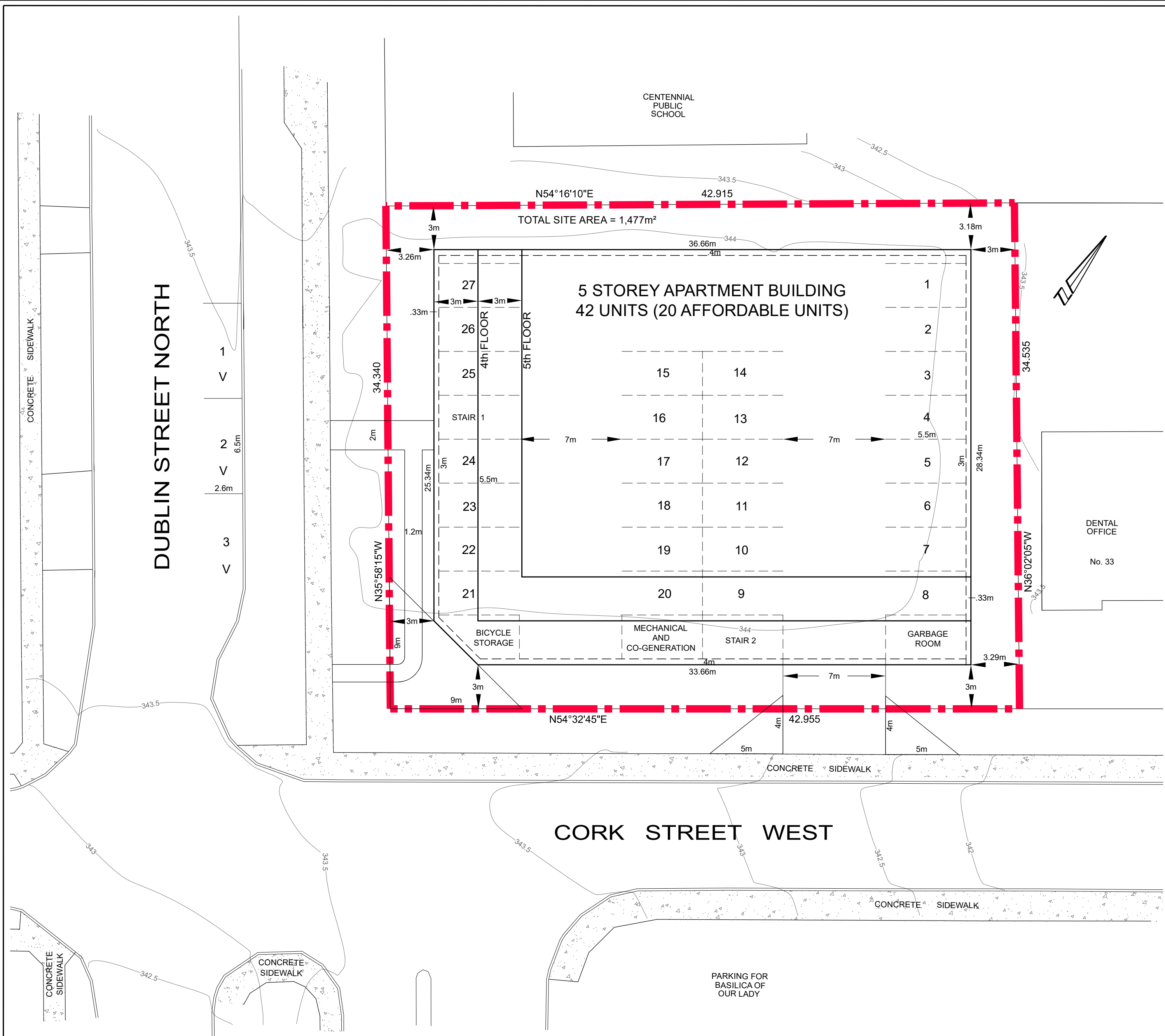
PROJECT No. 1227

DRAWN BY: A.R.N.

KEY MAP



LEGAL DESCRIPTION ALL OF LOT 1051, PART OF LOT 1052, REGISTERED PLAN 8, CITY OF GUELPH



Proposed Specialized Downtown 2 D.2- 9 Zone

Permitted Use	Proposed Use Apartment Building		
Zoning Regulation	Required	Provided	Compliance
Maximum Building length (6.3.3.1.1)	60 m	36.6 m	Yes
Minimum Building Stepback of 3m for the 4 th storey from the street. (6.3.3.1.4)	3 m	3 m	Yes
Minimum Building Stepback of 3m for the 5 th storey from the street. (6.3.3.1.4)	3 m	3 m	Yes
Maximum Building Height (6.3.3.3.1.1)	4 storeys	5 storeys	No
Required Parking for Apartment Building 1 parking space per residential dwelling unit (Table 6.3.3.5.1 - Row 1)	42 parking spaces	27 parking spaces	No
Required 0.05 visitor parking spaces for apartments with more than 10 dwelling units to be clearly reserved for the exclusive use of residential visitors. (6.3.3.5.1.1)	3 visitor parking spaces	3 on-street visitor parking spaces	No
An underground parking area shall be permitted in any yard and may be located within 3 m of a lot line. (6.3.3.5.2.1.1)	3 m	3 m	Yes
Minimum Front and Exterior Side Yard – 3 m where the average of the setbacks of the adjacent properties cannot be determined. (Table 6.3.3.9 Row 1)	3 m	3 m	Yes
In the 9m corner lot sight line triangle no Building, Structure, play equipment, statue or parked motor Vehicle shall be located. (4.6.1)			Yes
Driveway sight line triangle 5 m along the sidewalk and 4m. (4.6.2.1)			Yes
Minimum Side Yard – 3 m abutting an Institutional Zone (Table 6.3.3.9 Row 2)	3 m	3 m	Yes
Minimum Rear Yard (Table 6.3.3.9 Row 3)	10 m	3 m	No
Minimum Lot Area (Table 6.3.3.9 Row 5)	370 m ²	1,477 m ²	Yes
Minimum Lot Frontage (Table 6.3.3.9 Row 6)	12 m	34.3 m	Yes
3m Buffer Strip abutting I Zone (Table 6.3.3.9 Row 8)	3 m	3 m	Yes
Minimum Floor Space Index (Table 6.3.3.9 Row 8)	0.6		Yes

Holding Zone (H) Provision

Purpose: To ensure that development of the lands at 75 Dublin Street North does not proceed until the owner has completed certain conditions.

Condition:
 Prior to the removal of the holding symbol "H", the owner and any mortgagees shall enter into an agreement registered on the title of the lands known municipally as 75 Dublin Street North satisfactory to the City Solicitor for the provision of 20 affordable rental units in accordance with the Investment in Affordable Housing (IAH) funding.



September 9, 2016

Project No. 1630

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Via email only.

Attention: Mayor Cam Guthrie and Members of Council

Re: Public Meeting Draft Downtown Zoning By-law – September 2016 - Skyline

I am the planning consultant for Skyline, the owner of a number of properties impacted by the Proposed Downtown Zoning By-law. The municipal addresses of these properties include;

- 98 and 130 MacDonell and 70 Fountain Street
- 55 Yarmouth Street
- 130 Macdonnell Street
- 5 Douglas Street

We have reviewed the Draft Downtown Zoning By-law and have concerns related to existing permissions under the current zoning, which would be removed if the proposed By-law is approved. In addition, there are concerns related to specific regulations proposed by the draft by-law. We are requesting the opportunity to meet with staff prior to the final version of the Downtown Zoning By-law being presented to Council for approval to allow these concerns to be addressed.

Thank you for the opportunity to provide these comments. Should you wish to discuss this request, I can be reached at 519-836-7526.

Yours truly,

Astrid Clos, RPP, MCIP

cc: Karyn Sales, General Counsel, Skyline
Jason Ashdown, Skyline

(1630.Letter to Council Public Meeting.doc)