

City Council - Planning Meeting Agenda



Consolidated as of December 9, 2016

Monday, December 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 at guelph.ca/agendas.

Open Meeting – 6:30 p.m.

O Canada

Silent Reflection

First Nations Acknowledgement

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-2016.65 108 and 110 Nottingham Street Proposed Zoning By-law
Amendment File: ZC1611 - Ward 5**

Recommendation:

That the application submitted by Van Harten Surveying Inc. on behalf of Henry Hanlon to amend the Zoning By-law from the "Residential Single Detached" (R.1B) Zone to "Specialized Residential Semi-Detached/Duplex" (R.2-?) Zone to recognize the existing semi-detached dwelling on the property municipally known as 108 and 110 Nottingham Street, and legally described as as Part of Lot 259, Plan 8, City of Guelph, Part 3 of 61R-20160, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in ATT-3 of Infrastructure, Development and Enterprise Report 16-88, dated December 12, 2016.

**CON-2016.66 389 Speedvale Avenue West Proposed Zoning By-law
Amendment File: ZC1603 - Ward 4**

Recommendation:

1. That the application submitted by DS Lawyers LLP on behalf of U-Haul Co. (Canada) Limited to amend the Zoning By-law from the "Specialized Service Commercial" (SC.1-17) Zone to a "Specialized Highway Service Commercial" (SC.2-?) Zone to permit a self-storage facility and truck rental establishment on the property municipally known as 389 Speedvale Avenue West and legally described as Part Lot 7, Plan 599, Part 2, 61R-956, Guelph, City of Guelph, be approved in accordance with the conditions and zoning regulations outlined in ATT-3 of Infrastructure, Development and Enterprise Report 16-82, dated December 12, 2016.
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 the subject property.

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

(delegations permitted a maximum of 10 minutes)

1 & 15 Stevenson Street North and 8 William Street Proposed Zoning By-law Amendment and Draft Plan of Vacant Land Condominium (ZC1613 and CDM1609)

Staff Presentation:

Katie Nasswetter, Senior Development Planner

Delegations:

Jeff Buisman (presentation)

Rodney Kubis

Staff Summary (if required)

Recommendation:

That Report 16-87 regarding a proposed Zoning By-law Amendment application and Draft Plan of Vacant Land Condominium (File: ZC1613 and CDM1609) by Van Harten Surveying Inc. on behalf of Paul and Maria Leombruni for three existing properties municipally known as 1 and 15 Stevenson Street North and 8 William Street, and legally described as Part of Lot 38, Plan 320, City of Guelph, from Infrastructure, Development and Enterprise dated December 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-2016.64 200 Beverly Street – IMICO – Memorandum of Understanding

Delegations:

Steve Howard, Habitat for Humanity
Amer Obeidi, ARQi R&D Inc.

Correspondence:

Jane Londerville

Recommendation:

1. That Guelph City Council authorizes the Mayor to sign the Memorandum of Understanding regarding the Redevelopment of 200 Beverly Street (Commonly Known as the former IMICO Property), as described in Report Number IDE-BDE-1621.
2. That Guelph City Council authorizes the General Manager of Business Development and Enterprise to manage those matters relating to the City of Guelph's participation in the Memorandum of Understanding regarding the Redevelopment of 200 Beverly Street (Commonly Known as the former IMICO Property), as described in Report Number IDE-BDE-1621.

CON-2016.67 City of Guelph Response to the Provincial Review of the Ontario Municipal Board

Presentation:

Joan Jylanne, Senior Policy Planner

Recommendation:

That Report 16-89 from Infrastructure, Development and Enterprise Services dated Monday, December 12, 2016, be endorsed and submitted to the Ministry of Municipal Affairs as the City of Guelph's response to the Review of the Ontario Municipal Board Public Consultation Document, October 2016.

Special Resolutions

By-laws

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

"THAT By-law Numbers (2016)-20118 to (2016)-20120, inclusive, are hereby passed."

By-law Number (2016)-20118	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 389 Speedvale Avenue West.
By-law Number (2016)-20119	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 108 and 110 Nottingham Street.
By-law Number (2016)-20120	A by-law to confirm the proceedings of a meeting of Guelph City Council held on December 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

Adjournment

Zone Change

Vacant Land Condo

1 & 15 Stevenson
8 William
ZC1613 & 23CDM16509

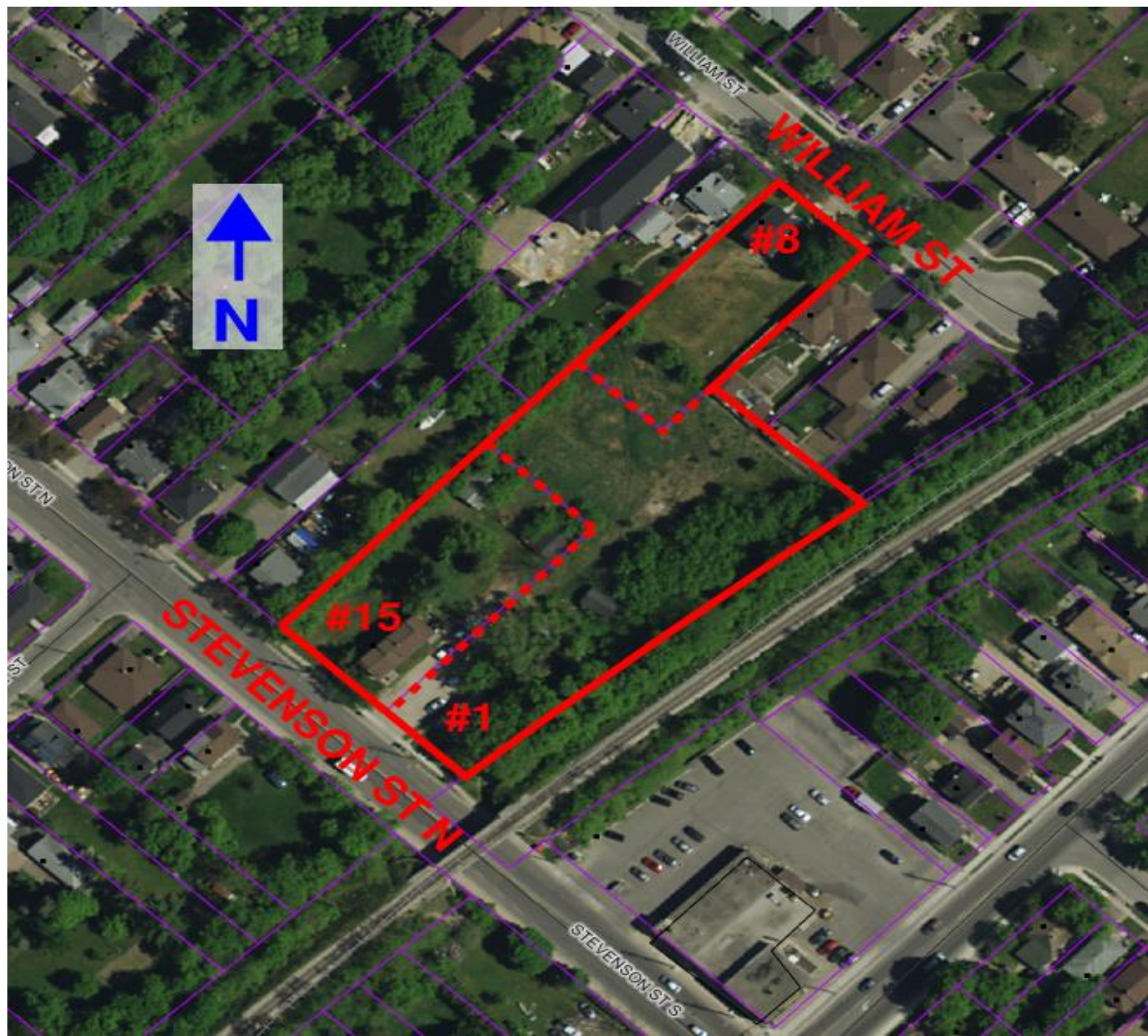
PUBLIC MEETING INFORMATION

Discuss the Zone Change Application

Discuss the Vacant Land Condo

Here to answer questions

Support this Intensification Project



WILLIAM ST

WILLIAM ST

#8

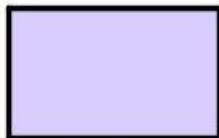
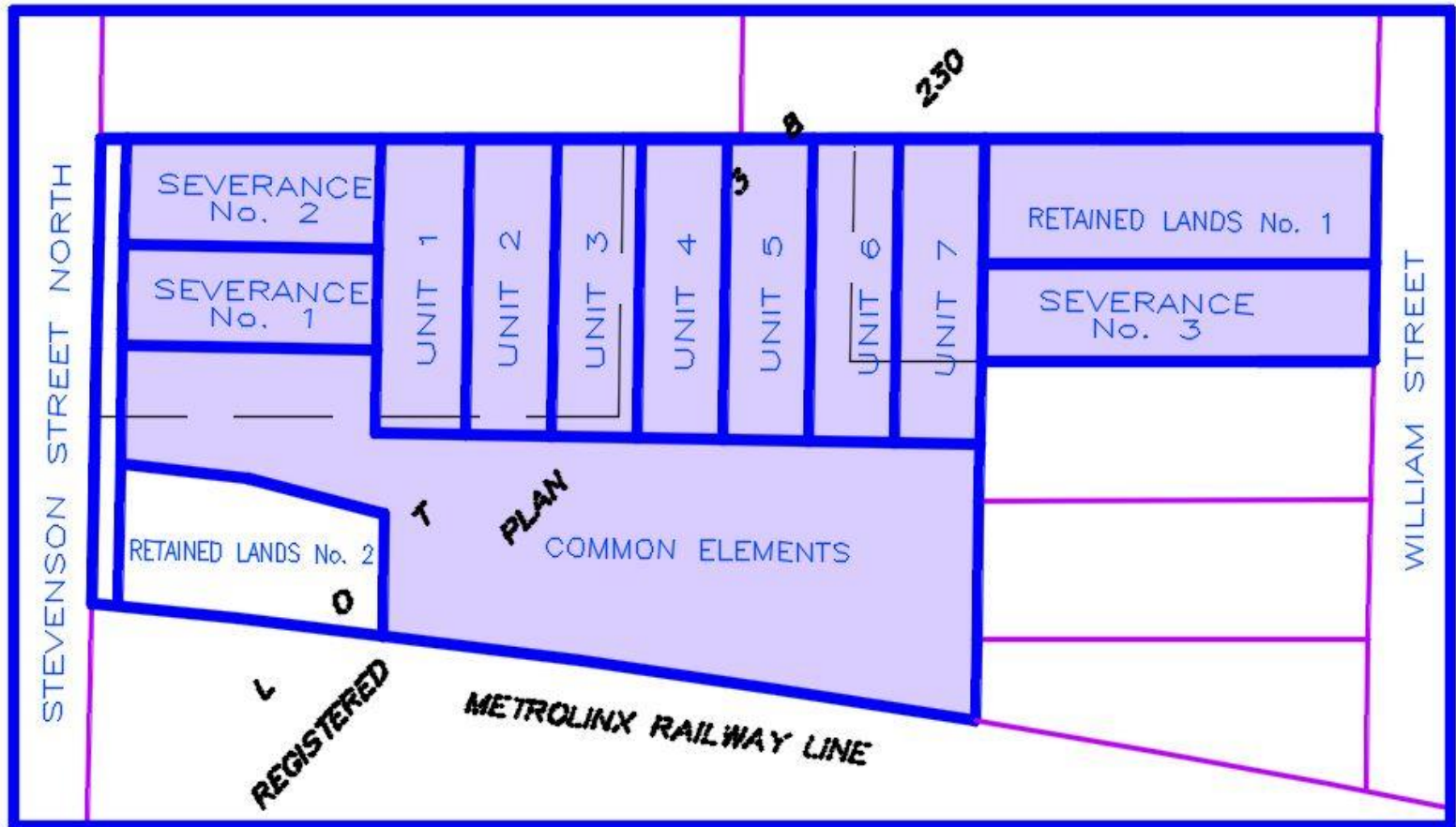
#15

#1

STEVENSON ST N

STEVENSON ST S

Site

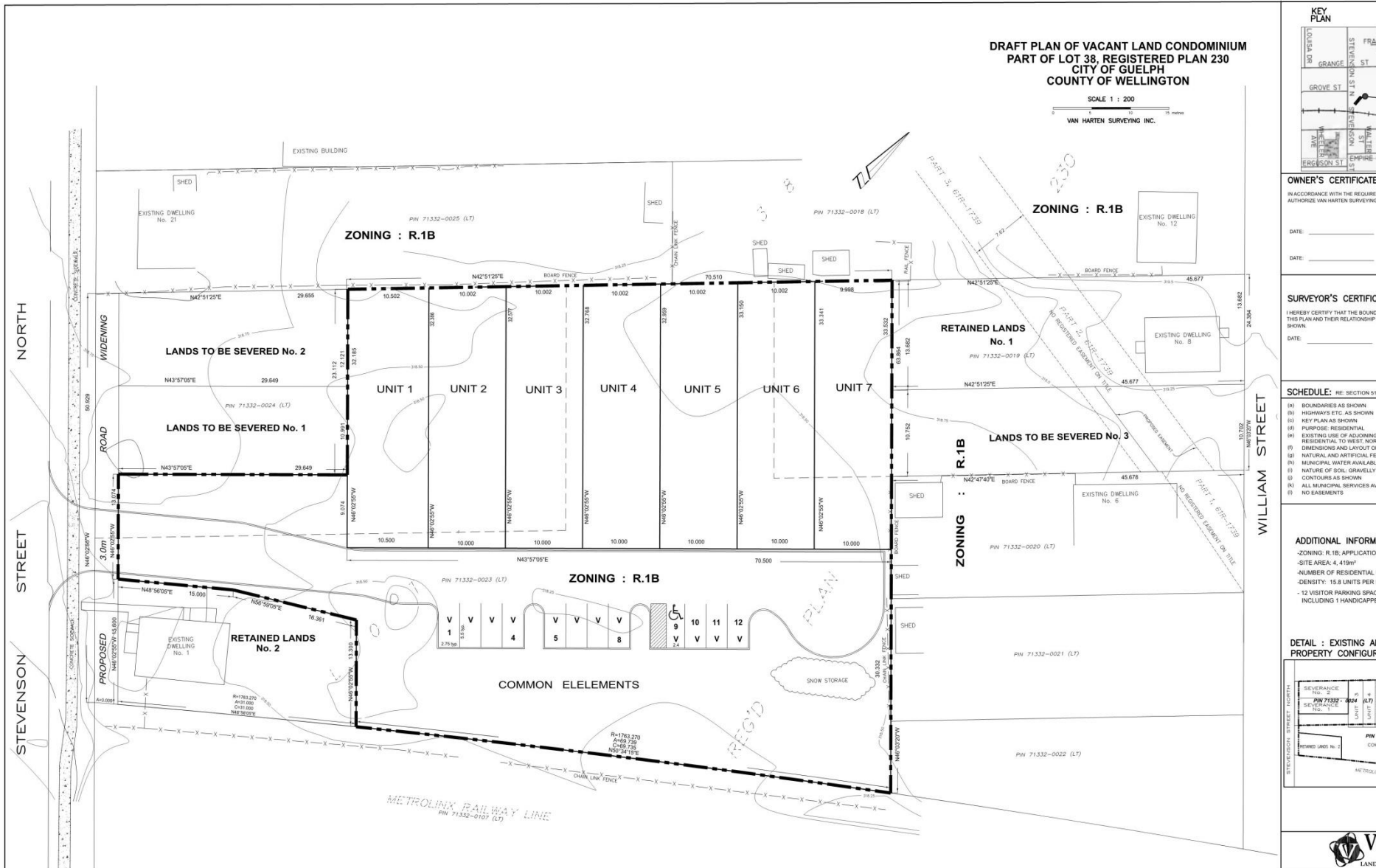


CURRENTLY ZONED RESIDENTIAL R.1B
PROPOSED ZONING BY-LAW AMENDMENT TO RESIDENTIAL R.1D

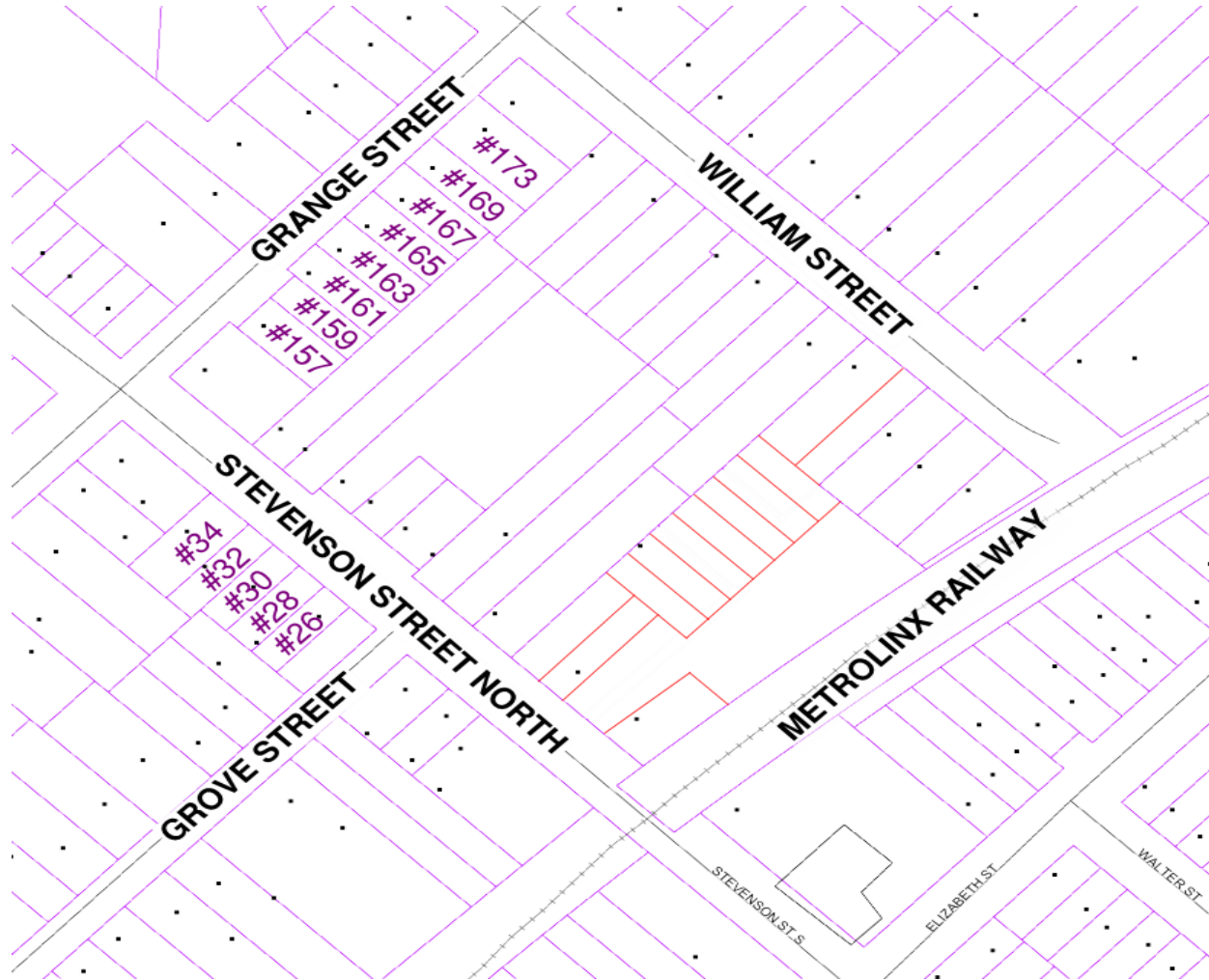
Development Highlights

- Zone to from R.1B to R.1D
- 10 New Dwellings
- 2 Existing Dwellings being kept
- 1 Dwelling to be removed
- 7 Condo Dwellings to be rentals
- 3 New Dwellings to be sold

Condo Draft Plan



Property Configuration Similar to Block



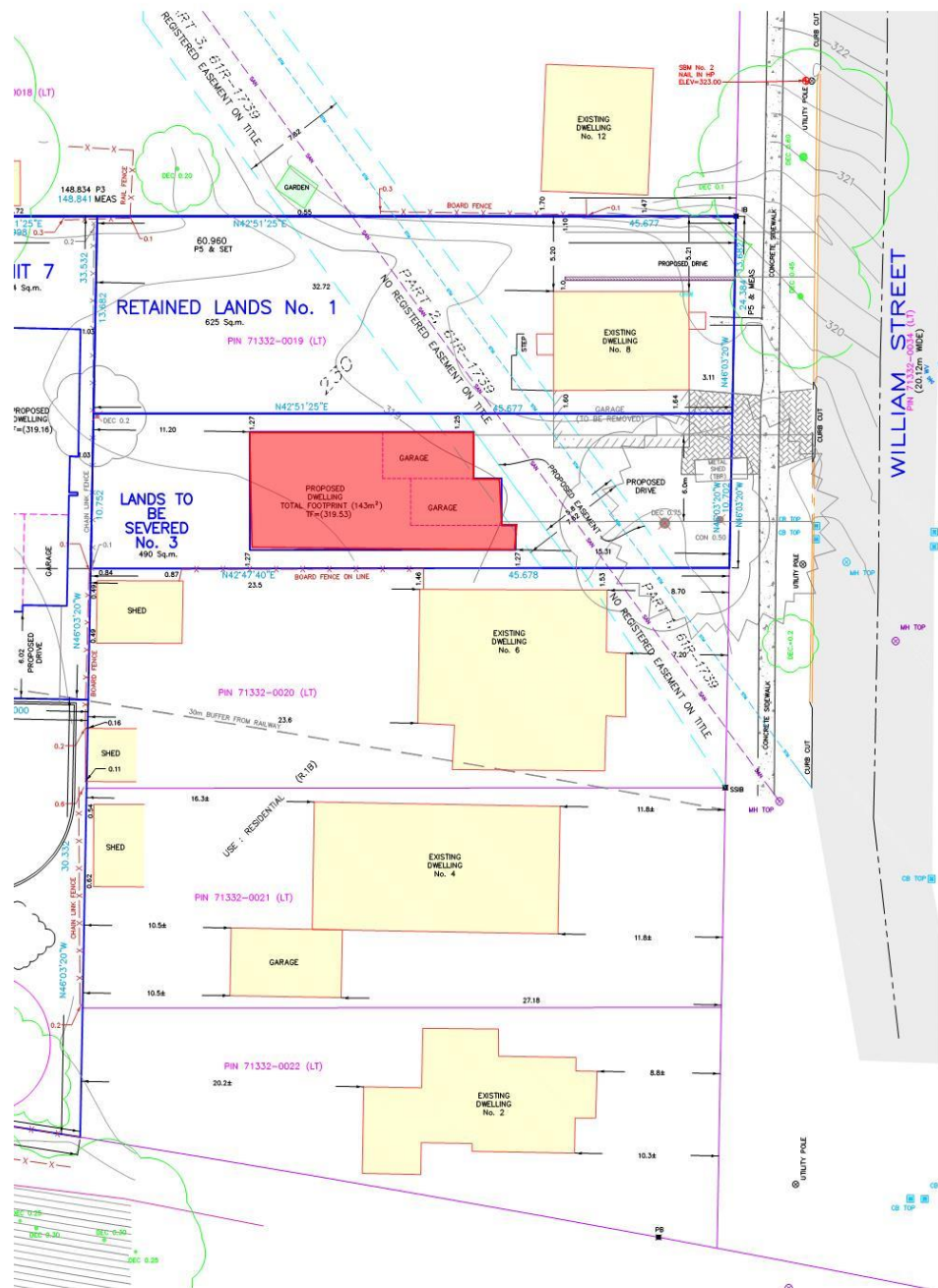
[illegible]

Design

- Railway Setback of 29 to 30m
- 7 units perpendicular to the Railway
- Lane with turn around and parking in buffer
- Designed units to meet zoning requirements
 - Side yards
 - Front yards
 - area

Design

- Implemented City Staff feedback
- Made Severance 1&2 wider and less deep
- Made all the units a bit wider; now 10m wide
- Incorporated easement into Unit 1
- Reconfigured Severance 3
 - Dealing with sewer line/easement
 - As close as possible to road
 - A bit wider
 - Move drive of 8 William to North side



Supporting Information

- Site Plan
- Servicing Plan
- Grading Plan
- Sightline Analysis Report
- Tree Preservation Plan
- Planning Justification Report
- ALL THE REPORTS ARE SUPPORTIVE

Conclusion

- a creative solution to utilize the vacant depth of the property by creating a condominium laneway so that the proposed lots can be configured perpendicular to the existing lots along Stevenson and William Street.
- The proposed development subtly intensifies the neighbourhood by rezoning the property from R.1B to R.1D but still respects the single-detached character of the neighbourhood.
- Overall, the proposal efficiently uses a vacant and underutilized lot that has access to servicing in order to create additional affordable housing options for the residents of Guelph.

QUESTIONS?



Wellington & Guelph Housing Committee

December 6, 2016

Re: CON-2016.64 200 Beverly Street (IMICO) Memorandum of Understanding

I have been a member of the group that negotiated the MOU for 200 Beverly Street. My role was as a placeholder for a future provider of supportive housing in the development.

The Wellington Guelph Housing Committee has identified the lack of supportive housing in Guelph as a serious gap for the community. Sometimes low income families and individuals struggle simply because they do not have sufficient funds to pay the rent required for adequate safe housing. Others, though, struggle with other challenges that require help on a daily or less frequent basis. This could be a physical disability, a developmental disability, frailty due to aging or another challenge. There is a serious lack of this type of housing in Guelph.

The MOU negotiation process has been very collegial and I think the collective has developed a unified vision for the development. Research indicates that there are benefits of integrating different socio-economic groups in the same residential area, especially for children. This could be an exciting innovative development that integrates different types of residents in a neighbourhood and that acts as a model for future development on the city. I would like to thank Peter Cartwright for his facilitation of these discussions among the participants.

Sincerely,

Jane Londerville
Wellington and Guelph Housing Committee
<mailto:jlonderv@uoguelph.ca>