

City Council - Planning Meeting Agenda

Consolidated as of December 6, 2019

Monday, December 9, 2019 – 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.

Guelph City Council and Committee of the Whole meetings are streamed live on
guelph.ca/live.

Changes to the original agenda have been highlighted.

Open Meeting – 6:30 p.m.

Holiday music performed by The Baker's Dozen

O Canada – **The Baker's Dozen**
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-2019-123 Decision Report 1657 and 1665 Gordon Street
Proposed Zoning By-law Amendment
File: OZS18-003 Ward 6

Recommendation:

1. That the application from Astrid J. Clos Planning Consultants on behalf of the Owner, 2601265 Ontario Inc. for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Cluster Townhouse with Holding Provisions" (R.3A-65(H)) Zone to permit the development of 84 stacked townhouse units on lands municipally known as 1657 and 1665 Gordon Street, legally described as Part of Lot 9, Concession 7, Geographic Township of Puslinch, City of

Guelph and to zone the parcel of land to be acquired from the City, legally described as Part 3 on Reference Plan 61R-21700, be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2019-123, dated December 9, 2019.

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 1657 and 1665 Gordon Street and the parcel of land legally described as Part 3 on Reference Plan 61R-21700.

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

(delegations permitted a maximum of 10 minutes)

IDE-2019-125

**Statutory Public Meeting Report 1871-1879 Gordon
Street Proposed Zoning By-law Amendment
File: OZS19-011 Ward 6**

Presentation:

Michael Witmer, Senior Development Planner

Delegations:

Astrid Clos, Astrid J. Clos Planning Consultants, on behalf of the owner
(presentation)

Wayne Fernandes

Correspondence:

Laura Yam

Recommendation:

That Report IDE-2019-125 regarding proposed Zoning By-law Amendment application (File: OZS19-011) by Astrid J. Clos Planning Consultants, on behalf of the owner, Michael Mario Cotroneo, to permit the development of a six storey apartment building with 43 apartment units on the properties municipally known as 1871 and 1879 Gordon Street and legally described as Part of Lot 11, Concession 11 (Geographic Township of Puslinch), as in IS16048 and RO669984 from Infrastructure, Development and Enterprise dated December 9, 2019, 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.

Presentation:

David de Groot, Senior Urban Designer

Recommendation:

That the Commercial Built Form Standards, included as Attachment 1 in Report IDE-2019-122 dated December 9, 2019 be approved.

By-laws

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

"That By-law Numbers (2019)-20463 to (2019)-20468, inclusive, are hereby passed."

<p>By-law Number (2019)-20463</p>	<p>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 lands known municipally as 1657 and 1665 Gordon Street, and legally described as Part of Lot 9, Concession 7, City of Guelph and a parcel of land being Part of the Road Allowance between Concessions 7 and 8 and Part of Lot 9, Concession 8, designated as Part 3 on Reference Plan 61R-21700, City of Guelph, to permit the development of 84 stacked townhouse units on the subject lands (File# OZS18-003).</p>
<p>By-law Number (2019)-20464</p>	<p>A by-law to remove Part Lot Control from Block 41, Plan 61M-173 designated as Parts 1 to 26 inclusive, Reference Plan 61R-21694 in the City of Guelph and Block 42 Plan 61M-173 designated as Parts 1 to 26 inclusive, Reference Plan 61R-21693 in the City of Guelph.</p>
<p>By-law Number (2019)-20465</p>	<p>A by-law to remove Part Lot Control from Blocks 2 and 4 Plan 61M-189 designated as Parts 1 to 24 inclusive, Reference Plan 61R-21701 in the City of Guelph.</p>

By-law Number (2019)-20466	A By-law to dedicate certain lands known as Block 233, Plan 61M-18, City of Guelph as part of Keating Street.
By-law Number (2019)-20467	A By-law to dedicate certain lands known as Block 232, Plan 61M-18, City of Guelph as part of Silurian Drive.
By-law Number (2019)-20468	A by-law to confirm the proceedings of the Guelph City Council held December 9, 2019.

Mayor’s Announcements

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

Adjournment

1871 and 1879 Gordon Street Zone Change Application OZS19-011

**Prepared on behalf of
Mar-Cot Developments**

ASTRID J. CLOS

PLANNING CONSULTANTS

Surrounding Land Uses



ASTRID J. CLOS
PLANNING CONSULTANTS

Provincial Policy Statement, 2014

1.1.3 **Settlement Areas**

1.1.3.1 **Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.**

1.1.3.2 *Land use patterns within settlement areas shall be based on:*

a. *densities and a mix of land uses which:*

1. **efficiently use land and resources;**

2. *are appropriate for, and **efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;***

A Place to Grow, 2019

2.2.7 Designated Greenfield Areas

1. New development taking place in **designated greenfield areas** will be planned, designated, zoned and designed in a manner that:
 - a) supports the achievement of complete communities;
 - b) supports active transportation; and
 - c) encourages the integration and sustained viability of transit services.

Guelph Official Plan

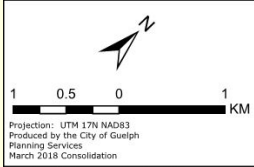
High Density Residential



Legend

- City Street
 - Future City Street
 - County Road
 - Future Highway Interchange
 - Railway
 - Watercourse
 - Waterbody
 - Corporate Boundary
 - Potential School Site
- ### Land Use Designations
- Low Density Residential
 - Low Density Greenfield Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed-Use Corridors
 - Community Mixed-Use Centre
 - Service Commercial
 - Neighbourhood Commercial Centre
 - Mixed Office / Commercial
 - Industrial
 - Corporate Business Park
 - Mixed Business
 - Institutional / Research Park
 - Major Institutional
 - Special Study Area
 - Major Utility
 - Open Space and Park
 - Significant Natural Areas & Natural Areas
 - Natural Areas Overlay
 - Reserve Lands
- ### Secondary Plans
- Secondary Planning Area
 - Approved Secondary Plans

ASTRID J. CLOS
PLANNING CONSULTANTS



**CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE 2:
LAND USE PLAN**



Guelph Official Plan

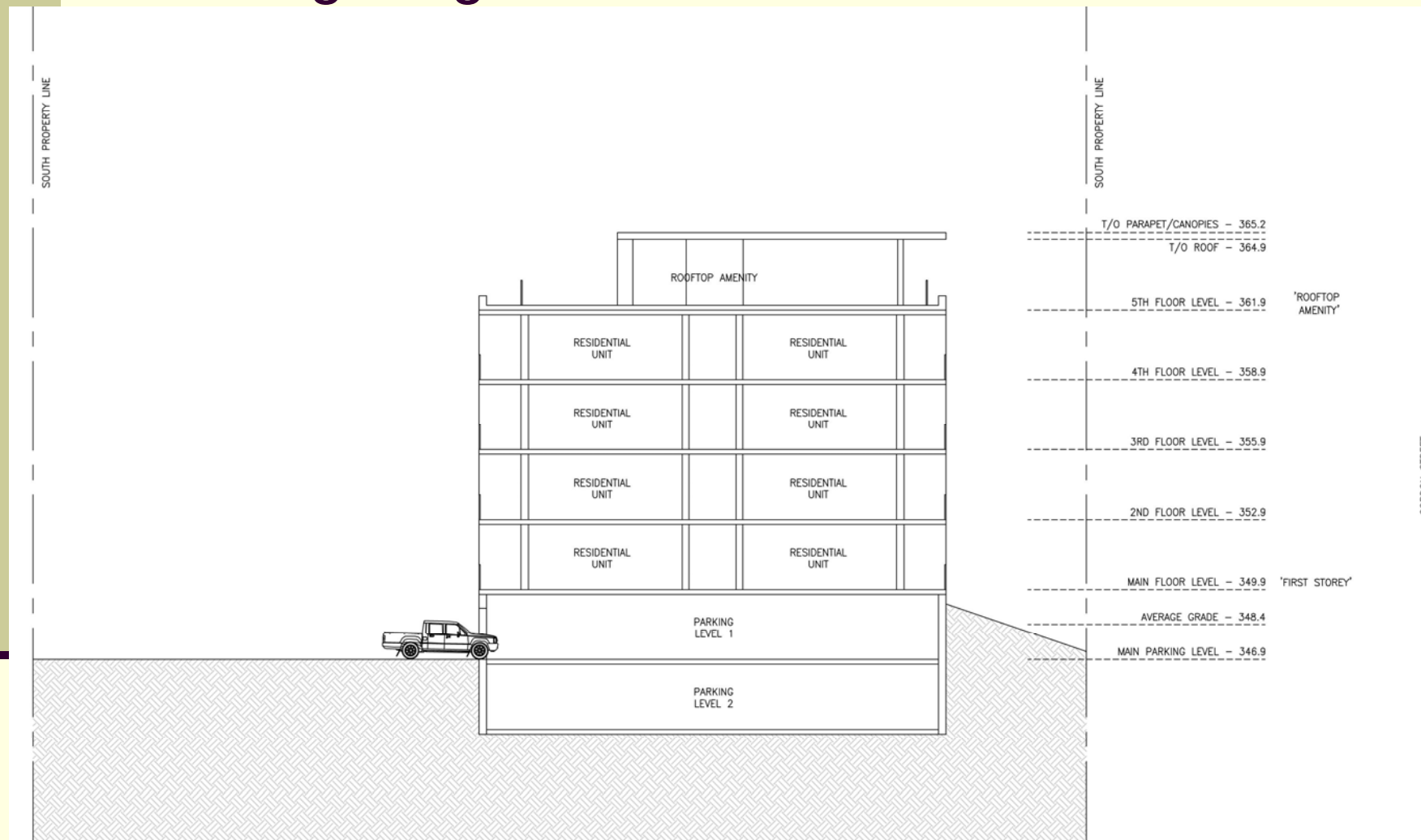
High Density Residential

Permitted Uses: Multiple unit residential buildings generally in the form of apartments.

Building Height: Minimum height 3 storeys and the maximum height 10 storeys.

Density: Minimum density of 100 units per hectare and maximum density of 150 units per hectare.

Building Height



The specialized R.4B zoning regulations being requested include the following;

- That a Minimum Side Yard of **3 m** be permitted on the south side of the building where the zoning requires a Minimum Side Yard of **8.6 m**.
- That a Minimum Common Amenity Area of **915 m²** be permitted where the zoning requires a Minimum Common Amenity Area of **1,060 m²**.
- That a Minimum Landscaped Open Space area of **32%** be permitted where the zoning requires a Minimum Landscaped Open Space area of **40%**.

Concept Plan



ASTRID J. CLOS
PLANNING CONSULTANTS

Length of building along Gordon Street is **56.1m**.

Maximum length according to Guelph's Built Form Standards for Mid-Rise Buildings is **75m**.



ASTRID J. CLOS
PLANNING CONSULTANTS

Lloyd Grinham Architect