

Planning Justification Report

Victoria Park Village – Block 107

Application for Official Plan Amendment



Prepared for Victoria Park Village Inc.
by IBI Group
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Table of Contents

1	Introduction	1
2	Site Description and Context	1
3	Application History	3
3.1	Original Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment Applications (2005 - 2010).....	3
3.2	Redlined Draft Plan of Subdivision (2012).....	3
3.3	PL121406: Ontario Municipal Board Case (2013).....	4
3.4	Current Status.....	4
4	Pre-Consultation and Required Studies	4
5	Development Proposal	5
6	Reports Submitted	6
6.1	Urban Design Brief / Shadow Analysis	6
6.2	Functional Servicing and Stormwater Management Report.....	7
6.3	Traffic Impact Study	7
6.4	Pedestrian Wind Assessment.....	8
7	Policy Analysis	8
7.1	Planning Act, R.S.O. 1990, c.P.13 (As Amended April 12, 2018).....	8
7.2	Provincial Policy Statement (2020).....	11
7.3	A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).....	22
7.4	City of Guelph Comprehensive Zoning By-law (1995) – 14864	31
7.5	City of Guelph Official Plan	33
7.6	Grand River Conservation Authority	51
8	Community Energy Initiative	54
8.1	Sustainable Design	55
8.2	Community Energy Initiative Summary.....	55
9	Proposed Amendment	55
9.1	Proposed Official Plan Amendment.....	56
10	Concluding Discussion and Planning Opinion	58

Appendix A – Site Plan	60
Appendix B – Draft Official Plan Amendment	61

List of Figures

Figure 2-1: Subject Lands and Surrounding Area.....	2
Figure 5-1: Excerpt of Site Plan for Proposed Development.....	6
Figure 6-2: Excerpt of Defined Area Map No. 74 of the City of Guelph Zoning By-law - 14864 Depicting the 'R.4A-38' Zoning of the Subject Lands.....	31
Figure 7-1: Excerpt of Schedule 1 of the City of Guelph Official Plan Depicting the 'Low Density Greenfield Residential Designation of the Subject Lands.....	35
Figure 7-3: Approximate Location of Subject Lands within GRCA Regulated Area.....	52

List of Tables

Table 2-1: Surrounding Land Uses.....	2
Table 5-1: Key Development Statistics.....	5
Table 7-1: Residential 4.A Zoning Requirements – Stacked Townhouse.....	32
Table 7-2: Residential 4.A Zoning Requirements – Apartment Building.....	32
Table 7-3: Applicable Official Plan Schedules and Corresponding Designations.....	33

1 Introduction

Victoria Park Village Inc. (“the owner”) is the owner of a 39.3-hectare parcel located on the west side of Victoria Road South in the City of Guelph, municipally known as 1159 Victoria Road South. These lands were subject to Draft Plan of Subdivision 23T-07506 and the subject property for this report are known as Block 107 on this draft plan. Phase Two of the subdivision was registered in September 2021, and the lands known as Block 107 on the Draft Plan are now municipally known as 12 Poole Street and legally described as Block 91 of Registered Plan 61M-244 (hereinafter referred to as “Block 107” or “subject lands”). The overall subdivision includes a mix of single-detached and semi-detached dwellings, cluster and street townhouse dwellings, and apartment buildings. The original draft approved subdivision was phased, with the initial phase of the subdivision being registered in 2017, by Plan of Subdivision 61M-217. The second phase of the subdivision was Registered in September 2021, under Plan 61M-244.

It is the intent of the owner to develop the subject lands with multiple dwelling block having stacked townhouses around the perimeter of the lot and a 6 to 10-storey stepped apartment building centrally located on the lands, for a total of 493 units and a density of approximately 205 units per hectare. The majority of parking for the development will be underground, with a small amount of short-term visitor parking located at-grade. The subject lands are currently designated ‘Low Density Greenfield Residential’ by the City of Guelph Official Plan and zoned Residential Apartment ‘R.4A-38’, modified zone within City of Guelph Zoning Bylaw (1995) – 14864. Given the proposed height of the apartment building and the proposed block density, an Official Plan Amendment application is required to permit the increased height and density on the block.

IBI Group was retained by Victoria Park Village Inc., to provide professional planning services with respect to the proposed development of the subject lands. This scope includes the preparation of the conceptual site plan and this Planning Justification Report (“PJR”), which describes the site location, site context, proposed development and provides an independent professional planning opinion based on applicable planning legislation and policy.

2 Site Description and Context

The subject lands are located on the western side of Victoria Road South, between the intersections of Macalister Boulevard and Arkell Road. The subject lands are municipally known as 12 Poole Street and legally described as Block 91, Plan 61M244 subject to an easement in gross over Part 1, Plan 61R22074 as in WC650076 City of Guelph.

The subject lands have an approximate area of 23,700 square metres (2.37 hectares) and were formerly part of the Victoria Park West Golf Club. The subject lands are used for the sales trailer for the subdivision, and preliminary grading in accordance with the approved engineering drawings for the subdivision has occurred in order to accommodate the future construction of subdivision. **Figure 2-1** below is an aerial of the subject lands and surrounding area.

Figure 2-1: Subject Lands and Surrounding Area obtain from Bing Maps, 2021



The surrounding area is comprised of a mix of vacant land, residential, agricultural, and recreational uses. An overview of the surrounding uses is provided in **Table 2-1** below.

Table 2-1: Surrounding Land Uses

NORTH	EAST
<ul style="list-style-type: none"> - Watercourse - Vacant Land - Single-detached dwellings (existing & under construction) 	<ul style="list-style-type: none"> - Open Space - Victoria Road South - Victoria Park East Golf Club
SOUTH	WEST
<ul style="list-style-type: none"> - Decorso Drive - Townhouses - Vacant Land - Agricultural Uses 	<ul style="list-style-type: none"> - Stormwater Management Pond - Vacant Land

The subject lands are currently the subject of an ongoing Zoning By-law Amendment application which was appealed to the Ontario Municipal Board now the Ontario Land Tribunal (OLT) (Case No. PL121406). The zoning of these lands was deferred pending the completion of a Site Plan application, which will be submitted following this application for Official Plan Amendment. More information pertaining to the application history of the subject lands is provided in Section 3 of this report.

3 Application History

The following sections outlines the previous application history of the subject lands as they relate to the subject Official Plan Amendment application.

3.1 Original Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment Applications (2005 - 2010)

The original development application was submitted by Diordoro Investments Ltd. and received by the City of Guelph in February 2005, it included the development of a 224-unit residential plan of subdivision. A statutory public meeting was held on December 3, 2007. Following the public meeting, Diordoro Investments worked with municipal staff to address agency issues, and in May 2009, the application was revised to include the addition of a proposed municipal road connecting to the future development north of the subject lands. The application was revised again in December 2009, subsequent to municipal staff concluding that a natural pedestrian linkage over Torrance Creek to future subdivisions to the north was more desirable and appropriate than the proposed northerly road connection. The revised application was supported by all technical agencies, including a conditional approval by the Upper Grand District School Board to enhance the proposed natural pedestrian trail in order to provide and maintain safe, year-round convenient pedestrian access, to the satisfaction of the City and the School Board, as described within the conditions of approval for the Draft Plan of Subdivision. The application underwent minor revisions in April and November 2010.

In December 2010, staff recommended approval of the proposed application and Guelph City Council approved a Draft Plan of Subdivision (Draft Plan 23T-07506), and the associated Official Plan and Zoning By-law amendment applications for the subject lands. The finalized original approved subdivision consisted of a 489-unit development, consisting of seventy-two (72) single detached dwellings, twenty-three (23) street townhouse dwellings, thirty-six (36) semi-detached dwellings, three (3) multi-family blocks, including approximately 330 apartment units and twenty-eight (28) cluster townhouse dwellings, two (2) stormwater management blocks, a park block, a natural heritage/wetland block, and the associated road network. The subject lot was included as Block 116, Multiple Residential within the approved Draft Plan of Subdivision.

3.2 Redlined Draft Plan of Subdivision (2012)

In January 2012, the lands were acquired by Victoria Park Village Inc. Upon acquiring the lands, the owner submitted a redline revision to the approved Draft Plan of Subdivision (Draft Plan 23T-07506) and a corresponding zoning by-law amendment application to the City of Guelph in April 2012. The redline revision requested to change the proposal to a 503-unit development, consisting of eighty-five (85) single detached dwellings, twenty-nine (29) street townhouse dwellings, thirty-six (36) semi-detached dwellings, three (3) multi-family blocks including 168 apartment units and 185 cluster townhouses, two (2) stormwater management blocks, a park block, a natural heritage/wetland block and the associated road network. This resulted in a net increase of fourteen (14) units through a reduction in the total number of proposed apartment units and an increase in the number of cluster townhouses proposed.

In October 2012, municipal staff presented the report for the proposed Redline Revision to the Approved Draft Plan of Subdivision and Zoning By-law Amendment to City Council. Staff directed that the report should be received, and Council would hear public delegations, however no decisions were made at the time.

3.3 PL121406: Ontario Municipal Board Case (2013)

As no decision was made within the allotted time frame, the proposed redline revisions and zoning by-law amendment application were referred to the Ontario Municipal Board (“OMB”, now termed as the Ontario Land Tribunal (OLT)). At the first prehearing in April 2013, both the owner and City of Guelph advised that they were making progress in resolving issues, through settlement negotiations.

A decision was issued by the OMB on November 22, 2013, which approved the redline revisions, revised conditions of draft plan approval, and the zoning by-law amendment for the entirety of the subject lands, with exception of the three multi-family blocks, including Block 107.

3.4 Current Status

As of September 2, 2021, both Phase 1 and Phase 2 of the Subdivision have been registered. Phase 1 includes Block 108. Phase 2 includes multi-family blocks 106 and 107, of which zoning on Block 106 has been approved, while zoning for Block 107 remains under appeal subject to the design of a Site Plan for the development of the lands. A Site Plan was prepared and presented to City Staff, who indicated that an Official Plan Amendment (OPA) was required to permit the proposed height and density of the development resulting in the subject application to which this report has been prepared in support of, and the corresponding proposed OPA. Following approval of the OPA, a future Site Plan application will be submitted that will produce a finalized Plan and development details that will be utilized to determine the extent of relief required from the zoning requirements and restrictions.

4 Pre-Consultation and Required Studies

A request for Pre-Consultation was submitted to the City of Guelph in July 2021. A Development Review Committee (DRC) meeting was held on July 21, 2021 to discuss the proposal and complete application requirements, which identified the need for an Official Plan Amendment application to permit the proposed development. Staff identified the following reports, studies and plans as being required in support of the subject application:

- Planning Justification Report;
- Draft Official Plan Amendment;
- Urban Design Brief;
- Water Balance Memo;
- Traffic Impact Study;
- Wind Impact Study;
- Conceptual Site Plan;
- Building Elevations / Renderings;
- Servicing Plans;
- Groundwater Mounding Calculations
- Landscape Plan;
- Truck Turning/Movement Plan; and
- Shadow Analysis.

This report is meant to satisfy the requirement of a Planning Justification Report by City staff. A Draft Official Plan Amendment is attached as **Appendix B** to this report.

5 Development Proposal

The proposed development includes 4-storey stacked townhouses around the perimeter of the lot, with a 6 to 10-storey stepped apartment building centrally located on the lands, for a total of 493 units. It is proposed that there will be 308 stacked townhouse units, within twelve (12) buildings, and 185 apartment units within the apartment building. It is proposed that parking for the development will be primarily underground, with a small amount of short-term visitor parking located on the surface. The remaining visitor parking will be within the underground parking garage. There are three (3) points of access to the site, one being on the south side along Decorso Drive and two (2) being off Keegan Court. There are also two access ramps to the underground parking garage proposed, one being located on the north side of the subject lands, and the second being on the west side of the subject lands.

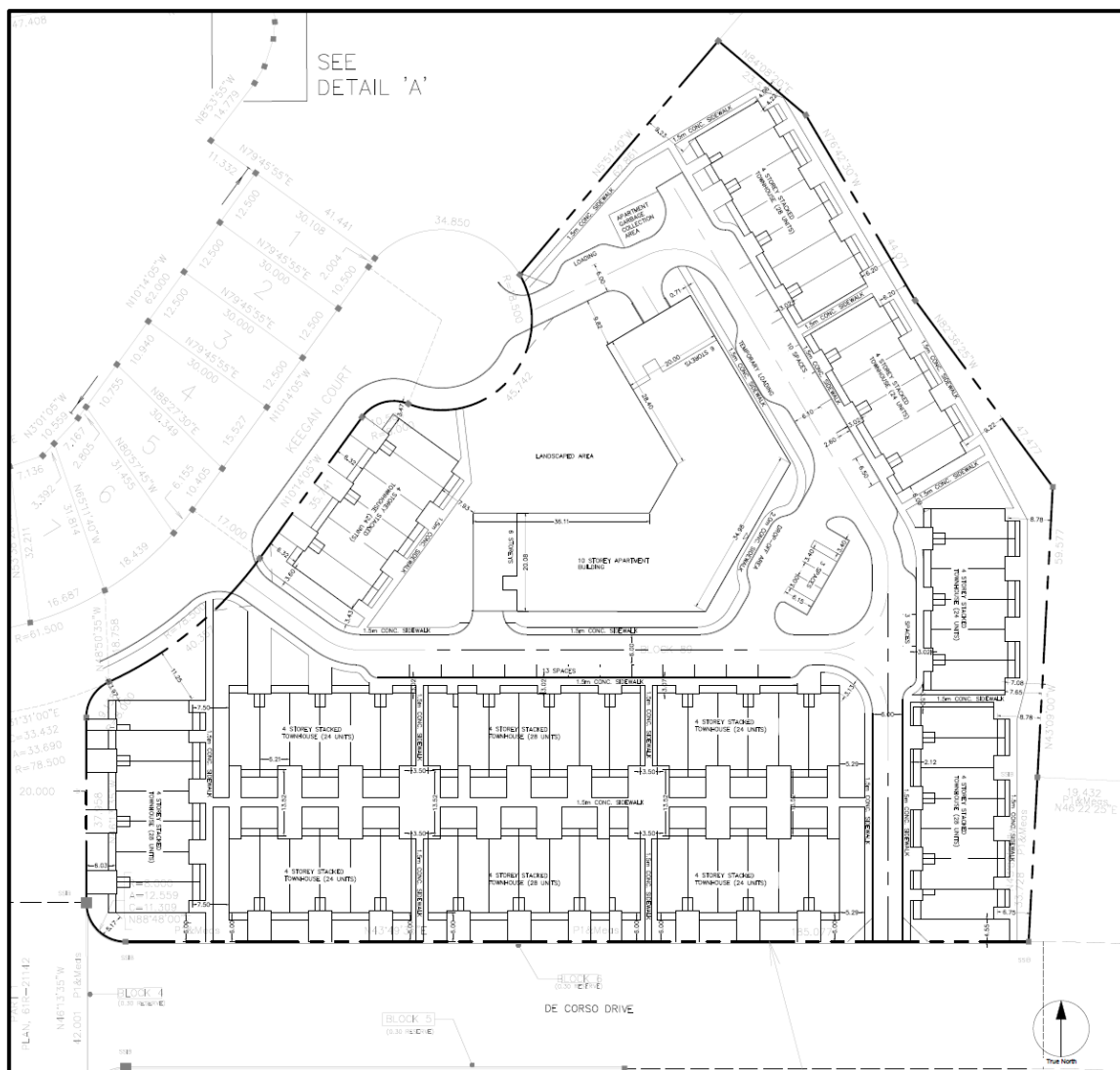
Block 107 is part of a larger subdivision, known as Victoria Park Village, having an area of 2.37 hectares. Phase 1 and 2 of the subdivision have a net area of 9.5 hectares, which is made up of a mix of single detached, semi-detached, street townhouses, and multiple dwelling block development.

Phase 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the subdivision increases to 82.1 units per net hectare (780 units / 9.5 net hectares). The proposed density for Block 107 as a standalone development is approximately 205 units per net hectare. An excerpt of the proposed Site Plan can be found in **Figure 5-1**, with an enlarged copy attached as **Appendix A** to this report. **Table 5-1** below outlines the key statistics of the proposed development.

Table 5-1: Key Development Statistics

Lot Area	~2.4 ha (23,692 m ²)
Lot Frontage	37.9 m
Density	205.4 units per hectare
Floor Space Index (FSI)	
Building Height	4 storeys (stacked townhouses) 6-10 storeys (apartment building)
Number of Units	493 units
Parking	644 underground & 18 surface

Figure 5-1: Excerpt of Site Plan for Proposed Development



6 Reports Submitted

The following section provides an overview and summary of the findings of the reports identified by City staff to be submitted in support of the subject application. Copies of each report and study have been included as part of the complete submission.

6.1 Urban Design Brief / Shadow Analysis

An Urban Design Brief was prepared by Adesso Design Inc. dated December 1, 2021 to ensure compliance with the urban design policies, goals and objectives of the City of Guelph Official Plan and Built Form Standards for Mid-Rise Buildings and Townhouses. Based on the information detailed within Brief, the proposed development:

- Is consistent with the City of Guelph Official Plan & the City of Guelph Built Form Standards for Mid-Rise Buildings and Townhouses;

- The proposed development contributes to the sustainable initiatives of the City by providing attractive and sustainable landscape elements;
- It is compatible with the adjacent land uses, scale, and massing that will positively contribute to the established character of the neighbourhood;
- The proposed development provides safe pedestrian orientated circulation and access; and,
- There are no significant design challenges or major development constraints that will impact the process and/ or negatively influence the development outcome.

Please refer to the full report submitted in support of the subject OPA application for further information regarding the assessment.

6.2 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report was prepared by MTE Consultants Inc., dated December 10, 2021. The purpose of the report was to review the opportunities and constraints associated with the servicing, grading, stormwater management, reviewing the requirements of the reviewing agencies, describing the development concept and to demonstrate the functional serviceability of the proposed development. The report noted that the subject lands have not yet been filled to the proposed grades to accommodate the future underground parking area and that the lands currently house a topsoil stockpile which will need to be removed prior to development. Further, service connections were installed to the property line of the subject lands as part of the construction of the larger subdivision. This includes three existing 150 mm water service connections, three existing 200 mm sanitary service connections, and a 450 mm and 675 mm storm service connection that are stubbed at the property line of the subject lands. Based on the analysis, it was concluded that the proposed grading will respect the subdivision design grades, existing municipal infrastructure is readily available and has adequate capacity, and the proposed percent imperviousness of 70% is less than the required 78% as designed in the overall subdivision design.

6.3 Transportation Impact Study

A Transportation Impact Study (TIS) was undertaken by Paradigm Transportation Solutions Ltd., and a subsequent report was prepared dated December 2021. The purpose of the study was to assess the potential traffic impacts as a result of the proposed development and provide recommendations as appropriate. The TIS also recommended the implementation of a number of TDM measures such as internal walkways and connections to existing transit stops, increased lighting along pedestrian routes, increased weather protection and barrier-free access at building entrances and exits, the provision of adequate bicycle parking, unbundling parking from the sale of units, and opportunities for car share spaces. It was noted that the proposed development would generate 200 and 236 vehicle trips during the AM and PM peak hours respectively. The analysis of the surrounding traffic system indicated critical movement and capacity problems at signalized intersections on Victoria Road South.

Based on the findings of the study the TIS recommends that the development be approved as proposed, with the installation of traffic signal control at Victoria Road South and Decorso Drive by 2028, and the implementation of TDM measures as identified in the report from the inception of development. Based on an analysis of proposed on-site circulation, the proposed site layout was deemed suitable for the study's design vehicles.

6.4 Pedestrian Wind Assessment

A Pedestrian Wind Assessment was conducted by SLR Consulting (Canada) Ltd., and a subsequent report was prepared dated December 1, 2021. The purpose of the assessment was to measure and predict the potential impacts of the proposed development on pedestrian-level wind conditions. The assessment identified a number of areas of interest including the main drop-off area of the residential apartment building, landscaped areas, outdoor terraces, and the laneway between two of the low-rise blocks immediately north of Decorso Drive. Based on the findings of the assessment, it was concluded that:

- The wind safety criterion is met at all areas on an annual basis for both the Existing and Proposed Configurations.
- Wind conditions on the site, including entrances and amenity spaces at grade level, are expected to be suitable for the intended usage year-round.
- Wind conditions on the proposed terraces are generally suitable for the intended use in the summer. Wind control measures are recommended.
- On the sidewalks surrounding the proposed development, wind conditions are suitable for the intended usage.

Please refer to the full report submitted in support of the subject OPA application for further information regarding the assessment.

7 Policy Analysis

The proposed development is subject to the following legislation and planning documents: The Planning Act, the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the City of Guelph Official Plan and City of Guelph Zoning By-law 14864.

7.1 Planning Act, R.S.O. 1990, c.P.13 (As Amended April 12, 2018)

The Planning Act, R.S.O. 1990, c.P.13 (the “Planning Act” or “Act”) is legislation that sets out policies for land use planning in Ontario and explains how land may be controlled. Specifically, the Act considers provincial interests, such as protecting and managing natural resources and the appropriate location of growth and development.

Matters of Provincial Interest

Section 2 of the Planning Act requires the Council of a Municipality to have regards for matters of Provincial Interest such as:

- a) the protection of ecological systems, including natural areas, features and functions;

Planning Comment: The subject lands are located adjacent to a woodland and Provincially Significant Wetland. As detailed in the EIR prepared by NRSI, which was submitted as part of the Draft Plan of Subdivision application, the proposed development does not encroach in the required 30-metre PSW buffer, which includes the 10-metre buffer from the woodland. As such, the proposed development will not negatively impact nearby ecological systems, natural areas, features or functions.

- b) the protection of the agricultural resources of the Province;
- c) the conservation and management of natural resources and the mineral resource base;

Planning Comment: As noted, the subject lands are located adjacent to nearby natural heritage and hydrological features but is appropriately setback and will not negatively impact the features or their functions. As per Schedule 1 of the City of Guelph Official Plan, the subject lands are located within the City's 'Greenfield Area'. As per Policy 3.12.1 of the Official Plan, the Greenfield Area will be planned and designed in a manner which will contribute to the City's overall vision of a diverse and complete community. As the lands are designated to accommodate development, there are no known impacts on agricultural, natural, or mineral resources associated with the proposed development.

- d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Planning Comment: There are no known significant architectural, cultural, historical, archaeological or scientific features of interest that would be impacted by the proposed development. It is noted that the lands have been cleared and pre-grading work as part of the overall subdivision construction has taken place.

- e) the supply, efficient use and conservation of energy and water;
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

Planning Comment: The development of the Victoria Park Village subdivision includes the extension of existing municipal water and wastewater servicing infrastructure located along Decorso Drive. As detailed in the FSSWM Report prepared by MTE Consultants, prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the servicing design for the entire subdivision.

- h) the orderly development of safe and healthy communities

Planning Comment: The proposed development is part of a larger registered Plan of Subdivision that will provide a range of housing including single-detached dwellings, semi-detached dwellings, street townhouses, stacked townhouses, and apartment units. The proposed development will include connections to the existing and planned pedestrian network that will provide residents and visitors with access to a larger trail network and access to several parks, schools and other community amenities.

The proposed development is considered a multi-family block that will aid in achieving a density of 100 units per hectare across the entire subdivision, which is located within the City's designated greenfield area. Further, the proposed development will include an extension of existing municipal servicing infrastructure on Decorso Drive, which will adequately serve the anticipated demand of future residents.

- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

Planning Comment: The proposed development will include connections to the existing and proposed pedestrian network and will provide opportunity for residents and visitors with access to City's broader community trail network. Further, the development of the subdivision includes a new public park that will be located immediately south of the subject lands, on the south side of Decorso Drive.

As detailed in the Urban Design Brief, the subject lands are also located within 3km of several other parks (e.g. Jubilee Park, Howden Park, MacAlister Park, and Mayfield Park) that offer a range of amenities includes sports fields, play equipment, splash pads, swing sets, and tennis

courts. The subject lands are also located within close proximity to several schools and points of interest such as public schools, the University of Guelph and the Victoria Park East Golf Club. Also mention the trail connection as this facilitates access to a myriad of facilities

j) the adequate provision of a full range of housing, including affordable housing;

Planning Comment: The proposed development includes a mix stacked townhouse units and a 6 to 10-storey apartment building on lands that are a portion of a larger registered Plan of Subdivision that includes a mix of single-detached dwellings, semi-detached dwellings, street townhouses, and multi-family residential blocks.

m) the co-ordination of planning activities of public bodies;

Planning Comment: The subject Official Plan Amendment application has been submitted to address concerns pertaining to the permitted density and height proposed on the subject lands. The subject lands and larger Plan of Subdivision have been the subject of numerous planning applications that have been coordinated with staff from the City of Guelph and Grand River Conservation Authority.

n) the resolution of planning conflicts involving public and private interests;

Planning Comment: As detailed in Section 3 of this report, the proposed redline revisions to the Draft Plan and associated Zoning By-law Amendment application were referred to the Ontario Municipal Board (“OMB”, now termed as the Ontario Land Tribunal (OLT)) based on a non-decision by the City of Guelph. As of September 2, 2021, both Phase 1 and Phase 2 of the Subdivision have been registered. Phase 1 includes Block 108. Phase 2 includes single family dwellings, semi-detached dwellings, street townhouses, and two (2) multi-family blocks (Blocks 106 & 107 of the Draft Plan). The zoning on Block 106 is approved, while zoning for Block 107 remains under appeal subject to a Site Plan application which will follow this Official Plan Amendment application. This application has been submitted to address the proposed increase in density. Further information pertaining the proposed Official Plan Amendment is provided in **Section 9** of this report. It is the developers hope that the submission of the OPA will provide an opportunity to resolve the final and outstanding planning for this parcel.

o) the protection of public health and safety;

Planning Comment: There are no known threats to public health and safety associated with the proposed development.

p) the appropriate location of growth and development;

Planning Comment: The subject lands are part of a larger registered Plan of Subdivision, portions of which are currently under construction. The proposed development includes a mix of stacked townhouses and a 6 to 10-storey apartment building on Block 107 of the Draft Plan. As per Schedule 1 of the City of Guelph Official Plan, the subject lands and broader Draft Plan area are located within a designated ‘Greenfield Area’. In accordance with the requirements of the Growth Plan, Designated Greenfield Areas are meant to accommodate forecasted growth to the horizon of the Growth Plan. As per section 3.12 of the Guelph Official Plan the entire designated greenfield area is to be developed to achieve a density that is not less than 50 residents and jobs combined per hectare, as measured by the Growth Plan. As the subject lands are intended to accommodate future growth in the City and the larger Plan of Subdivision has been registered, it is our opinion that the subject lands are appropriate for the proposed development.

q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

Planning Comment: The proposed development is part of a larger registered Plan of Subdivision that includes a new pedestrian network that connects to the existing trail network in the area. Further, the proposed development will introduce new residential units in close proximity to existing public transit infrastructure and identified cycling routes along Victoria Road South and Arkeil Road.

- r) the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe accessible, attractive and vibrant;

Planning Comment: The proposed development is part of a larger Plan of Subdivision that includes new public open space and a pedestrian network that connects with the existing trail network. It should be noted that changes to surrounding blocks have been made, as a result of previous applications, to ensure that the existing trail network is maintained, that it remains accessible, attractive and vibrant and that the proposed development conforms to the Guelph Trail Master Plan.

Planning Act, R.S.O. 1990, c.P.13 Summary and Analysis

Based on the policies noted above, the proposed application for Official Plan Amendment is consistent with the provisions of the *Planning Act*.

7.2 Provincial Policy Statement (2020)

The Provincial Policy Statement 2020 (“PPS”) provides policy direction on matters of provincial interest relating to land use planning and development and sets the policy foundation for regulating land use and development of land. The PPS was issued under Section 3 of the *Planning Act* and the current 2020 PPS came into effect on May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014. In this regard, Section 3 of the *Planning Act* requires that land use planning decisions be consistent with the PPS.

The PPS focuses growth within Settlement Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. It recognizes that the wise management of development may involve directing, promoting or sustaining growth. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

Managing and Directing Land Use

Section 1.1 outlines policies pertaining to the appropriate management and direction of land use to achieve efficient and resilient development and land use Patterns. Policy 1.1.1 states that healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

Planning Comment: The proposed development is part of a larger plan of subdivision that has been registered and construction has started on a number of the approved lots and blocks. As per Schedule 1 – Growth Plan Elements of the Guelph Official Plan, the subject lands and larger subdivision form part of the City’s designated greenfield area, which in accordance with the Growth Plan, is intended to accommodate future growth and achieve a minimum density target not less than 50 residents and jobs combined per hectare, measured over the entirety of the greenfield area. The subject lands are considered a multi-family block and will assist the City in achieving a density target of 100 units per hectare across the entire subdivision and the minimum target of 50 residents and jobs per hectare across the City’s entire designated greenfield area.

- b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

Planning Comment: The proposed development is part of a larger registered Plan of Subdivision that will be developed with a range of residential unit types including single-detached dwellings, semi-detached dwellings, street townhouses, and multi-unit housing including block townhouse development. More specifically, the proposed development of Block 107 includes stacked townhouses around the perimeter of the lot, with a 6 to 10-storey stepped apartment building centrally located on the lands, for a total of 493 units. The proposed will provide a range of market-based housing types in the City.

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

Planning Comment: The subject lands have been prepared for future development in accordance with the recommendations of the Environmental Impact Report that was submitted in support of the Draft Plan of Subdivision application. The Subdivision has since been registered and construction has started on a number of the approved lots and blocks. As such, it is our understanding that the development of the subject lands will not result in any environmental concerns. Further, there are no known public health and safety concerns associated with the proposed development.

- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;

Planning Comment: The proposed development is located within the City's Settlement Area Boundary on lands that have been designated to accommodate growth by the City's Official Plan, are part of a registered plan of subdivision, and will have no impact on any future expansion of the City's Settlement Area.

- e) Promoting the integration of land use planning, growth management, *transit-supportive* development, intensification and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

Planning Comment: As noted, the subject lands are identified as part of the City's Greenfield Area, which in accordance with the Growth Plan, is intended to accommodate future growth. Further, the subject lands are part of a larger Plan of Subdivision that was approved by the City. The first two phases of the subdivision are registered and construction is complete on the first phase and has started on a number of the approved lots and blocks of the second phase. The proposed development will utilize infrastructure that is readily available as constructed as part of the larger subdivision, which included extensions to existing municipal water and wastewater servicing infrastructure. The subject lands are located within close proximity to existing public transit services along Victoria Road South. However, there are no known plans to introduce public transit services within the area of the Plan of Subdivision, or to increase the frequency of existing transit service at this time.

- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;

Planning Comment: Any buildings and parking proposed as part of the larger Victoria Park Village subdivision, including the subject lands, will conform to AODA standards for private development.

- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet the current and projected needs;

Planning Comment: The development of the Victoria Park Village subdivision includes five (5) stormwater management ponds and existing municipal servicing infrastructure. The proposed servicing infrastructure will appropriately serve the proposed development of Block 107.

- h) promoting development and land use patterns that conserve biodiversity; and

Planning Comment: The subject lands are part of a larger registered Plan of Subdivision. An Environmental Impact Report was prepared by Stantec Consulting and submitted in support of the approval of the Draft Plan of Subdivision. The report detailed the preservation and mitigation measures to be utilized subdivision-wide to ensure the conservation of nearby natural heritage and hydrological features. The subject lands have since been prepared for future development in accordance with the recommendations and conclusions of the Environmental Impact Report. As there are no known impacts on nearby natural heritage or hydrological features associated with the proposed development, the proposed development will conserve biodiversity in the area.

- i) preparing for the regional and local impacts of a changing climate.

Planning Comment: The proposed development includes connections to a larger pedestrian network that supports alternative modes of transportation such as walking and cycling and connects with existing and future public parks and the City's broader community trail network. The subject lands are also located within 400 metres (10-min walk) of existing public transit routes that connect the development with surrounding neighbourhoods and the University of Guelph.

More specifically, as detailed in the Urban Design Brief, the proposed building orientations will maximize exposure to natural light and the use of high albedo paving will reduce the urban heat island effect. Further, landscaping and Low impact Development (LID) measures will aid infiltration.

Policy 1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

Planning Comment: The subject lands are part of the City's Greenfield Area. In accordance with the Growth Plan, Greenfield Areas are areas that have been designated in an Official Plan for development and are required to accommodate forecasted growth to the planning horizon.

Section 1.1.3 Settlement Areas

Policy 1.1.3.1 *Settlement areas* shall be the focus of growth and development.

Planning Comment: As per Schedule 1 of the Guelph Official Plan, the subject lands are located within the City's Settlement Area Boundary.

Policy 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;

Planning Comment: The subject lands are a part of a larger registered Plan of Subdivision and construction has started on a number of approved blocks. The subject lands and larger subdivision are identified as part of the City's designated greenfield area which is intended to accommodate growth. Phase 1 and 2 of the subdivision have a net area of 9.5 hectares, which is made up of a mix of single detached, semi-detached, street townhouses, and multi-family block development. Phase 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the subdivision is 82.1 units per net hectare (780 units / 9.5 net hectares). The proposed development is part of registered subdivision and ensures that a mix of housing types are provided on lands that are intended to accommodate growth. As such, it is our opinion that the proposed development is an efficient use of land and resources.

- b) 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;

Planning Comment: The subject lands are a portion of a larger registered plan of subdivision. The development of the subdivision includes the expansion of existing municipal servicing infrastructure along Decorso Drive that will be sufficient to serve the entirety of the subdivision, including the subject lands.

- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;

Planning Comment: There are no known impacts to air quality associated with the proposed development. As detailed in the Urban Design Brief, the proposed building orientations will maximize exposure to natural light and the use of high albedo paving will reduce the urban heat island effect. Further details pertaining to the energy efficiency of the proposed buildings will be provided at the time of Site Plan Approval.

- d) prepare for the impacts of a changing climate;

Planning Comment: The proposed development includes connections to a larger pedestrian network that supports alternative modes of transportation such as walking and cycling and connects with existing and future public parks and the City's broader community trail network. The subject lands are also located within 400 metres (10-min walk) of existing public transit routes that connect the development with surrounding neighbourhoods and the University of Guelph.

More specifically, as detailed in the Urban Design Brief, the proposed building orientations will maximize exposure to natural light and the use of high albedo paving will reduce the urban heat island effect. Further, landscaping and Low impact Development (LID) measures will aid infiltration.

- e) support active transportation;

Planning Comment: The proposed development includes a pedestrian network that connects to the broader network as part of the Victoria Park Village subdivision. The proposed pedestrian network, in its entirety, will connect to the existing trail network in the area. Bicycle parking and lockers are being provided to reduce the dependency on private automobiles.

- f) are transit-supportive, where transit is planned, exists or may be developed; and

Planning Comment: The proposed development is part of a larger subdivision located on the west side of Victoria Road South, north of Arkell Road, and is serviced by Guelph Transit's Route 5 Bus. A southbound stop is located at the intersection of Decorso Drive and Victoria Road South, approximately 300 metres east of the subject lands. There are no known planned transit services in the area that would further service the proposed development. Normally higher density would be located at the intersection of Decorso Drive and Victoria Road South but the location of natural heritage features required that the higher density be moved further towards the interior of the site.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Planning Comment: The subject lands are located within the City's settlement area, identified as part of the City's designated greenfield area, and are designated 'Low Density Greenfield Residential', which permits a range of residential uses to a maximum height of 6 storeys and a maximum density of 100 units per hectare in accordance with the height and density bonusing provisions of the Official Plan.

Phase 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the subdivision increases to 82.1 units per net hectare (780 units / 9.5 net hectares), which aids in achieving provincial intensification targets for designated greenfield areas. However, the proposed density for Block 107 as a standalone development is approximately 205

units per net hectare and includes a 10-storey apartment building. As such, an OPA is required to redesignate the subject lands to permit the proposed maximum height of 10-storeys and density of 205 units per hectare. Further information pertaining to the proposed OPA and the height and density provisions of the Official Plan is provided in **Section 9** of this report.

Policy 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Planning Comment: In accordance with the Growth Plan, designated greenfield areas are intended to accommodate forecasted growth to the 2051 planning horizon. As noted, the subject lands are located within the City's settlement area and are identified as part of the City's designated greenfield area. The proposed development is part of a larger registered plan of subdivision that will include a mix of residential uses such as single-detached dwellings, semi-detached dwellings, street townhouses, and block townhouses. The subject lands are proposed to accommodate stacked townhouses and an apartment building. The development of the overall subdivision included the expansion of existing municipal servicing from Decorso Drive, and will accommodate the projected needs of the proposed development and the subdivision in its entirety.

Policy 1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

Planning Comment: The proposed development is part of a larger registered plan of subdivision that will include a mix of housing types such as single-detached dwellings, semi-detached dwellings, street townhouses, and block townhouses. The subject lands are proposed to accommodate stacked townhouses and an apartment building. There are no known risks to public health or safety associated the proposed development.

Policy 1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

Planning Comment: The subject lands are located within the City's settlement area, identified as part of the City's designated greenfield area, and are designated 'Low Density Greenfield Residential', which permits a range of residential uses to a maximum height of 6 storeys and a maximum density of 100 units per hectare in accordance with the height and density bonusing provisions of the Official Plan.

Phase 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the subdivision increases to 82.1 units per net hectare (780 units / 9.5 net hectares), which aids in achieving provincial intensification targets for designated greenfield areas. However, the proposed density for Block 107 as a standalone development is approximately 205 units per net hectare and includes a 10-storey apartment building. As such, an OPA is required to redesignate the subject lands to 'Site Specific - High Density Residential' to permit the proposed maximum height of 10-storeys and density of 205 units per hectare. Further information pertaining to the proposed OPA and the height and density provisions of the Official Plan is provided in **Section 9** of this report.

Housing

Section 1.4 outlines the policies pertaining to housing and states the following:

Policy 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and

Planning Comment: As per Schedule 1 of the Guelph Official Plan, the subject lands are designated as part of the City's Greenfield Area, which is intended to be developed and are required to accommodate forecasted growth. The proposed development is part of a larger subdivision that will provide a mix of housing types. Specifically, the proposed development includes 493 residential units in the form of stacked townhouses and a multi-unit apartment building.

- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Planning Comment: The proposed development includes the construction of stacked townhouses and a 6-10 storey apartment building on the lands, which are part of a registered subdivision. As of September 2, 2021, both Phase 1 and Phase 2 of the Subdivision have been registered. Phase 1 included Block 108, a multi-family block. Phase 2 included multi-family blocks 106 and 107. The zoning on Block 106 has been approved while zoning for Block 107 remains under appeal subject to a Site Plan application which will follow this application for Official Plan Amendment. The development of the larger subdivision included the expansion of existing municipal water and wastewater services in the area and introduces five (5) stormwater management ponds that will appropriately serve the entirety of the subdivision. More information pertaining to the proposed amendment is provided in **Section 9** of this report.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Planning Comment: The proposed development includes stacked townhouses and a 6-10 storey apartment building. As of September 2, 2021, both Phase 1 and Phase 2 of the Subdivision have been registered. Phase 1 included Block 108, a multi-family block. Phase 2 includes multi-family blocks 106 and 107. The zoning on Block 106 has been approved while zoning for Block 107 remains under appeal subject to a Site Plan application which will follow this application for Official Plan Amendment. The development of the larger subdivision included the expansion of existing municipal water and wastewater services in the area and introduced five (5) stormwater management ponds that will appropriately serve the entirety of the subdivision. More information pertaining to the proposed amendment is provided in Section 9 of this report.

Policy 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier

municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

Planning Comment: The proposed development will include stacked townhouses and a 6 to 10-storey apartment building that will diversify the number of housing options proposed for the subdivision, which will also include single-detached dwellings, semi-detached dwellings, street townhouse dwellings and multi-family residential blocks. The provision of a range and mix of housing types will ensure that adequate housing is provided for a range of socio-economic statuses. It should be noted that, details regarding unit costs and sizes will be determined as the project progress towards Site Plan Approval and the detailed design stage.

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

Planning Comment: The proposed development includes stacked townhouses and an apartment building that will add to the number of housing options of the subdivision as whole which will also include single-detached dwellings, semi-detached dwellings, street townhouse dwellings, and multi-family residential blocks.

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

Planning Comment: The subject lands are part of a larger registered subdivision, portions of which are approved and are currently under construction. The development of the subdivision included new stormwater management ponds and an expansion to existing municipal water and wastewater infrastructure that will appropriately serve the subdivision as a whole.

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

Planning Comment: Phase 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the subdivision is 82.1 units per net hectare (780 units / 9.5 net hectares). The proposed density for Block 107 as a standalone development is approximately 205 units per net hectare.

e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and

Planning Comment: The proposed development is part of a larger registered Plan of Subdivision that will include a mix of housing types including single-detached dwelling, semi-detached dwellings, street townhouse dwellings, and multi-family development blocks. The subject lands will introduce stacked townhouse dwellings and an apartment building. The subdivision includes a new pedestrian network that connects to the existing trail network in the area. Further, the proposed development will introduce new residential units in close proximity to existing public transit infrastructure and identified cycling routes along Victoria Road South and Arkell Road.

- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Planning Comment: The subject lands are considered a multi-family block in the larger subdivision that includes more compact and higher density residential housing types such as stacked townhouses and apartment units. The proposed development will diversify housing types in the subdivision, which will include single-detached dwelling, semi-detached dwellings, street townhouses, and multi-family development blocks. The subject lands will introduce stacked townhouses and apartment units within the subdivision and contribute to more housing choice and options.

Sewage, Water and Stormwater

The subject lands are located within the City of Guelph settlement area and are therefore subject to the following sewage, water, and stormwater policies:

Policy 1.6.6.1 Planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 - 1. municipal sewage services and municipal water services; and
 - 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
- b) ensure that these systems are provided in a manner that:
 - 1. can be sustained by the water resources upon which such services rely;
 - 2. prepares for the impacts of a changing climate;
 - 3. is feasible and financially viable over their lifecycle; and
 - 4. protects human health and safety, and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process;
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

Planning Comment: The development of the Victoria Park Village subdivision included the extension of existing municipal water and wastewater servicing infrastructure located along Decorso Drive. As detailed in the FSSWM Report prepared by MTE Consultants that was prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing

municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Planning Comment: The development of the Victoria Park Village subdivision included the extension of existing municipal water and wastewater servicing infrastructure located along Decorso Drive. As detailed in the FSSWM Report prepared by MTE Consultants that was prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

Planning Comment: As detailed in the SWM report prepared by Stantec, dated March 2017 and submitted in support of the original Draft Plan of Subdivision application, the stormwater management strategy for the development of the subdivision includes runoff quality and quantity control, as per the requirements of the Torrance Creek Subwatershed Study and the MOECC.

As detailed in the FSSWM Report prepared by MTE Consultants that was prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Further, where feasible, groundwater infiltration measures will be used to mitigate the post-development water balance deficit. Lot level infiltration is proposed for all single lots and semis to maintain groundwater recharge on the site. Centralized infiltration galleries are proposed for multi-family blocks 106, 107, and 108.

Wise Use and Management of Resources

As per Schedule 4 – Natural Heritage System of the City of Guelph Official Plan, portions of the subject lands are designated as part of the City’s natural heritage system. This includes provincially significant wetlands, significant woodlands, linkages, waterbodies, and watercourses. As such, the following policies apply:

Policy 2.1.1 Natural features and areas shall be protected for the long term.

Planning Comment: As detailed in the EIR prepared by Stantec, dated March 2017, various site design and site management measures were recommended and incorporated through the Draft Plan of subdivision, SWM system, lot grading, landscaping, construction timing and controls to mitigate the potential impacts to the surrounding natural heritage system. As shown in **Figure 2-1**, the subject lands are currently vacant, save and except the sales trailer, and have been prepared to accommodate future development. As such, it is our opinion that the proposed development will protect nearby natural heritage features for the long-term.

Policy 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Planning Comment: As detailed in the EIR prepared by Stantec, dated March 2017, various site design and site management measures were recommended and incorporated through the Draft Plan of subdivision, SWM system, lot grading, landscaping, construction timing and controls to mitigate the potential impacts to the surrounding natural heritage system.

Policy 2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

Planning Comment: As per MNR interactive mapping, the subject lands are located within Ecoregion 6E.

Policy 2.1.4 Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and
- b) significant coastal wetlands.

Planning Comment: As per MNR interactive mapping, the subject lands are located outside of any significant wetlands within Ecoregion 6E.

Policy 2.1.5 Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest; and
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Planning Comment: As per MNR interactive mapping, the subject lands are located outside of any significant wetlands, woodlands, significant wildlife habitats and areas of scientific interest within Ecoregion 6E.

Policy 2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Planning Comment: As detailed in the EIR prepared by Stantec, dated March 2017, various site design and site management measures were recommended and incorporated through the Draft Plan of subdivision, SWM system, lot grading, landscaping, construction timing and controls to mitigate the potential impacts to the surrounding natural heritage system. Further, buffers to significant woodlands, significant wetlands, and significant wildlife will be maintained or enhanced

and appropriate permits and approvals were be obtained prior to works within GRCA regulated areas and within watercourses regulated under the Fisheries Act.

Policy 2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- i. using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
- ii. minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
- iii. evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;
- iv. identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;
- v. maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;
- vi. implementing necessary restrictions on development and site alteration to:
 1. protect all municipal drinking water supplies and designated vulnerable areas; and
 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;
- vii. planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- viii. ensuring consideration of environmental lake capacity, where applicable; and
- ix. ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

Planning Comment: As detailed in the EIR prepared by Stantec, dated March 2017, various site design and site management measures were recommended and incorporated through the Draft Plan of Subdivision, SWM system, lot grading, landscaping, construction timing and controls to mitigate the potential impacts to the surrounding natural heritage system. Further, buffers to significant woodlands, significant wetlands, and significant wildlife will be maintained or enhanced and appropriate permits and approvals were be obtained prior to work within GRCA regulated areas and within watercourses regulated under the Fisheries Act.

Policy 2.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

Planning Comment: As detailed in the EIR prepared by Stantec, dated March 2017, various site design and site management measures were recommended and incorporated through the Draft Plan of subdivision, SWM system, lot grading, landscaping, construction timing and controls to mitigate the potential impacts to the surrounding natural heritage system.

As per Grand River Source Protection Area mapping, the subject lands are located within WHPA-B and are located within an area of high vulnerability. As recommended in the Hydrogeological Report prepared by Banks Groundwater Engineering Ltd., a groundwater monitoring program has been initiated that will assess and changes to groundwater prior to, during and following the development of the subdivision.

Provincial Policy Statement (2020) Summary and Analysis

The subject lands are located within the City of Guelph settlement area and are part of a Registered Plan of Subdivision in the City's Greenfield Area. The proposed development of the subject lands will include stacked townhouses and a 6 to 10-storey apartment building that will add to the number of residential typologies proposed for the subdivision, which also includes single-detached dwellings, semi-detached dwellings, street townhouses dwelling and multi-family residential blocks. The development of the subdivision included the expansion of existing municipal water and wastewater infrastructure along Decorso Drive which will adequately service the proposed development and the subdivision in its entirety. Various site design and site management measures were recommended and incorporated through the Draft Plan of subdivision, SWM system, lot grading, landscaping, construction timing and controls to mitigate the potential impacts to the surrounding natural heritage system. Additional monitoring programs that will provide annual and semi-annual reports prior to, during and after construction will ensure that the proper measures are taken to mitigate any potential impacts on groundwater.

Based on the proposed development's appropriate utilization of land, provision of a number of housing options, compatibility with the surrounding area, utilization of existing municipal servicing, preservation of natural heritage and hydrological features, it is our opinion that the proposed development is consistent with and accurately reflects the intent of the Provincial Policy Statement, 2020.

7.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe, 2019 was prepared and approved under the Place to Grow Act, 2005 and took effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan, 2019 was approved and took effect on August 28, 2020 creating A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the "Growth Plan"). For the purpose of this report, the August 2020 consolidation of the Growth Plan was reviewed.

Managing Growth

Section 2.2 outlines the following applicable policies pertaining to the management of growth in accordance with the population and employment forecasts contained in Schedule 3 of the Growth Plan:

Policy 2.2.1.1 Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.

Planning Comment: As per Schedule 3 of the Growth Plan, the City of Guelph's population is forecasted to grow to 203,000 by 2051. This represents an increase of approximately 63,000 persons from a 2021 estimated population of 140,000 persons. The proposed development is part of a larger Registered Plan of Subdivision with a net density of the lands is 82.1 units per net hectare (780 units / 9.5 net hectares). As per Schedule 1 – Growth Plan Elements of the Guelph Official Plan, the subject lands and larger subdivision are part of the City's designated Greenfield

Area which, in accordance with the Growth Plan, is intended to accommodate forecasted growth to the 2051 planning horizon.

Policy 2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and
 - iii. can support the achievement of complete communities;
- b) growth will be limited in settlement areas that:
 - i. are rural settlements;
 - ii. are not serviced by existing or planned municipal water and wastewater systems; or
 - iii. are in the Greenbelt Area;
- c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - iv. areas with existing or planned public service facilities;
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;
- e) development will be generally directed away from hazardous lands; and
- f) the establishment of new settlement areas is prohibited.

Planning Comment: The subject lands are located within the City of Guelph settlement area on lands that form part of the City's Designated Greenfield Area and are therefore subject to the policies of section 2.2.7 of the Growth Plan. Additional information pertaining to the proposed development's conformity with these policies is provided below. The proposed development is not located on any identified hazardous lands.

Policy 2.2.1.3 Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:

- a) establish a hierarchy of settlement areas, and of areas within settlement areas, in accordance with policy 2.2.1.2;
- b) be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term;
- c) provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form;
- d) support the environmental and agricultural protection and conservation objectives of this Plan; and
- e) be implemented through a municipal comprehensive review and, where applicable, include direction to lower-tier municipalities.

Planning Comment: As per Schedule 1 – Growth Plan Elements of the Guelph Official Plan, the subject lands and larger subdivision are part of the City’s designated Greenfield Area. While the focus may be to prioritize intensification and higher densities in designated intensification areas such as urban growth centres or major transit station areas. The Growth Plan does not preclude higher densities in other areas of the City, such as designated greenfield areas, that are required to accommodate forecasted growth to the 2051 planning horizon, to which the population of the City of Guelph is forecasted to grow to 203,000 persons. Phases 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the lands increases to 82.1 units per net hectare (780 units / 9.5 net hectares). As detailed in the FSSWM Report prepared by MTE Consultants that was prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- i) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- ii) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- iii) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- iv) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
- v) provide for a more compact built form and a vibrant public realm, including public open spaces;
- vi) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
- vii) integrate green infrastructure and appropriate low impact development.

Planning Comment: The subject lands are considered a multi-family block in the larger subdivision that includes more compact and higher density residential housing types such as stacked townhouses and apartment units. The proposed development will diversify housing types in the subdivision, which will include single-detached dwelling, semi-detached dwellings, street townhouse dwellings and multi-family residential blocks. The subject lands are proposed to be developed with stacked townhouses and apartment units at full build-out. The proposed development will include connections to the existing and planned pedestrian network that will provide residents and visitors with access to a larger community trail network and access to several parks, schools and other community amenities.

As detailed in the Urban Design Brief, the subject lands are also located within 3km of several other parks (e.g. Jubilee Park, Howden Park, MacAlister Park, and Mayfield Park) that offer a range of amenities includes sports fields, play equipment, splash pads, swing sets, and tennis

courts. The subject lands are also located within close proximity to several schools and points of interest such as public schools, the University of Guelph and the Victoria Park Golf Club.

Housing

Section 2.2.6 outlines the following policies pertaining to the provision of housing:

Policy 2.2.6.1 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and

ii. establishing targets for affordable ownership housing and rental housing;

b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);

c) align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011;

d) address housing needs in accordance with provincial policy statements such as the Policy Statement: “Service Manager Housing and Homelessness Plans”; and

e) implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws.

Planning Comment: The subject lands and larger subdivision are part of the City’s designated Greenfield Area which, in accordance with the Growth Plan, is intended to accommodate forecasted growth to the 2051 planning horizon. As per policy 2.2.7.1 of the Growth Plan, the designated Greenfield Areas in the City of Guelph will be planned to achieve a minimum density target of 50 residents and jobs combined per hectare measured over the entire designated greenfield area. As noted, phase 1 and 2 of the development, as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the lands increases to 82.1 units per net hectare (780 units / 9.5 net hectares). The proposed density for Block 107 as a standalone development is approximately 205 units per net hectare.

As per Schedule 2 – Land Use Plan of the Guelph Official Plan, the subject lands are designated ‘Low Density Greenfield Residential’, which permits densities between 50 and 60 units per hectare. As per Schedule 5 – Road and Rail Network of the Guelph Official Plan, Victoria Road South is classified as an arterial road. Based on the proposed densities noted above, the proposed development will help achieve the Growth Plan target of 50 residents and jobs combined per hectare over the entire designated greenfield area. However, an OPA is required to address the increase in density to the individual block and will redesignate the subject lands to ‘Site Specific - High Density Residential’ to permit the increase in density. Further information pertaining to the proposed OPA and the height and density provisions of the Official Plan is provided in **Section 9** of this report.

Policy 2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

a) planning to accommodate forecasted growth to the horizon of this Plan;

b) planning to achieve the minimum intensification and density targets in this Plan;

c) considering the range and mix of housing options and densities of the existing housing stock; and

d) planning to diversify their overall housing stock across the municipality.

Planning Comment: The subject lands and larger subdivision are part of the City's designated Greenfield Area which, in accordance with the Growth Plan, is intended to accommodate forecasted growth to the 2051 planning horizon. As per policy 2.2.7.1 of the Growth Plan, the designated Greenfield Areas in the City of Guelph will be planned to achieve a minimum density target of 50 residents and jobs combined per hectare. As noted, phase 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the lands is 82.1 units per net hectare (780 units / 9.5 net hectares).

At full build-out the subdivision will provide a mix of housing types in the form of single-detached dwellings, semi-detached dwellings, street townhouses, stacked townhouses and an apartment building. Specifically, the proposed development includes 493 residential units made up of stacked townhouses and a multi-unit apartment building.

The current Guelph Official Plan implements the vision of a previous version of the Growth Plan that guided land use planning policies to the 2031 planning horizon. It is our understanding that the City of Guelph is currently undergoing a review of their Official Plan to bring the Plan into conformity with the current version of the Growth Plan, which will likely result in adjustments or increases to the City's density targets to accommodate forecasted growth to the 2051 planning horizon. The proposed development and increased density reflects this pending direction, and will aid the City in achieving 2051 density targets.

Policy 2.2.6.3 To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Planning Comment: The proposed development is part of a larger subdivision that will provide a mix of housing types in the form of single-detached dwellings, semi-detached dwellings, street townhouses, stacked townhouses and an apartment building. Specifically, the proposed development includes 493 residential units in the form of stacked townhouses and a multi-unit apartment building. The proposed apartment building will have 185 units, of which, 105 are 1-bedroom and 80 are 2-bedroom.

Policy 2.2.6.4 Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

Planning Comment: The subject lands are part of a larger Registered Plan of Subdivision that is located within the City of Guelph's designated Greenfield Area. As detailed in the FSSWM Report prepared by MTE Consultants, prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 2.2.6.5 When a settlement area boundary has been expanded in accordance with the policies in subsection 2.2.8, the new designated greenfield area will be planned in accordance with policies 2.2.6.1 and 2.2.6.2.

Planning Comment: As per Schedule 1 – Growth Plan Elements of the Guelph Official Plan, the subject lands are located within the City's Designated Greenfield Area.

Designated Greenfield Areas

As per Schedule 1 – Growth Plan Elements of the City of Guelph Official Plan, the subject lands are located within a Greenfield Area. As such, the following policies apply:

Policy 2.2.7.1 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.

Planning Comment: The proposed development is part of a larger subdivision that will provide a mix of housing types in the form of single-detached dwellings, semi-detached dwellings, street townhouses, block townhouse development, stacked townhouses, and an apartment building. Specifically, the proposed development includes 493 residential units in the form of stacked townhouses and a multi-unit apartment building.

The proposed development includes a pedestrian network that connects to the broader network as part of the Victoria Park Village subdivision. The proposed pedestrian network, in its entirety, will connect to the existing trail network in the area and will provide future residents with access to several parks, natural heritage areas, schools and other community amenities within the surrounding area. The closest public transit stop is located approximately 300 metres east of the subject lands and will provide future residents with connections to nearby neighbourhoods, the University of Guelph and the broader public transit network.

Policy 2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:

- a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

Planning Comment: Phases 1 and 2 of the subdivision have a net area of 9.5 hectares, which is made up of a mix of single detached, semi-detached, street townhouses, and multi-family block development. Phase 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the subdivision is 82.1 units per net hectare (780 units / 9.5 net hectares) which, based on the 2016 average dwelling size in Guelph retrieved from Statistics Canada, results in a density of approximately 205 residents per hectare. However, as apparent with the design of the larger subdivision, portions of the City's Designated Greenfield Area are comprised of natural heritage and hydrological features that limit the overall developable area of the greenfield area. Portions of the developable area are typically further limited to accommodate infrastructure that are designed to appropriately serve future growth and development, which could limit growth and development, and the resulting number of residents and jobs per hectare achieved. Based on the proposed densities noted above, the proposed development and associated OPA will help achieve the target minimum density of 50 residents and jobs per hectare across the entire subdivision and broader greenfield area.

Policy 2.2.7.3 The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:

- a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;
- b) rights-of-way for:

- i. electricity transmission lines;
- ii. energy transmission pipelines;
- iii. freeways, as defined by and mapped as part of the Ontario Road Network; and iv. railways;
- c) employment areas; and
- d) cemeteries

Planning Comment: The subject lands are part of a larger Registered Plan of Subdivision with a total area of 39.30 hectares, of which almost 30 hectares is dedicated for parks and open space, stormwater management, wetland and undeveloped woodland, road widenings and public streets. Phase 1 and 2 of the subdivision have a net developable area of 9.5 hectares, which is made up of a mix of single detached, semi-detached, street townhouses, and multi-family block development. Phases 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the lands is 82.1 units per net hectare (780 units / 9.5 net hectares).

As apparent with the design of the larger subdivision, portions of the City's Designated Greenfield Area are comprised of natural heritage and hydrological features that limit the overall developable area of the greenfield area. Portions of the developable area are typically further limited to accommodate infrastructure that are designed to appropriately serve future growth and development, which could limit growth and development, and the resulting number of residents and jobs per hectare achieved. Based on the proposed densities noted above, the proposed development and associated OPA will help achieve the target minimum density of 50 residents and jobs per hectare across the entire subdivision and broader greenfield area.

Servicing and Infrastructure

Section 3 outlines the policies pertaining to the provision of adequate infrastructure to support growth and states the following:

Policy 3.2.1.2 Planning for new or expanded infrastructure will occur in an integrated manner, including evaluations of long-range scenario-based land use planning, environmental planning and financial planning, and will be supported by relevant studies and should involve:

- a) leveraging infrastructure investment to direct growth and development in accordance with the policies and schedules of this Plan, including the achievement of the minimum intensification and density targets in this Plan;
- b) providing sufficient infrastructure capacity in strategic growth areas;
- c) identifying the full life cycle costs of infrastructure and developing options to pay for these costs over the long-term; and
- d) considering the impacts of a changing climate.

Planning Comment: The development of the Subdivision includes the extension of existing municipal water and wastewater servicing along Decorso Drive, which was approved by the City as part of the previous Draft Plan of Subdivision application. As detailed in the FSSWM Report prepared by MTE Consultants that was prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 3.2.2.1 Transportation system planning, land use planning, and transportation investment will be co-ordinated to implement this Plan.

Planning Comment: The proposed development is part of a larger subdivision located on the west side of Victoria Road South, north of Arkell Road, and is serviced by Guelph Transit's Route 5 Bus. A southbound stop is located at the intersection of Decorso Drive and Victoria Road South, approximately 300 metres east of the subject lands. There are no known planned transit services in the area that would provide additional service to the proposed development.

Policy 3.2.7.2 Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:

- a) is informed by a subwatershed plan or equivalent;
- b) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;
- c) establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and
- d) aligns with the stormwater master plan or equivalent for the settlement area, where applicable.

Planning Comment: A Servicing and Stormwater Management Report was prepared by Stantec Consulting Ltd., dated January 2016, and was submitted in support of the Draft Plan of Subdivision application, which has been approved and the subdivision has since been registered. As detailed in the FSSWM Report prepared by MTE Consultants, prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Natural Heritage and Hydrologic Features

Section 4 outlines the policies pertaining to the protection of water and natural heritage systems and their functions and states the follow:

Policy 4.2.1.2 Water resource systems will be identified to provide for the long-term protection of key hydrologic features, key hydrologic areas, and their functions.

Planning Comment: As detailed in the EIR prepared by Stantec, dated March 2017, various site design and site management measures were recommended and incorporated through the Draft Plan of Subdivision, SWM strategy, lot grading, landscaping, construction timing and controls to mitigate the potential impacts to the surrounding natural heritage system. A Water Budget Analysis that was completed as part of the EIR, identified a potential groundwater recharge deficit as a result of increased run-off associated with post development conditions (i.e. higher imperviousness). As recommended by the EIR, the proposed development will incorporate infiltration galleries and other LID measures to promote infiltration.

As per the Grand River Source Protection Area Approved Assessment Report, the subject lands are located within a Wellhead Protection Area and are further located in an area with a Groundwater Vulnerability score of 8 out of 10. As such, as recommended in the Hydrogeological Report prepared by Banks Groundwater Engineering Ltd., a groundwater monitoring program has been initiated that will assess and changes to groundwater prior to, during and following the development of the subdivision. The monitoring program will provide annual and semi-annual reports prior to, during and after construction to ensure that the proper measures are taken to mitigate any potential impacts on groundwater.

Policy 4.2.1.3 Watershed planning or equivalent will inform:

- a) the identification of water resource systems;

- b) the protection, enhancement, or restoration of the quality and quantity of water;
- c) decisions on allocation of growth; and
- d) planning for water, wastewater, and stormwater infrastructure

Planning Comment: As per the Grand River Source Protection Area Approved Assessment Report, the subject lands are located within a Wellhead Protection Area and are further located in an area with a Groundwater Vulnerability score of 8 out of 10.

Policy 4.2.1.4 Planning for large-scale development in designated greenfield areas, including secondary plans, will be informed by a subwatershed plan or equivalent.

Planning Comment: The subject lands are part of a larger Registered Draft Plan of Subdivision located in the City's designated Greenfield Area. Parts of the subdivision are currently under construction. As such, the details related to the subwatershed were worked out and approved through the draft plan process.

Policy 4.2.2.6 Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:

- a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and
- b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.

Planning Comment: As noted, an EIR was prepared by Stantec Consulting Ltd., dated March 2017, and submitted in support of the Draft Plan of Subdivision application. As detailed in the EIR, various site design and site management measures were recommended and incorporated through the Draft Plan of subdivision, SWM strategy, lot grading, landscaping, construction timing and controls to mitigate the potential impacts to the surrounding natural heritage system. The subject lands have since been prepared for future development in accordance with the recommendations of the EIR. As such, there are no known impacts on nearby natural heritage or hydrological features associated with the proposed development.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe Summary and Analysis

As per Schedule 1 – Growth Plan Elements of the Guelph Official Plan, the subject lands are located within the City's Designated Greenfield Area, which is expected to accommodate future growth in the City to the 2051 planning horizon. The proposed development is part of a larger Registered Plan of Subdivision with a net density of 82.1 units per net hectare (780 units / 9.5 net hectares). The development of the subject lands will include stacked townhouses and a 6 to 10-storey apartment building that will diversify the number of housing options proposed for the subdivision, which includes single-detached dwellings, semi-detached dwellings, street townhouse dwellings and multi-family blocks. Further, the proposed development will utilize infrastructure that is planned as part of the larger subdivision, which included extensions to existing municipal water and wastewater servicing infrastructure and site-wide and block specific stormwater management measures. Various site design and site management measures were recommended and incorporated through the Draft Plan of Subdivision, SWM strategy, lot grading, landscaping, construction timing and controls to mitigate the potential impacts to the surrounding natural heritage system.

Based on the proposed development's provision of a range of housing types, intensification within the City's designated greenfield area, preservation of natural heritage and hydrological features, and the appropriateness of existing and planned servicing, it is our opinion that the proposed

development is consistent with and accurately reflects the intent of the Growth Plan for the Greater Golden Horseshoe, 2020.

7.4 City of Guelph Comprehensive Zoning By-law (1995) – 14864

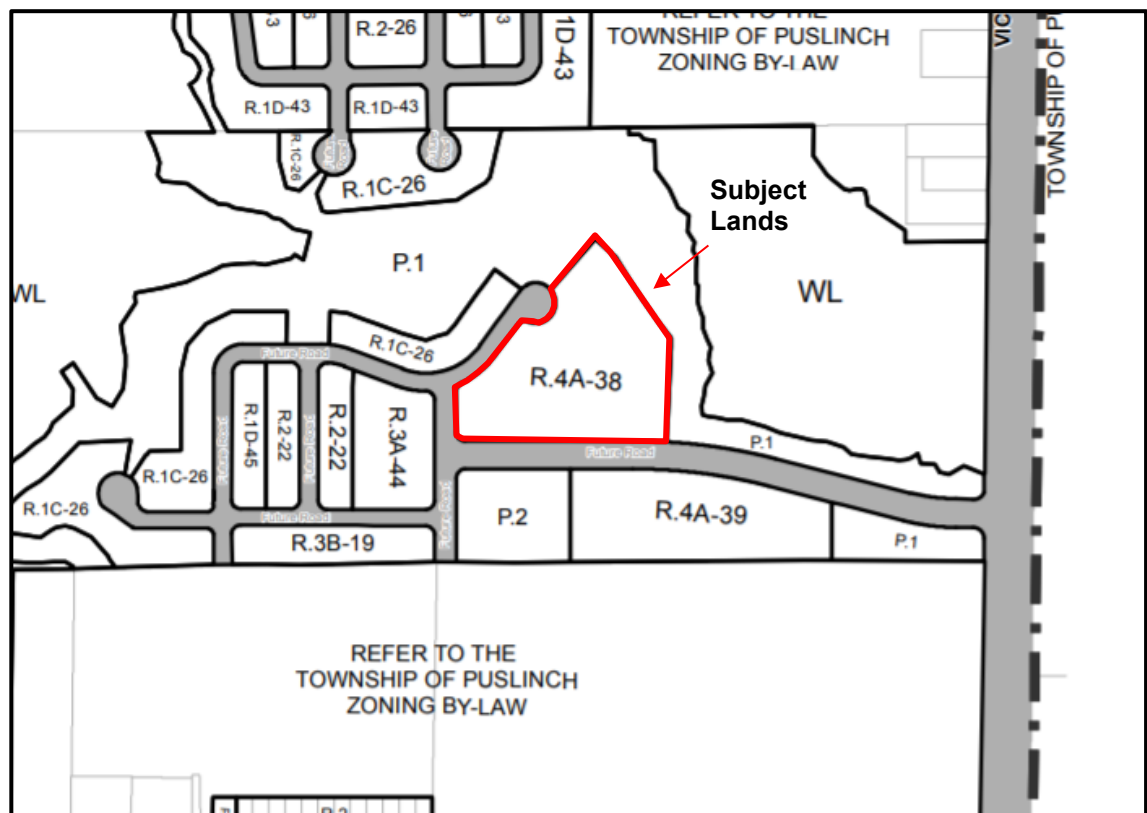
The City of Guelph Zoning By-law (1995) – 14864 (the “ZBL”) was adopted by Guelph City Council on June 19, 1995 and certified by the City Clerk on August 29, 1997. The current consolidation of the ZBL includes all amendments in force and effect up to and including January 13, 2020.

It is our understanding that the City is currently undergoing a comprehensive review of the ZBL in order to ensure it aligns with the City’s updated Official Plan. It is anticipated that the implementation of the new ZBL will not occur until 2022.

It should be noted that the subject lands are currently the subject of active an application for Zoning By-law Amendment, which is currently under appeal to the Ontario Land Tribunal (formerly known as the Local Planning Appeal Tribunal (LPAT)) (PL121406). As such, the purpose of this section is to provide an overview of the applicable zoning provisions, as they relate to the subject lands and proposed development but is not meant to provide further justification for the ongoing application for Zoning By-law Amendment.

As per Defined Area Map No. 74 of the ZBL, the subject lands are zoned ‘Specialized Residential 4A – 38’.

Figure 6-1: Excerpt of Defined Area Map No. 74 of the City of Guelph Zoning By-law - 14864 Depicting the ‘R.4A-38’ Zoning of the Subject Lands



Specialized Residential 4.A Zone Exception 38

As per provision 5.4.3.1.38.1, permitted uses in this zone include any use permitted in Section 5.3.1.1 and 5.4.1.1, which include a stacked townhouse and an apartment building. The proposed

development includes a mix of stacked townhouses and a 10-storey apartment building, which is permitted on the subject lands.

As per provision 5.3.1.38.2, permitted uses are subject to the zoning regulations of section 5.4.2 and 5.3.2, as they apply to the permitted use. **Table 7-1** below provides an overview of applicable zoning regulations for the corresponding uses.

Table 7-1: Residential 4.A Zoning Requirements – Stacked Townhouse

ZONING REQUIREMENTS	STACKED TOWNHOUSE (5.3.2)
Min. Area (m ²)	1,000
Min. Lot Area per Dwelling Unit (m ²)	150
Min. Lot Frontage (m)	18
Min. Front Yard (m)	6
Min. Exterior Side Yard (m)	4.5
Min. Side yard (m)	Half building height and no less than 3 metres
Min. Rear Yard (m)	Half building height and no less than 3 metres
Max. Building Coverage (%)	40
Max. Building Height	3 storeys
Min. Landscaped Open Space (%)	40
Location of Buffer Strips	Rear and/or side yard when abutting a residential zone
Max. Number of Dwelling Units in a Row	12 (8 when adjacent to a public street)
Maximum Density	60 units/ha up to a maximum of 75 units/ha
Parking	
Min. Number of Standard Spaces	1 space per dwelling unit

Table 7-2: Residential 4.A Zoning Requirements – Apartment Building

ZONING REQUIREMENTS	APARTMENT BUILDING (5.4.2)
Min. Area (m ²)	650
Min. Lot Frontage (m)	15
Max. Density (units/ha)	100
Min. Front and Ext. Side Yard (m)	6
Min. Side Yard	One-half the building height but not less than 3 metres
Min. Rear Yard	20% of the lot depth or one-half the building height, whichever is greater, but not less than 7.5 metres
Max. Building Height	8 storeys
Min. Distance Between Buildings	One-half the total height off the two buildings, but not less than 15 metres
Min. Common Amenity Area	Min. 30 m ² per dwelling unit for the first 20 units Min. 20 m ² per dwelling unit in excess of 20 units
Min. Landscaped Open Space	40 % of the lot area
Floor Space Index	1.0
Parking	
Min. Number of Standard Spaces	1.5 spaces per dwelling unit for the first 20 units 1.25 spaces per dwelling unit in excess of 20 units

Further to the above, provision 5.4.3.1.38.2.1 states that a minimum of 168 dwelling units shall be constructed in the R.4A-38 zone.

Ongoing Proposed Zoning By-law Amendment

As detailed in Section 3 of this report, Phase 2 of the subdivision includes multi-family blocks 106 and 107. The zoning on Block 106 has been approved, while zoning for Block 107 remains under appeal subject to a Site Plan application that will follow this Official Plan Amendment application. The future Site Plan application will produce a finalized Plan and development details that will be utilized to determine the extent of relief required from the zoning requirements and restrictions noted above. This will include provisions to permit the proposed increased density to achieve a target maximum density of 100 units per hectare for the entire subdivision as noted in the Minutes of Settlement for case PL121406:

“AND WHEREAS the Appellant and the City acknowledge that existing zoning regulations applicable to Block 107 establish a minimum density of approximately 71 units per hectare and that as a result of the slightly reduced density in zoning provisions for Blocks 106 and 108, Block 107 zoning provisions may allow for slightly higher densities, if reasonably feasible and mutually agreeable, to achieve the target maximum density of 100 units per hectare across the Site.”

City of Guelph Comprehensive Zoning By-law (1995) – 14864 Summary and Analysis

Based on the current zoning requirements and restrictions, it is apparent that the proposed development is not permitted. As detailed in Section 3 of this report, the proposed development is the subject of a previously submitted Zoning By-law Amendment that encompasses the proposed multi-family blocks. The application remains under appeal subject to the design of a Site Plan for the development of the lands. A Site Plan was prepared and presented to City Staff who indicated that an Official Plan Amendment (OPA) was required to permit the proposed height and density of the development resulting in the subject application to which this report has been prepared in support of, and the corresponding proposed OPA. Following approval of the OPA, a future Site Plan application will be submitted that will produce a finalized Plan and development details that will be utilized to determine the extent of relief required from the zoning requirements and restrictions.

The proposed Official Plan Amendment intends to redesignate the subject lands to ‘Site Specific - High Density Residential’ to better reflect the proposed increase in density that is the subject of the ongoing appeal. Further information regarding the proposed Official Plan Amendment is provided in **Section 9** of this report.

7.5 City of Guelph Official Plan

The City of Guelph Official Plan (the “OP” or “Official Plan”) was adopted by City Council on November 1, 1994 and approved by the Ministry of Municipal Affairs and Housing on December 20, 1995. The Official Plan was comprehensively updated in 2001, 2009, 2014 and most recently in 2017. The current consolidation of the Official Plan includes all policies in effect up to June 2021. In accordance with Section 2 of the OP, the current version of the OP implements the vision of a previous version of the Growth Plan that guided land use planning policies to the 2031 planning horizon. It is our understanding that the City of Guelph is currently undergoing a review of their Official Plan to bring the Plan into conformity with the current version of the Growth Plan, which will likely result in adjustments or increases to the City’s density targets to accommodate forecasted growth to the 2051 planning horizon.

Table 7-3 below provides an overview of the applicable Schedules within the Official Plan that apply to the subject lands and the corresponding designations.

Table 7-3: Applicable Official Plan Schedules and Corresponding Designations

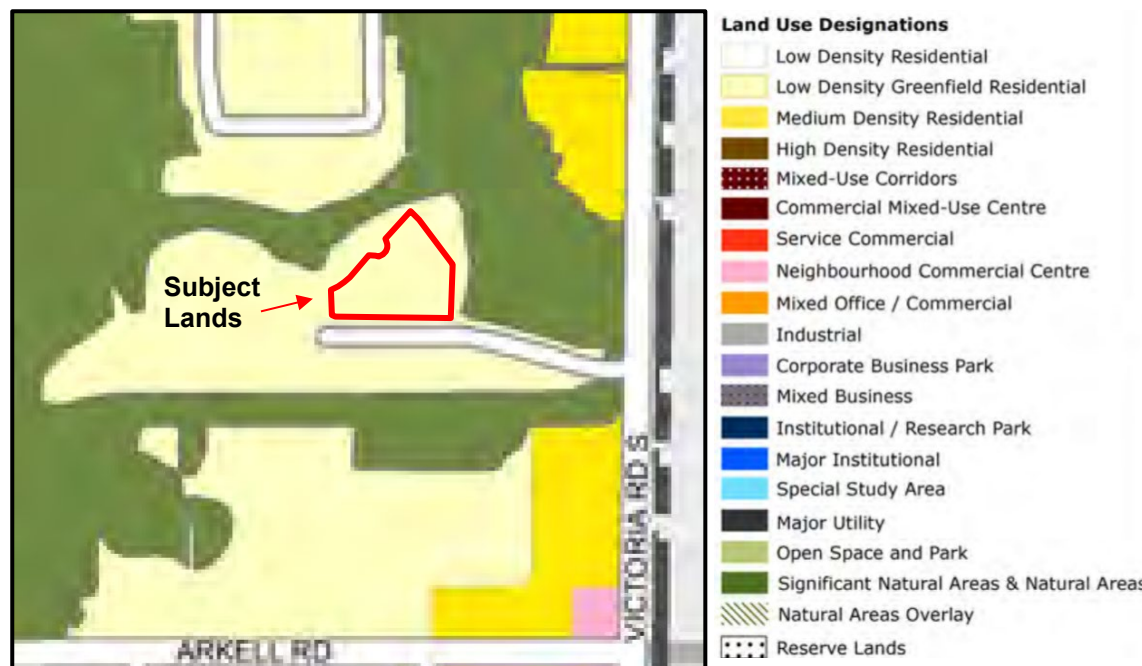
OFFICIAL PLAN SCHEDULE	DESIGNATION
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Schedule 1 – Growth Plan Elements	Greenfield Area
Schedule 2 – Land Use Plan	Low Density Greenfield Residential
Schedule 3 – Development Constraints	Natural Heritage System (adjacent) Waterbodies (adjacent) Watercourses (adjacent) Regulatory Floodplain: One Zone / Floodway (adjacent)
Schedule 4 – Natural Heritage System	Significant Natural Areas (adjacent) Ecological Linkages (adjacent)
Schedule 4a – Natural Heritage System: ANSIs and Wetlands	Provincially Significant Wetland (adjacent) Waterbodies (adjacent) Watercourses (adjacent)
Schedule 4b – Natural Heritage System: Surface Water and Fish Habitat	Cold Water Fish Habitat (adjacent) Warm Water Fish Habitat (adjacent) Minimum or Established Buffers (adjacent)
Schedule 4c – Natural Heritage System: Significant Woodlands	Significant Woodlands (adjacent)
Schedule 4d – Natural Heritage System: Significant Valleylands and Significant landform	Undeveloped Portions of the Regulatory Floodplain (adjacent)
Schedule 4e – Natural Heritage System: Significant Wildlife Habitat and Habitat for Significant Species	Significant Wildlife Habitat (adjacent)
Schedule 5 – Road and Rail Network	Existing Arterial (Victoria Road South)
Schedule 6 – Open Space System: Trail Network	Proposed City Trails Natural Heritage System (adjacent)
Schedule 7 – Wellhead Protection Areas	Wellhead Protection Area A

Low Density Greenfield Residential

As noted in **Table 7-3** above and shown in **Figure 7-1** below, Schedule 2 – Land use Plan designates the subject lands as ‘Low Density Greenfield Residential’.

Figure 7-2: Excerpt of Schedule 1 of the City of Guelph Official Plan Depicting the 'Low Density Greenfield Residential Designation of the Subject Lands



The 'Low Density Greenfield Residential' designation applies to residential areas within the greenfield area of the city. As per policy 3.3.2.iii, the greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare. As per section 9.3.3, permitted uses include multiple unit residential buildings such as townhouses and apartment buildings. However, height and density are limited to the following:

Height and Density

To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the following height and density policies apply.

2. *The maximum height shall be six (6) storeys.*
3. *The maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.*
4. *Notwithstanding policy 9.3.3.3, increased density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this plan.*

Planning Comment: As detailed in section 5 of this report, the proposed development includes 4-storey stacked townhouses around the perimeter of the lot, with a 6 to 10-storey stepped apartment building centrally located on the lands, for a total of 493 units. The proposed density as a standalone development(net), excluding the broader subdivision, is approximately 205 units per net hectare.

Based on the permitted uses noted above, the proposed townhouses and apartment building are permitted on the subject lands. However, an amendment to the Official Plan is required to permit the increased height and density. Further information pertaining to the proposed Official Plan Amendment is provided in **Section 9** of this report. The following subsections provide an overview

on the how the proposed development addresses the remaining applicable policies of the Official Plan.

Residential Building Development Criteria

The following policies apply to all Residential designations identified on Schedule 2 – Land Use Plan, including the ‘Low Density Greenfield Residential’ designation:

Policy 9.3.1.1 Development Criteria for Multi-Unit Residential Buildings and Intensification Proposals

The following criteria will be used to assess development proposals for multi-unit residential development within all residential designations and for intensification proposals within existing residential neighbourhoods. These criteria are to be applied in conjunction with the applicable Urban Design policies of this Plan.

1. Building form, scale, height, setbacks, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity.

Planning Comment: The subject lands are part of a larger Registered Plan of Subdivision that will introduce a variety of residential types and forms to the subject lands and surrounding area. The proposed development is considered one of three multi-family blocks in the subdivision and includes 4-storey stacked townhouses around the perimeter of the lot the will provide an appropriate transition from the adjacent blocks to the 6 to 10-storey stepped apartment building centrally located on the lands. Homes across the street are 2 to 2.5 stories which will transition to 4 to 6 to 10

As detailed in the Urban Design Brief, the proposed development acknowledges and respects the existing and planned fabric of developments within the community and has been designed to reinforce existing development patterns and character of the surrounding established community, compliment the existing infrastructure, and support the growing demand for residential housing.

2. Proposals for residential lot infill will be compatible with the general frontage of lots in the immediate vicinity.

Planning Comment: The proposed development includes 4-storey stacked townhouses around the perimeter of the lot, with a 6 to 10-storey stepped apartment building centrally located on the lands. Proposed frontages and setbacks are similar in nature and will be compatible with proposed townhouse block to the west, the single detached dwellings to the north, and the existing block townhouse development to the south.

3. The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.

Planning Comment: The proposed development is part of a larger plan of subdivision that was approved by the City and has since been registered. The proposed development includes a portion of the proposed pedestrian network that forms part of the entire subdivision, which will connect to the City’s existing trail network. The pedestrian network will provide future residents with access to several parks, natural heritage areas, schools and other community amenities within the surrounding area. The closest public transit stop is located approximately 300 metres east of the subject lands, and will provide future residents with connections to nearby neighbourhoods, the University of Guelph and the broader public transit network.

4. Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersections.

Planning Comment: As detailed in the TIS prepared by Paradigm Transportation Solutions Ltd., the operational analysis of the surrounding traffic system indicated critical movements and capacity problems at signalized intersections on Victoria Road South. A number of the issues are identified under existing traffic conditions and projected under future background traffic conditions independent of the subject development. However, with traffic signal control in place the intersection operations of Victoria Road South and Decorso Drive would register acceptable levels of service during both peak hours. As such, the TIS recommended that that the development be approved as proposed, with the installation of traffic signal control at Victoria Road South and Decorso Drive by 2028, and the implementation of TDM measures as identified in this report from the inception of development.

5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.

Planning Comment: There are three (3) points of access to the site, with one being on the south side along Decorso Drive, and two (2) being off Keegan Court. There are also two access ramps to the underground parking garage proposed, one being located on the north side of the subject lands, and the second being on the west side of the site. Parking for the proposed development will be primarily underground, with a small amount of short-term, visitor parking located on the surface. The remaining visitor parking will be within the underground parking garage. As concluded by the Traffic Impact Study, submitted in support of the proposed development, the proposed ingress and egress from the subject lands and parking lot are sufficient.

6. That adequate municipal infrastructure, services and amenity areas for residents can be provided.

Planning Comment: The proposed development will utilize infrastructure that was constructed as part of the larger subdivision, which included expansion of existing municipal water and wastewater servicing infrastructure. As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line.

7. Surface parking and driveways shall be minimized.

Planning Comment: Parking for the proposed development will be primarily underground, with a small amount of short-term visitor parking located on the surface. The remaining visitor parking will be within the underground parking garage. Two access ramps to the underground parking garage are proposed, one being located on the north side of the subject lands, and the second being on the west side of the site.

8. Development shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.

Planning Comment: The subject lands and surrounding area were formerly part of the Victoria Park West Golf Club, and a substantial street grid network did not previously exist. The development of the subdivision includes a new municipal right-of way from Victoria Road South, which has been developed, named Decorso Drive. The development of the subdivision included a number of new right-of-ways and established a new publicly accessible street grid network that will serve pedestrians, cyclists and vehicular traffic. Further, the proposed development includes a portion of the proposed pedestrian network that will serve the entire subdivision and connect to the City's existing community trail system.

9. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.

Planning Comment: As concluded by the Pedestrian Wind Assessment, wind safety criterion is met at all areas on an annual basis

10. The development addresses public safety, identified public views and accessibility to open space, parks, trails and the Natural Heritage System, where applicable.

Planning Comment: The proposed development will include sidewalks that will connect to the larger pedestrian network proposed as part of the subdivision. The proposed pedestrian network will create connections between a new public park that will be developed southwest of the subject lands, as well as existing trail connections to the north and west of the subject lands.

11. The conservation and integration of cultural heritage resources, including identified key public views can be achieved subject to the provisions of the Cultural Heritage Resources Section of this Plan.

Planning Comment: There are no known Cultural Heritage Resources that would be impacted by the proposed development. It is noted that the lands have been cleared and disturbed as part of the municipal servicing and construction of right-of-way for the overall subdivision.

High Density Residential

Following the DRC meeting, City staff recommended that the proposed increased density would require a redesignation of the subject lands from 'Low Density Greenfield Residential' to 'Site Specific - High Density Residential' to permit the proposed use and increased density. Section 9.3.5 of the OP states that the predominant use of land within the 'High Density Residential' designation shall be high density multiple unit residential building forms. Further, height and density are limited to the following:

Height and Density

2. *The minimum height is three (3) storeys and the maximum height is ten (10) storeys*
3. *The maximum net density is 150 units per hectare and not less than a minimum net density of 100 units per hectare.*
4. *Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.*

As noted, the proposed development includes 4-storey stacked townhouses around the perimeter of the lot, with a 6 to 10-storey stepped apartment building centrally located on the lands, for a total of 493 units. The proposed density as a standalone development, excluding the broader subdivision, is approximately 205 units per net hectare.

Based on the information above, the proposed use and height are permitted. In accordance with 9.3.5.4 above, the increased density may be permitted subject to the height and density bonusing policies.

Planning a Complete and Healthy Community

Section 3 outlines the following policies that aim to build a compact, vibrant and complete community for current and future generations:

Policy 3.1.1 Planning for a complete community, as a central theme to this Plan, is focused on the achievement of a well-designed, compact, vibrant city that provides convenient access to:

- i) an appropriate mix of employment opportunities;
- ii) a range of housing options;
- iii) local services and community infrastructure including affordable housing, schools, recreation and open space; and
- iv) public transportation and options for safe, non-motorized travel.

Planning Comment: The proposed development is part of a larger subdivision that will provide a mix of housing types in the form of single-detached dwellings, semi-detached dwellings, street townhouses, block townhouse development, stacked townhouses, and an apartment building. Specifically, the proposed development includes 493 residential units in the form of stacked townhouses and a multi-unit apartment building.

Policy 3.1.2 This Plan recognizes that components of land use planning influence human health, activity and social well-being. The policies of this Plan are collectively aimed at designing the built environment in a manner that will promote sustainable, healthy, active living.

Planning Comment: The proposed development includes sidewalks that will connect to the larger pedestrian network proposed as part of the overall subdivision. Further, the proposed pedestrian network will create connections between a new public park that will be developed southwest of the subject lands, as well as existing trail connections to the north and west of the subject lands.

Policy 3.2.1 By the year 2031, Guelph is expected to be a city of approximately 175,000 people. Growth will be planned to be moderate, steady, and managed to maintain a compact and human-scale city for living, working, shopping, and recreation.

Planning Comment: As per Schedule 1 – Growth Plan Elements, the subject lands are located within the City’s greenfield area. In accordance with the Growth Plan, designated greenfield areas are meant to accommodate forecasted growth to the horizon of the Growth Plan (2051). As per Schedule 3 of the Growth Plan, the population of Guelph is forecasted to grow to 203,000. The proposed development is part of a larger Registered Plan of Subdivision that will contribute 780 units to Guelph’s housing stock, of which 493 units will be created by the proposed development.

Policy 3.2.2 The City will accommodate growth by:

- i) planning for a population forecast of 175,000 people by the year 2031;
- ii) promoting a steady rate of growth equivalent to an average population growth rate of 1.5% annually, which will allow growth to keep pace with the planning of future physical infrastructure and community infrastructure; and
- iii) ensuring the employment growth in the city is planned to keep pace with population growth by planning for a minimum of 92,000 jobs by the year 2031.

Planning Comment: Based on information retrieved from Statistics Canada, the population of the City of Guelph was approximately 131,974 in 2016. At a growth rate of 1.5%, development is expected to accommodate approximately 1,980 persons annually. The proposed development is part of a larger Registered Plan of Subdivision that will contribute 780 units to Guelph’s housing stock, of which 493 units will be created by the proposed development. It is anticipated that total number of units will not be available at once but will become available over time as the subdivision is built out. Based on the average household size of 2.5 in Guelph (2016), retrieved from Statistics Canada, the subdivision will provide housing for approximately 1,950 future residents. As build out of the subdivision is expected to take several years, the proposed development will contribute to the available housing stock through to 2031.

Policy 3.3.1 The City’s future development to the year 2031 will be accommodated with the City’s settlement area boundary identified on Schedule 1 of this Plan.

Planning Comment: As per Schedule 1 – Growth Plan Elements, the subject lands are located within the City’s settlement area.

Policy 3.3.2 The City will meet the forecasted growth within the settlement area through:

- i) promoting compact urban form;

- ii) intensifying generally within the built-up area, with higher densities within Downtown, the community mixed-use nodes and within the identified intensification corridors; and
- iii) planning for a minimum density of 50 residents and jobs per hectare in the greenfield area.

Planning Comment: As per Schedule 1 – Growth Plan Elements, the subject lands and larger subdivision are located within the City’s Greenfield Area which in accordance with the Growth Plan, is intended to accommodate future growth and achieve a minimum density target not less than 50 residents and jobs combined per hectare, measured over the entirety of the greenfield area.. Phases 1 and 2 of the subdivision, as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the lands is 82.1 units per net hectare (780 units / 9.5 net hectares). No commercial uses are proposed as part of the subdivision. While the focus may be to prioritize intensification and higher densities in designated intensification areas such as urban growth centres, major transit station areas and the City’s Downtown. The Growth Plan does not preclude higher densities in other areas of the City, such as designated greenfield areas, that are required to accommodate forecasted growth to the 2051 planning horizon, to which the population of the City of Guelph is forecasted to grow to 203,000 persons. As such, the proposed development helps the development of the overall subdivision contribute to a minimum density of 50 residents and jobs per hectare across the greenfield area.

Affordable Housing

As per Section 7.2, the City will encourage and support the development of affordable housing throughout the city by planning for a range of housing types, forms, tenures and densities. The annual affordable housing target requires that an average of 30% of new residential development constitute affordable housing measured city-wide.

Policy 7.2.2.1 The City will develop a housing strategy that will set out a plan, including policies for the Official Plan and implementation strategies, to meet the needs of all residents, including the need for affordable housing – both home ownership and rental housing. The housing strategy will include the planning and development of a range of housing types and densities to support the achievement of the intensification target and density targets.

Planning Comment: The proposed development will include stacked townhouses and a 6 to 10-storey apartment building that will diversify the number of housing options proposed for the subdivision, which will also include single-detached dwellings, semi-detached dwellings, and street townhouses. The provision of a range and mix of housing types and increased density on the subject lands will ensure that adequate housing is provided that will help meet the socio-economic needs of current and future residents. Stacked units and apartment units are desirable and more affordable to first time purchasers, single professionals and the move down buyers,

Policy 7.2.2.2 As part of the development approval process, City Council may require the identification of lands for affordable housing.

Planning Comment: It is our understanding that, since the initial Draft Plan of Subdivision application, City Council has not identified any lands as part of the subdivision for the purpose of affordable housing.

Policy 7.2.2.3 City Council shall consider giving priority, through the Development Priorities Plan, to development applications that provide the type, size and tenure of housing required to meet the social and economic needs of the City’s residents.

Planning Comment: The provision of a range and mix of housing types and increased density on the subject lands will ensure that an adequate and diversified housing stock is provided throughout the subdivision that will help meet the socio-economic needs of current and future residents.

Policy 7.2.2.4 City Council may establish alternative development standards for affordable housing, residential intensification, redevelopment and new residential development which minimizes the cost of housing and facilitates compact urban form. This may include setting maximum unit sizes or reducing parking requirements.

Planning Comment: The subject lands are part of a larger registered plan of subdivision. The approved subdivision design, which designates the site for multi-family residential uses, will guide the development of the subject lands and surrounding area.

Policy 7.2.2.8 The City may require the submission of an Affordable Housing Report as a part of a development application, demonstrating to the satisfaction of the City how the application addresses affordable housing needs and the affordable housing target including the provision of a range of affordable housing prices.

Planning Comment: Following the DRC meeting, City staff had requested that an analysis of the affordable housing policies of the Official Plan be included in this report. A separate Affordable Housing Report or similar study was not required.

Policy 7.2.2.9 Affordable housing will be provided throughout all areas of the city to ensure an adequate supply, range and geographic distribution of all housing types.

Planning Comment: As noted the subject lands and larger subdivision are located within the City's designated greenfield area, which is intended to accommodate growth to the 2051 planning horizon in accordance with the Growth Plan. The proposed development will include stacked townhouses and a 6 to 10-storey apartment building that will diversify the number of housing options proposed for the subdivision, which also includes single-detached dwellings, semi-detached dwellings, street townhouses, and multi-family townhouse blocks. The provision of a range and mix of housing types and increased density on the subject lands will ensure that adequate housing is provided that will help meet the socio-economic needs of current and future residents. Apartments and stacked townhouses are more affordable than lower density housing.

Policy 7.2.2.10 Affordable housing is encouraged to locate where served by transit, and other services such as, shopping, parks and other community facilities. Housing proposed in Downtown and Mixed use designations is strongly encouraged for affordable housing because of the availability of nearby services and opportunity to support an affordable lifestyle.

Planning Comment: The proposed development includes a portion of the proposed pedestrian network that forms part of the entire subdivision, which will connect to the City's existing trail network. The proposed pedestrian network will provide future residents with access to several parks, natural heritage areas, schools and other community amenities within the surrounding area. The closest public transit stop is located approximately 300 metres east of the subject lands, and will provide future residents with connections to nearby neighbourhoods, the University of Guelph and the broader public transit network.

Natural Heritage and Hydrological Features

It should be noted that environmental studies were completed as part of the original development and approval of the subdivision, and the subject lands were subsequently designated for residential development in the form of multiple dwellings. As such, the following policies have been included for transparency. However, the lands have been cleared and prepared for future development. It is our understanding that the subject lands are adjacent to various natural heritage

features. As evaluated through the subdivision, appropriate buffers were established and no further studies are required as part of this submission.

Policy 3.16.1 The City will define the Natural Heritage System to be maintained, restored and, where possible, improved and will recognize the linkages between natural heritage features and areas, surface water, and groundwater features. Development will be prohibited within defined features in accordance with the provisions of the Provincial Policy Statement and the Growth Plan.

Planning Comment: Measures have been implemented in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, to ensure the protection of natural heritage and hydrological features and their functions.

Policy 3.16.2 Ensure that water quality and quantity is protected, improved or restored.

Planning Comment: The proposed development is located within the drainage area of the subdivision stormwater management facility, which will provide water quantity and quality control for the contributing drainage area. The subject lands are approximately 2.37 ha in size, and the proposed development will result in an imperviousness of 70%, which is less than assumed subdivision design of 78%. As such, no additional on-site water quantity or quality controls are required. However, the proposed development includes roof water infiltration and on-site infiltration galleries. As detailed in the FSSWM report, the proposed development meets and exceeds the onsite infiltration requirement.

Policy 4.1.1.1 The City shall ensure the long term protection of the Natural Heritage System and associated ecological and hydrologic functions.

Planning Comment: Measures have been implemented in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, to ensure the protection of natural heritage and hydrological features and their functions.

Policy 4.1.1.6 Development and site alteration on adjacent lands, within the minimum or established buffers are subject to the applicable Significant Natural Areas (Section 4.1.3) and Natural Areas (Section 4.1.4) policies.

Planning Comment: Measures have been implemented in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, to ensure the protection of natural heritage and hydrological features and their functions.

Policy 4.1.1.7 The final width of established buffers may be greater than the minimum buffers identified on Table 4.1 and shall be established through an EIS or EA, approved by the City and the Grand River Conservation Authority (GRCA) and/or the Ministry of Natural Resources (MNR) where applicable.

Planning Comment: Buffers were established in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, and lot lines were proposed accordingly. As such, there are no known concerns with buffer establishment and maintenance.

Policy 4.1.1.8 Adjacent lands and buffers, where applicable, shall be measured from the field-verified edge of an identified natural heritage feature and area (e.g. drip line of a woodland, boundary of a wetland).

Planning Comment: Buffers were established in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, and lot lines were proposed accordingly. As such, there are no known concerns with buffer establishment and maintenance.

Policy 4.1.1.10 Minimum buffers where appropriate (as identified on Table 4.1), and established buffers where approved, are incorporated into Significant Natural Areas and Natural Areas as identified on the Schedules of this Plan.

Planning Comment: Buffers were established in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, and lot lines were proposed accordingly. As such, there are no known concerns with buffer establishment and maintenance.

Policy 4.1.2.6 Permitted development and site alteration within and/or adjacent to natural heritage features and areas (as outlined in Sections 4.1.3 and 4.1.4) shall be required to demonstrate, through an EIS or EA to the satisfaction of the City, in consultation with the GRCA, the Province and Federal government, as applicable, that there will be no negative impacts on the natural heritage features and areas to be protected, or their ecological and hydrologic functions.

Planning Comment: Measures have been implemented in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, to ensure the protection of natural heritage and hydrological features and their functions.

Policy 4.1.3.1.2 In accordance with the applicable policies in 4.1.2 and 4.1.3, development or site alteration may be permitted within the adjacent lands to Significant Natural Areas provided that it has been demonstrated through an EIS or EA that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions.

Planning Comment: Measures have been implemented in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, to ensure the protection of natural heritage and hydrological features and their functions.

Policy 4.1.3.4.4 The established buffer will be determined through an EIS, and may be greater than the minimums identified on Table 4.1.

Planning Comment: Buffers were established in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, and lot lines were proposed accordingly. As such, there are no known concerns with buffer establishment and maintenance.

Policy 4.1.3.4.5 Significant Wetland features or ecological functions that are impaired during the development process will require mitigation, including remedial measures to restore wetland features and functions.

Planning Comment: Measures have been implemented in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, to ensure the protection of natural heritage and hydrological features and their functions.

Policy 4.1.3.9.4 Development and site alteration may be permitted on adjacent lands to Significant Wildlife Habitat (including Ecological Linkages) where it has been demonstrated through an EIS or EA to the satisfaction of the City, and GRCA where applicable, that there will be no negative impacts to Significant Wildlife Habitat or its ecological functions.

Planning Comment: Measures have been implemented in accordance with the recommendations of the EIR prepared by Stantec for the subdivision, to ensure the protection of natural heritage and hydrological features and their functions.

Servicing and Infrastructure

Section 6 outlines the policies pertaining to the provision of infrastructure, including drinking water, wastewater, stormwater and waste management, electrical and telecommunication services to support development, and states the following:

Policy 6.1.1 The City will ensure the provision of infrastructure and utilities in a fiscally sustainable manner in accordance with recognized standards for urban development.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.1.2 The City will ensure there is an adequate supply of serviced land and intensification opportunities to meet future development needs.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.1.3 The provision and extension of full municipal services and utilities to all new development will be required. Full municipal services shall include facilities for:

- i) sanitary sewage disposal;
- ii) water supply;
- iii) stormwater management;
- iv) solid waste management;
- v) electrical power; and
- vi) transportation networks including public transit and pedestrian and cycling networks.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.1.5 Where feasible, electrical and cabled services within new development shall be located underground. Upon replacement, providers are encouraged to relocate electric and cabled services underground.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision. Additional grading, servicing and stormwater management details will be available at detailed design.

Policy 6.1.6 Prior to permitting a development proposal, the City shall ensure there is adequate provision for overall municipal water, wastewater treatment, and solid waste and stormwater management facilities to accommodate the development.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.1.7 The City will coordinate with utility providers to facilitate the efficient provision of services.

Planning Comment: It is our understanding that the owner will coordinate with Alectra Utilities to facilitate the efficient provision of services to the proposed development. Further information will be provided as part of the future Site Plan Approval application.

Policy 6.1.8 City Council may pass by-laws and enter into agreements, including financial arrangements with property owners for the installation of municipal services.

Planning Comment: Securities for municipal services were provided through the subdivision process. Installation and the release of securities will be done through subdivision process. Additional securities as they relate the site development may be required at the site plan stage.

Policy 6.1.9 The City will consider the use of alternative development standards to provide municipal services where the effectiveness and efficiency of the service is retained, and when development cost savings and energy efficiencies may be realized.

Planning Comment: The subject lands are part of a larger subdivision that was approved by the City and has since been registered. The approved subdivision and associated servicing design will guide the development an expansion of servicing infrastructure that will serve the entirety of the subdivision, including the subject lands.

Policy 6.1.10 The City will guide the direction, location, scale and timing of development to ensure compact, orderly development and to minimize the cost of municipal services and related infrastructure.

Planning Comment: The subject lands are part of a larger registered plan of subdivision. As noted, construction has started on a number of approved lots and blocks. Further, the original draft approved subdivision was phased, with the initial phase of the subdivision being registered in 2017, by Plan of Subdivision 61M-217. The second phase of the subdivision was Registered in September 2021, under Plan 61M-244. It is noted that Phase One is built out and residents are currently living within this phase.

Policy 6.1.11 The City will ensure full utilization of existing municipal services and utilities and conservation measures as appropriate.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.1.12 The City will ensure that infrastructure is provided in a coordinated, efficient, integrated and cost-efficient manner to meet current and projected needs, including:

- i) the optimization of existing infrastructure, where feasible, before giving consideration to new infrastructure or facilities; and
- ii) the strategic location of infrastructure to support effective and efficient delivery of emergency management services.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.1.13 The City will ensure that sewage and water service systems are financially viable and comply with regulatory requirements, can be sustained by the City's water resources, and protect human health and the natural environment.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.1.14 The City's servicing requirements for planned development and projected growth will be monitored to ensure that the sustainable water and wastewater system capacities are not exceeded and to provide sufficient lead time for the planning, design, approval, financing and construction of new facilities as required.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.1.15 The City will specify procedures for the allocation of water supply and wastewater treatment capacity for development applications approved under the Planning Act. Such procedures will include reserve capacity allocations for the following:

- i) residential infill and intensification development within the built-up area;
- ii) residential development within the greenfield area; and
- iii) non-residential development in both the existing built-up and greenfield area.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.2.1 The City will implement water supply and water servicing master plans that identify how growth on lands designated for urban use will be serviced. Implementation elements of these plans will include:

- i) identifying current and future water demand and supply areas;
- ii) investigating sources of long-term potable water supply;
- iii) identifying major water supply infrastructure improvements (including servicing capacity calculations) required to accommodate population growth as projected by this Plan; and
- iv) developing programs and policies to conserve water and to reduce requirements for additional water supply and treatment, including the implementation of the Water Conservation Efficiency Strategy (2009) or successor thereto.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.3.3 The City will facilitate a reduction in energy consumption for the construction and servicing requirements of subdivisions and other development by requiring gravity feed sanitary sewers.

Planning Comment: As detailed in the FSSWM Report, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.4.1 All development shall occur in accordance with Subwatershed Plans or Stormwater Management Master Plans, as approved by the City of Guelph and the Grand River Conservation Authority.

Planning Comment: The subject lands are part of a larger registered plan of subdivision. As detailed in the SWM report prepared by Stantec, dated March 2017 and submitted in support of the Draft Plan of Subdivision application, the stormwater management strategy for the development of the subdivision includes runoff quality and quantity control, as per the requirements of the Torrance Creek Subwatershed Study and the MOECC.

Policy 6.4.3 Development shall require the preparation of a detailed Stormwater Management and Engineering Report in accordance with policies 6.4.1 or 6.4.2 above, to the satisfaction of the City and the Grand River Conservation Authority, where applicable, that addresses the following matters and other issues as may be required by the City:

- i) demonstrate how the design and construction of the stormwater management facility will protect, improve or restore the quality and quantity of surface and groundwater resources;
- ii) demonstrate how the proposed stormwater management design will be consistent with and implement the recommendations of the appropriate watershed, subwatershed or Stormwater Management Master Plans, as approved by the City for the subject area;
- iii) geotechnical and hydrogeologic information to identify soil infiltration rates, depths to the seasonally high water table and deeper regional aquifers beneath the site and in the surrounding area;
- iv) information on the potential impacts in terms of quality and quantity of any proposed stormwater management techniques on the City's groundwater resources; and
- v) demonstration that pre-development stormwater flows from the site match post-development stormwater flows for a given storm event.

Planning Comment: A Servicing and Stormwater Management Report was prepared by Stantec Consulting Ltd., dated January 2016, and was submitted in support of the Draft Plan of Subdivision application, which has been approved and the first two phases of the subdivision have since been registered. As detailed in the FSSWM Report prepared by MTE Consultants, prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.4.4 The City will require appropriate use of on-site infiltration measures, within the stormwater management design.

Planning Comment: The proposed development is located within the drainage area of the subdivision stormwater management facility, which will provide water quantity and quality control for the contributing drainage area. The subject lands are approximately 2.37 ha in size, and the proposed development will result in an imperviousness of 70%, which is less than assumed subdivision design of 78%. As such, no additional on-site water quantity or quality controls are required. However, the proposed development includes roof water infiltration and on-site infiltration galleries. As detailed in the FSSWM report, the proposed development meets and exceeds the onsite infiltration requirement.

Policy 6.4.5 The City encourages the use of landscape-based stormwater management planning and practices (also referred to as Low Impact Development) including rainwater harvesting, green roofs, bioretention, permeable pavement, infiltration facilities and vegetated swales in the design and construction of new development where site conditions and other relevant technical considerations are suitable.

Planning Comment: As detailed in the FSSWM report, the proposed development includes four (4) infiltration galleries that will aid in meeting and exceeding the required infiltration requirement.

Policy 6.4.6 The City encourages approaches to stormwater management that include a combination of lot level, conveyance and end-of-pipe stormwater controls to maintain the natural hydrologic cycle, protect water quality and quantity and minimize erosion and site alteration and flooding impacts.

Planning Comment: The development of the larger subdivision included the expansion of existing municipal water and wastewater services in the area and introduced five (5) stormwater

management ponds that will appropriately serve the entirety of the subdivision. Further, Low Impact Development measures are incorporated into the site design and form part of the proposed landscaping and infiltration galleries. Proposed landscaping measures include a variety of native plant species that are drought and salt tolerant and consolidated landscaped areas that will aid with infiltration. As detailed in Section 6 of this report, proposed SWM quantity measures also include roof water infiltration and four (4) infiltration galleries that will further reduce stormwater run-off and promote on-site infiltration.

Policy 6.4.7 All development shall be required to adhere to any approved City policies, guidelines and standards including the Stormwater Management Master Plan (2011) and the Design Principles for Stormwater Management (1996). These plans and guidelines are intended to augment the Ontario Ministry of the Environment's Stormwater Management Practices Planning & Design Manual, as amended from time to time and are intended to achieve the highest level of utilization, aesthetics, environmental benefits and ease of maintenance for stormwater management facilities.

Planning Comment: A Servicing and Stormwater Management Report was prepared by Stantec Consulting Ltd., dated January 2016, and was submitted in support of the Draft Plan of Subdivision application, which has been approved and the first two phases of the subdivision have since been registered. As detailed in the FSSWM Report prepared by MTE Consultants, prepared in support of the subject OPA application, the proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which was developed in accordance with the approved servicing design for the entire subdivision.

Policy 6.4.8 Stormwater management facilities are permitted in all land use designations on Schedule 2. The City will generally discourage detention and retention facilities in municipal parks except where identified in the Stormwater Management Master Plan (2011). Detention and retention facilities are not permitted in natural heritage features or in buffers to natural heritage features, except as provided for under the Natural Heritage System policies of this Plan. The City recognizes that controlled discharge from stormwater facilities to receiving wetlands and watercourses is required to ensure the water quality and quantity of the receiving waterbody is maintained or enhanced.

Planning Comment: The development of the larger subdivision included the expansion of existing municipal water and wastewater services in the area and introduced five (5) stormwater management ponds that will appropriately serve the entirety of the subdivision.

Policy 6.4.9 Watercourses regulated by the Grand River Conservation Authority should be left in an open and natural state unless approval to alter the watercourse is obtained from the Grand River Conservation Authority. The enclosure of open watercourses or their channelization into open concrete channels will be prohibited.

Planning Comment: As part of the approved design of the overall subdivision, a portion of Torrance Creek between the western and eastern portions of the Torrance Creek Provincially Significant Wetland was realigned. Appropriate permits and approvals were obtained prior to work within GRCA regulated areas and watercourses regulated under the Fisheries Act as part of the ongoing construction of the subdivision. Any additional permits required for the subject lands will be obtained prior to construction, as necessary.

Policy 6.4.10 The City will explore opportunities to restore watercourses that have been enclosed or channelized to open and natural watercourses.

Planning Comment: As part of the approved design of the overall subdivision, a portion of Torrance Creek between the western and eastern portions of the Torrance Creek Provincially Significant Wetland was realigned. The realigned creek would include a 5,200 square metre riparian corridor with plantings and habitat features. Please refer to the EIR and Natural Channel Design Report Torrance Creek Natural Channel Design, Victoria Park Village prepared by Stantec

Consulting, prepared in support of the Draft Plan of Subdivision application for more information on the channel realignment.

Policy 6.4.11 Approvals from the City, Grand River Conservation Authority and other relevant agencies shall be required prior to the alteration of any watercourse, the design and construction of any stormwater management facility or the commencement of any grading or filling.

Planning Comment: As part of the approved design of the overall subdivision, a portion of Torrance Creek between the western and eastern portions of the Torrance Creek Provincially Significant Wetland was realigned. Please refer to the EIR and Natural Channel Design Report Torrance Creek Natural Channel Design, Victoria Park Village prepared by Stantec Consulting, prepared in support of the Draft Plan of Subdivision application for more information on the channel realignment.

Policy 6.5.4 All waste management systems will be located and designed in accordance with Provincial Legislation and standards and the policies of this Plan.

Planning Comment: Proposed waste management systems will be located and designed in accordance with Provincial Legislation and the standards and policies of the Official Plan. A Waste Management Plan will be submitted as part a future application for Site Plan Approval.

Policy 6.6.1 The City will regulate site alteration prior to development, through the Site Alteration By-law, in an effort to: maintain significant landforms; preserve topsoil; minimize impacts on watercourses; minimize flooding or ponding; and preserve vegetation

Planning Comment: The subject lands are part of a larger registered Plan of Subdivision, portions of which are currently under construction. It is our understanding that alterations have been made to the subject lands to accommodate the future development in accordance with the approved subdivision design and the recommendations of the supporting studies submitted in support of the former Draft Plan of Subdivision application.

Urban Design

The urban design policies contained in the OP shall apply to all development within the City to achieve a complete community. As detailed in Section 6 of this report, an Urban Design Brief (UDB) was prepared by Adesso Design Inc. and submitted as part of the subject OPA application. As concluded by the UDB, the proposed development is consistent with the City of Guelph Official Plan and City of Guelph Built Form Standards for Mid-Rise Buildings and Townhouses.

Please refer to Section 2 of the Urban Design Brief prepared by Adesso Design Inc, dated December 2021, for further information regarding how the proposed development adheres to the policies of the City of Guelph Official Plan.

Official Plan Amendments

As per policy 1.3.14, Council shall consider the following matters when considering an application to amend the OP:

- i) the conformity of the proposal to the strategic directions of this Plan and whether the proposal is deemed to be in the overall interests of the City;

Planning Comment: As detailed in section 7.5 of this report, the proposed development conforms with the policies and intent of the Official Plan. It is our opinion that the proposed development is in the overall interests of the City as it helps achieve the target minimum density of 50 residents and jobs per hectare across the entire subdivision and broader greenfield area, ensures the preservation of adjacent natural heritage and hydrological features, diversifies the existing and proposed housing stock, and will be appropriately serviced by existing and planned infrastructure.

- ii) consistency with applicable provincial legislation, plans and policy statements;

Planning Comment: As detailed in sections 7.1, 7.2, and 7.3 of this report, the proposed development is consistent with applicable provincial legislation, plans and policy statements.

- iii) suitability of the site or area for the proposed use, particularly in relation to other sites or areas of the city;

Planning Comment: The proposed development is part of a larger registered plan of subdivision. The subject lands are considered one of three multi-family blocks and are intended to accommodate higher-density residential uses. As such, the subject lands are suitable for the proposed development.

- iv) compatibility of the proposed use with adjacent land use designations;

Planning Comment: The proposed development is part of a larger registered plan of subdivision. Proposed building heights and step-backs minimize potential impacts of the apartment building on adjacent lands and provide an appropriate transition in building size and scale within the larger subdivision. Further, as detailed in the UDB, the proposed development will reinforce the existing development patterns and character of the surrounding established community.

- v) the need for the proposed use, in light of projected population and employment targets;

Planning Comment: As per Schedule 3 of the Growth Plan, the population of the City of Guelph is forecasted to grow to 203,000 persons by 2051. In accordance with Section 2.2.7 of the Growth Plan, Designated Greenfield Areas are intended to accommodate forecasted growth to the horizon of the Growth Plan (2051), and are to achieve a minimum density of 50 residents and jobs combined per hectare in the City of Guelph. Schedule 1 of the Guelph Official Plan locates the subject lands and larger subdivision within the City's Greenfield Area. As noted, Phases 1 and 2 of the development as approved, less the Block 107 lands have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the lands increases to 82.1 units per net hectare (780 units / 9.5 net hectares). As such, the proposed development and provision of 493 new residential units will aid the City of Guelph in achieving greenfield area density targets and will provide additional housing options in the City to accommodate forecasted population growth.

- vi) the market feasibility of the proposed use, where appropriate;

Planning Comment: A market feasibility study or similar assessment was not requested by City staff. However, the proposed development will increase and diversify the housing stock in the City of Guelph and will help ensure that enough housing is available to accommodate forecasted growth in the City to 2051.

- vii) the extent to which the existing areas of the city designated for the proposed use are developed or are available for development;

Planning Comment: As per Schedule 1 of the Official Plan, the subject lands are located within the City's Designated Greenfield Area, which is intended to accommodate future growth in accordance with the population and employment forecasts of the Growth Plan.

- viii) the impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the Natural Heritage System;

Planning Comment: The proposed development is part of a larger registered plan of subdivision. The proposed development will be serviced by connections to existing servicing infrastructure that will be extended from the property line, which were constructed in accordance with the approved servicing design for the entire subdivision. Further, the proposed development includes a portion

of the proposed pedestrian network that forms part of the entire subdivision, which will connect to the City's existing trail network. The proposed pedestrian network will provide future residents with access to several parks, natural heritage areas, schools and other community amenities within the surrounding area. The closest public transit stop is located approximately 300 metres east of the subject lands and will provide future residents with connections to nearby neighbourhoods, the University of Guelph and the broader public transit network.

ix) the financial implications of the proposed development;

Planning Comment: The proposed development will create jobs during the construction phase and will aid in providing a diversified housing stock across the subdivision that will attract future residents to the area.

x) other matters as deemed relevant in accordance with the policies of this Plan.

Planning Comment: Noted, it is our understanding that Council may identify other matters relevant to the approval of the proposed OPA in accordance with policies of the Official Plan.

City of Guelph Official Plan Summary and Analysis

As noted in the above planning comments, the proposed development and associated OPA is aligned with achieving the goals and objectives of the City of Guelph, as well as being consistent with intent of Provincial Policy Statement and Growth Plan. The proposed OPA facilitates development that will help achieve the target minimum density of 50 residents and jobs per hectare across the entire subdivision and broader greenfield area, ensure the preservation of adjacent natural heritage and hydrological features, support a diversified housing stock, be appropriately serviced by existing and planned municipal infrastructure, and will take advantage of the City's trail network to connect future residents with parks, natural heritage, schools and other community amenities within the surrounding area. Further information pertaining to the proposed OPA is provided in Section 9 of this report. A copy of the draft OPA can be found in **Appendix B** to this report.

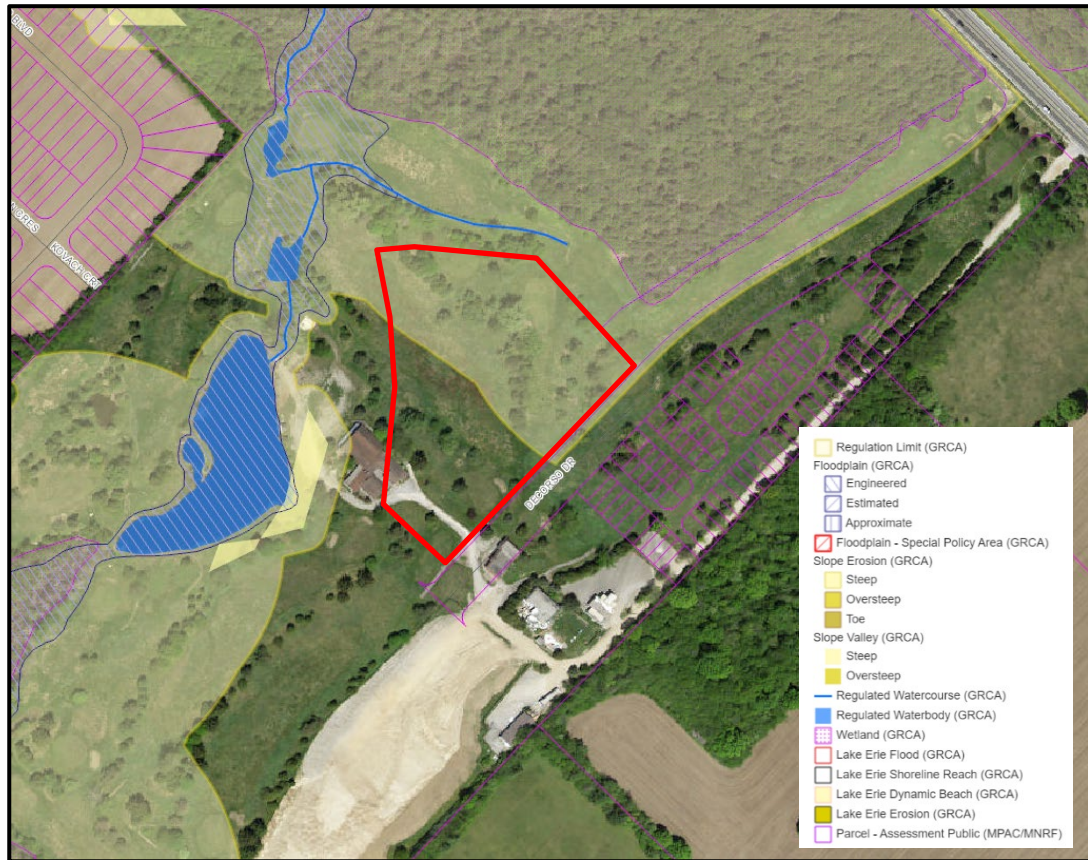
7.6 Grand River Conservation Authority

The Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06) was originally approved on November 30, 2007 and in effect January 1, 2008. The most recent revisions to the Regulation were approved and in effect on October 23, 2015. The Policy Document prepared by the Grand River Conservation Authority (GRCA) outlines the policies followed by the GRCA in making decisions regarding the outcome of all applications made under Regulation 150/06.

Regulated Area

As shown in **Figure 7-3** below, a portion of the subject lands are located within the GRCA regulated Area. As such, any proposed development within the Regulated Area is subject to review and approval by the GRCA.

Figure 7-3: Approximate Location of Subject Lands within GRCA Regulated Area



As per policy 7.1.1 of the GRCA Consolidated Policies for implementing O. Reg 150/06, development, interference or alteration will not be permitted within a Regulated Area, except in accordance with the policies of Sections 7, 8 and 9. As such, the following policies apply:

Policy 7.1.2 Development, interference or alteration within a Regulated Area may be permitted where it can be demonstrated through appropriate technical studies and/or assessments, site plans and/or other plans as required by the GRCA that:

- a) the risk to public safety is not increased,
- b) susceptibility to natural hazards is not increased or new hazards created,
- c) there are no adverse hydraulic or fluvial impacts on rivers, creeks, streams, or watercourses,
- d) there are no adverse impacts on the natural shoreline processes of Lake Erie,
- e) grading (e.g. placing and removing fill) is minimized and maintains special policy areas and floodplain flow regimes for a range of rainfall events, including the Regional Storm,
- f) there are no negative or adverse hydrologic impacts on wetlands,
- g) pollution, sedimentation and erosion during construction and post construction is minimized using best management practices including site, landscape, infrastructure and/or facility design (whichever is applicable based on the scale and scope of the project), construction controls, and appropriate remedial measures,

- h) intrusions on significant natural features or hydrologic or ecological functions are avoided, and no adverse impacts to significant natural features or hydrologic or ecological functions will occur,
- i) groundwater discharge areas which support significant natural features or hydrologic or ecological functions on-site and adjacent to the site are avoided,
- j) groundwater recharge areas which support significant natural features or hydrologic or ecological functions on-site and adjacent to the site will be maintained or enhanced,
- k) access for emergency works and maintenance of flood or erosion control works is available,
- l) works are constructed, repaired and/or maintained according to accepted engineering principles and approved engineering standards or to the satisfactions of the GRCA, whichever is applicable based on the scale and scope of the project, and
- m) the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is not adversely affected during and post development, interference or alteration.

Policy 7.1.3 Notwithstanding in a Regulated Area may be permitted subject to supplementary policies or standalone policies as specified in Sections 8 and 9.

Policy 7.1.4 Applications for permission to undertake development, interference or alteration in Regulated Areas must be accompanied by appropriate technical studies and/or assessments, site plans and/or other plans as required by the GRCA. These studies/plans will demonstrate to the satisfaction of the GRCA, how the applicable policies in Sections 7, 8 and 9 will be met.

Policy 7.1.5 Technical studies and/or assessments, site plans and/or other plans submitted as part of an application for permit to undertake development, interference or alteration in Regulated Areas must be completed by a qualified professional to the satisfaction of the GRCA in conformance with the most current technical guidelines approved by the GRCA.

As per Schedule 3 of the Guelph Official Plan, the subject lands are adjacent to a One Zone / Floodway Policy Area. As such, the following policies apply:

Policy 8.1.14 Stormwater Management Facilities may be permitted within the Riverine Flooding Hazard but outside of the riparian zone or effective flow area, whichever is greater, in accordance with the policies in Sections 7.1.2-7.1.3 - General Policies, provided that there is no feasible alternative site outside the Riverine Flooding Hazard and where it can be demonstrated that:

- a) there is no loss of flood storage,
- b) natural erosion and sedimentation processes within the receiving watercourse are not impacted,
- c) where unavoidable, intrusions on significant natural features or hydrologic or ecological functions are minimized and it can be demonstrated that best management practices including site and infrastructure design and appropriate remedial measures will adequately restore and enhance features and functions,
- d) facilities are excavated with minimal berming, special policy areas and floodplain flow regimes for a range of rainfall events including the Regional Storm are maintained, and all excavated material is removed from the Riverine Flooding Hazard, and

e) design and maintenance performance requirements as determined by the GRCA for the receiving watercourse are met and the effect of the floodplain flow regime on the intended function of the facility is incorporated into the siting and design.17

Policy 8.1.15 Public Infrastructure including but not limited to roads, sanitary sewers, utilities, water and sewage treatment plants, water supply wells, well houses, and pipelines may be permitted in accordance with the policies in Sections 7.1.2-7.1.3 – General Policies, provided that there is no feasible alternative site outside the Riverine Flooding Hazard as determined through an Environmental Assessment or other comprehensive plan supported by the GRCA, and where it can be demonstrated that:

a) adverse hydraulic or fluvial impacts are limited and any risk of flood damage to upstream or downstream properties is not increased or is minimized through site design and the affected landowner(s) is informed of the increased risk,

b) there is no loss of flood storage wherever possible, and

c) where unavoidable, intrusions on significant natural features or hydrologic or ecological functions are minimized and it can be demonstrated that best management practices including site and infrastructure design and appropriate remedial measures will adequately restore and enhance features and functions.

Grand River Conservation Authority Summary and Analysis

An Environmental Impact Report (EIR), dated March 2017, was prepared by Stantec Consulting Limited and submitted in support of the approved and registered Plan of Subdivision that includes the subject lands. The overall purpose of the EIR was to address the potential impacts of the proposed development as identified in the Environmental Impact Study (EIS) Addendum (Stantec, July 2013). Various site design and site management measures were recommended and incorporated through the Draft Plan of Subdivision, SWM strategy, lot grading, landscaping, construction timing and controls, with recommendations to ensure compliance and performance to be addressed through appropriate monitoring programs.

As detailed in the EIR, the proposed development includes measures that are in compliance with the requirements of the City of Guelph Official Plan, City of Guelph Zoning by-law, and GRCA and will not negatively impact the regulated area.

Please refer to the full document prepared by Stantec for more information.

8 Community Energy Initiative

The Community Energy Initiative (CEI) is the City of Guelph's commitment to use and manage energy differently and better than the City has in the past. The CEI Update was presented first to Guelph City Council Committee of the Whole and then to Guelph City Council in May 2018. All of the recommendations were passed by Council unanimously. The main goal of the CEI is to guide the City of Guelph to become a Net Zero Carbon community by 2050.

As requested by City staff, the following section outlines how the proposed development addresses the recent CEI Update. However, it should be noted that the details provided in this section are based on information that is currently available in support of the subject Official Plan Amendment application. Additional information regarding the proposed development's sustainable design features and energy efficiency may become available as the project design progresses towards a future application for Site Plan Approval or at the detailed design stage.

8.1 Sustainable Design

As detailed in Section 5 of this report, the proposed development includes a mix of residential uses in the form of stacked townhouse blocks around the perimeter of the lot, with a 6-10 storey apartment building located centrally on the subject lands. As detailed in the Urban Design Brief, the proposed development promotes and actively practices multiple standards of sustainable site design implemented by the City of Guelph.

The proposed development includes a portion of the proposed pedestrian network that forms part of the entire subdivision, which will connect to the City's existing trail network. The proposed pedestrian network will provide future residents with access to several parks, natural heritage areas, schools and other community amenities within the surrounding area. Further, access to the City's public transit network is located approximately 300 metres east of the subject lands, which will provide residents with direct connections to adjacent neighbourhoods, the University of Guelph, and the broader public transit network. As such, the proposed development promotes active and more sustainable modes of transportation.

Low Impact Development measures are incorporated into the site design and form part of the proposed landscaping. Proposed landscaping measures include a variety of native plant species that are drought and salt tolerant and consolidated landscaped areas that will aid with infiltration. As detailed in Section 6 of this report, proposed SWM quantity measures also include roof water infiltration and a number of infiltration galleries that will further reduce stormwater run-off and promote on-site infiltration.

The proposed development also considers microclimate effects and potential impacts. The south-facing orientation of the proposed buildings will maximize their exposure to natural light. Further, a mix of high albedo paving materials and low albedo roofing materials will be utilized to minimize urban heat island effect and aid in providing natural heat to buildings. Energy efficient windows will also be installed in the proposed buildings.

Further to the above, energy efficient construction practices will be adhered in the development of the subject lands. More specific details regarding the sustainable design and construction of the proposed development will be determined as the project progresses towards Site Plan Approval and the detailed design stage.

8.2 Community Energy Initiative Summary

Based on the information available at this stage of site design, the proposed development promotes and actively practices elements of sustainable design implemented by the City of Guelph, and provides a framework for further sustainable design features in support of the City's goal of being a Net Zero Carbon Community by 2050. As noted, the information detailed above includes site and building design details that are known at the time of preparing this report. Additional details regarding sustainable site and building design will be confirmed as part of the future Site Plan Approval application and as the project continues to the detailed design stage.

9 Proposed Amendment

An amendment to the Official Plan is required to permit the proposed development. The following provides an overview of the proposed Official Plan Amendment and its conformity with local and Provincial planning documents.

9.1 Proposed Official Plan Amendment

As noted, the subject lands are currently designated ‘Low Density Greenfield Residential’ by the City of Guelph Official Plan, which limits density to a maximum of 60 units per hectare. As noted by City staff, an Official Plan Amendment is required to redesignate the subject lands from ‘Low Density Greenfield Residential’ to ‘Site Specific - High Density Residential’ to permit the proposed density of approximately 205 units per hectare.

Official Plan Amendment Justification

The following section provides justification for the proposed amendment to change the land use designation from ‘Low Density Greenfield Residential’ to ‘Site Specific - High Density Residential’. A copy of the draft OPA has been attached as **Appendix B** to this report.

Land Use

The subject lands are currently designated ‘Low Density Greenfield Residential’ by the City of Guelph Official Plan, which permits a range of residential uses to a maximum density of up to 100 units per hectare are permitted subject to the height and density bonus provisions of the Official Plan. It is the intent of the owner to develop the subject lands with an apartment complex consisting of stacked townhouses and a 6-10 storey apartment building with a total density of approximately 205 units per hectare. As such, an OPA is required to re-designate the subject lands to ‘Site Specific - High Density Residential’ to permit the proposed development.

As detailed in Section 7 of this report, the Designated Greenfield Area is intended to accommodate forecasted growth to the 2051 planning horizon. As per policy 2.2.7.1 of the Growth Plan, designated greenfield areas in the City of Guelph will be planned to achieve a minimum density target of 50 residents and jobs combined per hectare measured over the entire Designated Greenfield Area. Phases 1 and 2 of the development as approved, less the Block 107 lands, have an overall net density of 40.3 units per net hectare (287 units / 7.13 net hectares). With Block 107 as proposed, the net density of the lands increases to 82.1 units per net hectare (780 units / 9.5 net hectares). As such, the proposed development ensures that the development of the subdivision meets the density targets prescribed by the Growth Plan.

Further, the subject lands are considered one of three multi-family blocks within the larger registered plan of subdivision. The proposed development will ensure that the subdivision provides a diversified housing stock which includes single-detached dwellings, semi-detached dwellings, street townhouses, block townhouse development, stacked townhouses, and an apartment building. The development of the subdivision and associated automobile, pedestrian, and servicing infrastructure has been designed to ensure that all proposed blocks and required infrastructure are appropriate for the intended development of the subdivision as a whole, including the proposed development.

Density

As noted, the proposed development includes 493 units, and a density of approximately 205 units per hectare, whereas the ‘High Density Residential’ permits a maximum net density of 150 units per hectare. However, in cases where additional height and density are pursued the OP outlines criteria that City Council should consider as they pertain to the development which, as per Section 10.7 of the OP, include the following:

- i) is consistent with the goals, objectives and policies of this Plan;
- ii) is compatible with the surrounding area;

- iii) provides community benefits above and beyond those that would otherwise be provided under the provisions of this Plan, the Planning Act, Development Charges Act or other statute; and
- iv) provides community benefits that bear a reasonable planning relationship to the increase in height and/or density such as having a geographic relationship to the development or addressing the planning issues associated with the development.

Based on the analysis in Section 7.5 of this report, it is apparent the proposed development is consistent with the goals, objectives and policies of the Official Plan as it provides a mix of residential unit types that will diversify the housing stock in the community, will add to a well connected active transportation network that will connect future residents with a number of community services and amenities in the surrounding area, will preserve and maintain nearby natural heritage and hydrological features and functions, and aid the City of Guelph in achieving greenfield area density targets.

As detailed in the Urban Design Brief, the proposed development has been designed to transform a vacant parcel into an apartment complex that will reinforce the existing development patterns and character of the surrounding established community. This includes the replication of similar setbacks, lot width, lot depth, orientation and building mass/scale throughout the subdivision. Further, proposed building heights and step-backs minimize potential impacts of the apartment building on adjacent lands and provide an appropriate transition in building size and scale within the larger subdivision.

The proposed development will support the planned pedestrian function of the subdivision that will create connections between a new public park and approved blocks in the subdivision with the existing community trail system. The overall pedestrian network will provide future residents with access to several parks, natural heritage areas, schools and other community amenities within the surrounding area. Further, the subject lands have been prepared for future development in accordance with the recommendations and conclusions of the Environmental Impact Report prepared by Stantec in support of the original Draft Plan of Subdivision application. This included the establishment of appropriate buffers to protect and preserve nearby natural heritage and hydrological features and their functions from development.

Further, as noted in the Urban Design Brief prepared by Adesso Design Inc. and further detailed in Section 8 of this report, the proposed development promotes and actively practices multiple standards of sustainable site design implemented by the City of Guelph through the support of alternative modes of transportation such as walking, cycling and public transit; the consideration of potential microclimate effects and impacts and the urban heat island effect; and incorporating LID measures as part of the landscaping and site design.

As detailed in this report, the development of the subdivision includes the extension of existing municipal water and wastewater servicing infrastructure located along Decorso Drive, which was installed as part of the overall original servicing design for the subdivision. As detailed in the FSSWM Report prepared by MTE Consultants that was prepared in support of the subject OPA application, the proposed development will connect to service connections that were installed to the property line of the subject lands as part of the construction of the larger subdivision. This includes three existing 150 mm water service connections, three existing 200 mm sanitary service connections, and a 450 mm and 675 mm storm service connection that are stubbed at the property line of the subject lands. Three stormwater management ponds were included in the design of the subdivision and will appropriately serve the proposed development.

As noted, the subject lands are currently the subject of an ongoing Zoning By-law Amendment application that has been appealed to the Ontario Land Tribunal (PL121406), which is subject to the approval of a future Site Plan Application that will be submitted following this application for Official Plan Amendment. The future Site Plan application will produce a finalized Plan and

development details that will be utilized to determine the extent of relief required from the applicable zoning requirements and restrictions. This will include provisions to permit the proposed increased density to achieve a target maximum density of 100 units per hectare for the entire subdivision as noted in the Minutes of Settlement for case PL121406:

“AND WHEREAS the Appellant and the City acknowledge that existing zoning regulations applicable to Block 107 establish a minimum density of approximately 71 units per hectare and that as a result of the slightly reduced density in zoning provisions for Blocks 106 and 108, Block 107 zoning provisions may allow for slightly higher densities, if reasonably feasible and mutually agreeable, to achieve the target maximum density of 100 units per hectare across the Site.”

As apparent with the design of the larger subdivision, portions of the City’s Designated Greenfield Area are comprised of natural heritage and hydrological features that limit the overall developable area of the greenfield area. Portions of the developable area are typically further limited to accommodate infrastructure that are designed to appropriately serve future growth and development, which could limit growth and development, and the resulting number of residents and jobs per hectare achieved. In the case of the proposed development, although the intersection of Decorso Drive and Victoria Road South would provide an ideal location for higher density, the preservation and protection of identified natural heritage features on the parcel limited development fronting Victoria Road South. As such, the subject lands provided an appropriate opportunity within proximity to the Victoria Road South to accommodate higher density uses that will appropriately transition with adjacent lower density residential uses.

As noted, the Designated Greenfield Area is intended to accommodate forecasted growth to the 2051 planning horizon. Based on the proposed densities noted above, the proposed development and associated OPA will help achieve the target minimum density of 50 residents and jobs per hectare across the entire subdivision and broader greenfield area.

Official Plan Amendment Conclusion

It is our opinion that as the proposed development helps achieve the target minimum density of 50 residents and jobs per hectare across the entire greenfield area, ensures the preservation of adjacent natural heritage and hydrological features, diversifies the existing and proposed housing stock, and will be appropriately serviced by existing and planned infrastructure, the proposed OPA is appropriate and allows for the development of the subject lands with a compatible residential use. Further, it is our opinion that the requested re-designation of the subject lands to ‘Site Specific - High Density Residential’ is consistent with the intent of the PPS, consistent with the intent of the Growth Plan, and conforms to the policies and intent of the City of Guelph Official Plan.

10 Concluding Discussion and Planning Opinion

Victoria Park Village Inc. is the owner of a 39.3-hectare parcel located on the west side of Victoria Road South in the City of Guelph, municipally known as 1159 Victoria Road North. The parcel is the subject of a registered Plan of Subdivision (61M-244) that will include a mix of single-detached and semi-detached dwellings, cluster and street townhouse dwellings, and apartment buildings. It is the intent of the owner to develop one of the identified multi-family blocks, known as Block 107 (Block 91 in the Registered Plan), with stacked townhouses around the perimeter of the lot, and a 6 to 10-storey stepped apartment building centrally located on the lands, for a total of 493 units.

The subject lands are currently designed ‘Low Density Greenfield Residential’ within the City of Guelph Official Plan, which limits building height to 6 storeys and density to 100 units per hectare in accordance with the Height and Density Bonus policies of the Official Plan. As such, an Official Plan Amendment is being requested to re-designate the subject lands from ‘Low Density Greenfield Residential’ to ‘Site Specific - High Density Residential’.

The proposed development is the subject of an ongoing Zoning By-law Amendment application that has been appealed to the Ontario Land Tribunal (PL121406), which encompasses the proposed multi-family blocks (Block 106 and Block 107). Zoning for Block 106 has been approved, but zoning for Block 107 remains outstanding subject to a future application for Site Plan Approval that will finalize a plan and development details and will follow this Official Plan Amendment application.

As such, it is our opinion that the proposed Official Plan Amendment:

- Is consistent with the policies of the Provincial Policy Statement (2020);
- Is consistent with the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020);
- Conforms with the policies and intent of the City of Guelph Official Plan; and
- Will inform a future Zoning By-law Amendment that will provide the appropriate land use permissions and controls within the City of Guelph Comprehensive Zoning By-law (1995) – 14864.

Based on our analysis of the subject application, surrounding uses, supporting studies, the applicable planning policy framework and the expressed vision of the City of Guelph, the proposed Official Plan Amendment facilitates an appropriate form of land development, constitutes good land use planning and is in the public interest.

Respectfully submitted this 24th day of December 2021.

IBI Group



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Planner

Appendix A – Site Plan

CITY OF GUELPH ZONING BY-LAW (1995) -14864			
ROW		REQUIRED	PROVIDED
3	MIN. LOT AREA	650m ²	23,692m ²
4	MIN. LOT FRONTAGE	15m	37.9m
5	MAX. DENSITY	100 UPH	214.4 UPH
6	MIN. FRONT & EXTERIOR SIDE YARD	6 m AND AS SET OUT IN SECTION 4.24	3.45m
8	MIN. SIDE YARD	1/2 THE BUILDING BUT NOT LESS THAN 3m	9.2m
9	MIN. REAR YARD	20% OF THE LOT DEPTH OR 1/2 THE BUILDING HEIGHT, WHICH EVER IS GREATER BUT NO LESS THAN 7.5m	4.0m
10	MAX. BUILDING HEIGHT	8 STOREYS	10 STOREYS
11	MIN. DISTANCE BETWEEN BUILDINGS	HABITABLE ROOM: 1/2 BUILDING HEIGHT BUT NO LESS THAN 15m NO HABITABLE ROOM: 15m	HABITABLE ROOM: 7.9m NO HABITABLE ROOM: 3.5m
12	MIN. COMMON AMENITY AREA	30m ² / UNIT UP TO 20 UNITS + 20m ² / UNIT THERE AFTER, AGGREGATE AREAS OF NO LESS THAN 50m ²	TBD
13	MIN. LANDSCAPED OPEN SPACE	20% OF LOT AREA FOR BUILDING HEIGHTS OF 1-4 STOREYS (4,738.4m ²) 40% OF LOT AREA FOR BUILDING HEIGHTS OF 5-10 STOREYS (9,476.8m ²)	
14	OFF STREET PARKING	IN ACCORDANCE WITH SECTION 4.13	
LOCATION			
4.13.2.2		SIDE OR REAR YARD AND NO CLOSED THAN 3.0m TO ANY LOT LINE	
4.13.2.2.2		NO PART OF ANY DRIVEWAY OR SURFACE PARKING AREA MAY BE LOCATED WITHIN 3m OF A BUILDING ENTRANCE OR HABITABLE WINDOW	
PARKING SPACE DIMENSION			
4.13.3.2		EXTERIOR PARKING SPACE: 2.5m X 5.5m	
ENCLOSED PARKING AREA/PARKING STRUCTURE			
4.13.3.4		UNDERGROUND PARKING STRUCTURE MUST NOT BE CLOSER THAN 3.0m TO A LOT LINE	
4.13.3.4.2		REQUIRED PARKING	
4.13.4		APARTMENT BUILDING: UNITS 1-20 1.5 SPACES PER UNIT 21+ UNITS 1.25 SPACES PER UNIT TOWNHOUSE: 1 SPACE PER UNIT	
4.13.5		DESIGNATED ACCESSIBLE PARKING SPACES	
4.13.5.1		2-50 (REQUIRED) - 1 ACCESSIBLE 51-200 (REQUIRED) - 2 ACCESSIBLE 201-300 (REQUIRED) - 3 ACCESSIBLE 301-400 (REQUIRED) - 4 ACCESSIBLE >400 (REQUIRED) - 1 ADDITIONAL/100	
4.13.5.2		MINIMUM ACCESSIBLE STALL SIZE 4.0m WIDE X 5.5m LONG	
VISITOR PARKING			
4.13.6		A MINIMUM OF 20% OF THE REQUIRED PARKING SPACE SHALL BE PROVIDED FOR THE USE OF VISITORS. VISITOR PARKING SPACES SHALL BE LOCATED ABOVE GRAD AND CLEARLY IDENTIFIED AS BEING RESERVED FOR EXCLUSIVE USE OF VISITORS	
PARKING IN RESIDENTIAL ZONES			
4.13.7		MINIMUM DRIVE AISLE WIDTH 6m	6.0m
15	BUFFER STRIPS	WHERE AN R-4 ZONE ABUTS ANY OTHER RESIDENTIAL ZONE OR ANY INSTITUTIONAL, PARK, WETLAND, OR URBAN RESERVE ZONE A BUFFER STRIP SHALL BE DEVELOPED	
17	GARBAGE, REFUSE STORAGE & COMPOSTERS	IN ACCORDANCE WITH SECTION 4.9	
4.9.1		NO GARBAGE OR REFUSE SHALL BE STORED ON ANY LOT IN ANY ZONE EXCEPT WITHIN THE PRINCIPAL BUILDING OR STRUCTURE ON SUCH LOT OR IN CONTAINER IN A SIDE YARD OR REAR YARD OF SUCH LOT	
4.9.2		EVERY GARBAGE OR REFUSE STORAGE ARE REQUIRED BY THIS BY-LAW, INCLUDING ANY GARBAGE LOADING OR UNLOADING AREA WHICH IS VISIBLE FROM AN ADJOINING SITE ZONED RESIDENTIAL, COMMERCIAL, WETLAND, INSTITUTIONAL OR PARK OR FROM A RIVER OR STREET SHALL HAVE A VISUAL SCREENING CONSISTING OF FENCING	
4.9.3		A DUMPSTER OR GARBAGE CONTAINER SHALL BE REGULATED IN THE SAME MANNER AS AN ACCESSORY BUILDING OF STRUCTURE IN THE ZONE IN WHICH IT IS LOCATED	
18	FLOOR SPACE INDEX	1	
19	FENCES	IN ACCORDANCE WITH SECTION 4.20	



CLIENT
VICTORIA PARK VILLAGE INC.
 PO BOX 220
 BURLINGTON, ONTARIO

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ISSUES		
No.	DESCRIPTION	DATE
1	PRELIMINARY REVIEW	2021-01-28

DRAFT

PLEASE CONFIRM KEYPLAN BOX

Stacked Townhouses:
 308 units
 12 buildings
 Apartment units: ±212 units

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 Hamilton ON L8L 1H5 Canada
 tel 905 546 1010 fax 905 546 1011
 ibigroup.com

PROJECT
**VICTORIA PARK VILLAGE
 BLOCK 107**
 1159 VICTORIA ROAD SOUTH

PROJECT NO: 121345	SCALE: 1:400
DRAWN BY: T. TUCKER	CHECKED BY:
PROJECT MGR: T. TUCKER	APPROVED BY:

SHEET TITLE
CONCEPT PLAN

SHEET NUMBER SP 1.0	ISSUE 1
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File Location: \\1121345_Vic_Park_1077_0_Production\7_3_Design\18_Plan\121345_Vic_Park_1077_0_Production.dwg
 Last Saved: July 13, 2021, by Tracy Tucker
 Plotted: Tuesday, July 13, 2021, 12:56:56 PM by Tracy Tucker

Appendix B – Draft Official Plan Amendment

By-law Number 2022-_____

**A By-law to Amend the City of Guelph Official Plan
(Amendment Number ____, Victoria Park Village, Block 107)**

Passed:_____

WHEREAS Public Meetings were held regarding this amendment on _____,2022;

THEREFORE BE IT RESOLVED THAT the Council for the Corporation of the City of Guelph, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The City of Guelph Official Plan is hereby amended by the following map and text changes which shall constitute Amendment Number __ to the City of Guelph Official Plan:

- a. **AMEND** Schedule 2: Land Use Plan, of the City of Guelph Official Plan, so as to re-designate the lands known as Block 107 of Registered Plan 61M244, as shown on Schedule 'A' to By-law Number 2022-____, from Low Density Greenfield Residential to High Density Residential.
- b. **AMEND** Section 9.13 Site Specific Policies by adding the following subsection and renumbering accordingly:

9.13.XX Victoria Park Village, Block 107 (1159 Victoria Road South)

Notwithstanding the Height and Density requirements of Section 9.3.5, the lands known as Block 107 of Registered Plan 61M244 may be developed to a maximum net density of 206 units per hectare.

2. This By-law shall come into force and take effect on the date that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this By-law in accordance with the provisions of Section 17, subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified at the conclusion of which, the By-law shall be deemed to that come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: _____, 2022