

PLANNING POLICY UPDATE



Cityview Ridge Subdivision 20 and 37 Cityview Drive

Prepared By: **Black, Shoemaker, Robinson & Donaldson Limited**
April 2023

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1.0 INTRODUCTION

This report provides background information in support of an application for a Draft Plan of Subdivision and Zone Change by the owner of the properties identified as 20 and 37 Cityview Drive. The subject lands are located along the east and west side of Cityview Drive, immediately north of the existing Metrolinx rail line. The property also has frontage along Watson Parkway North.

It is the owner’s intention to create a mixed density residential development, along with a neighbourhood park, and preservation of the natural heritage features on the site. The lands are directly connected to the residential development known as Cityview subdivision, immediately north of the subject property and the Cedarvale Subdivision to the west of Cityview Drive, by way of the extension of Henry Court.

The purpose of the proposed zoning amendment is to change the current zoning to the appropriate zones under the new Comprehensive Zoning By-law for the City of Guelph to recognize the uses established through the draft plan of subdivision.

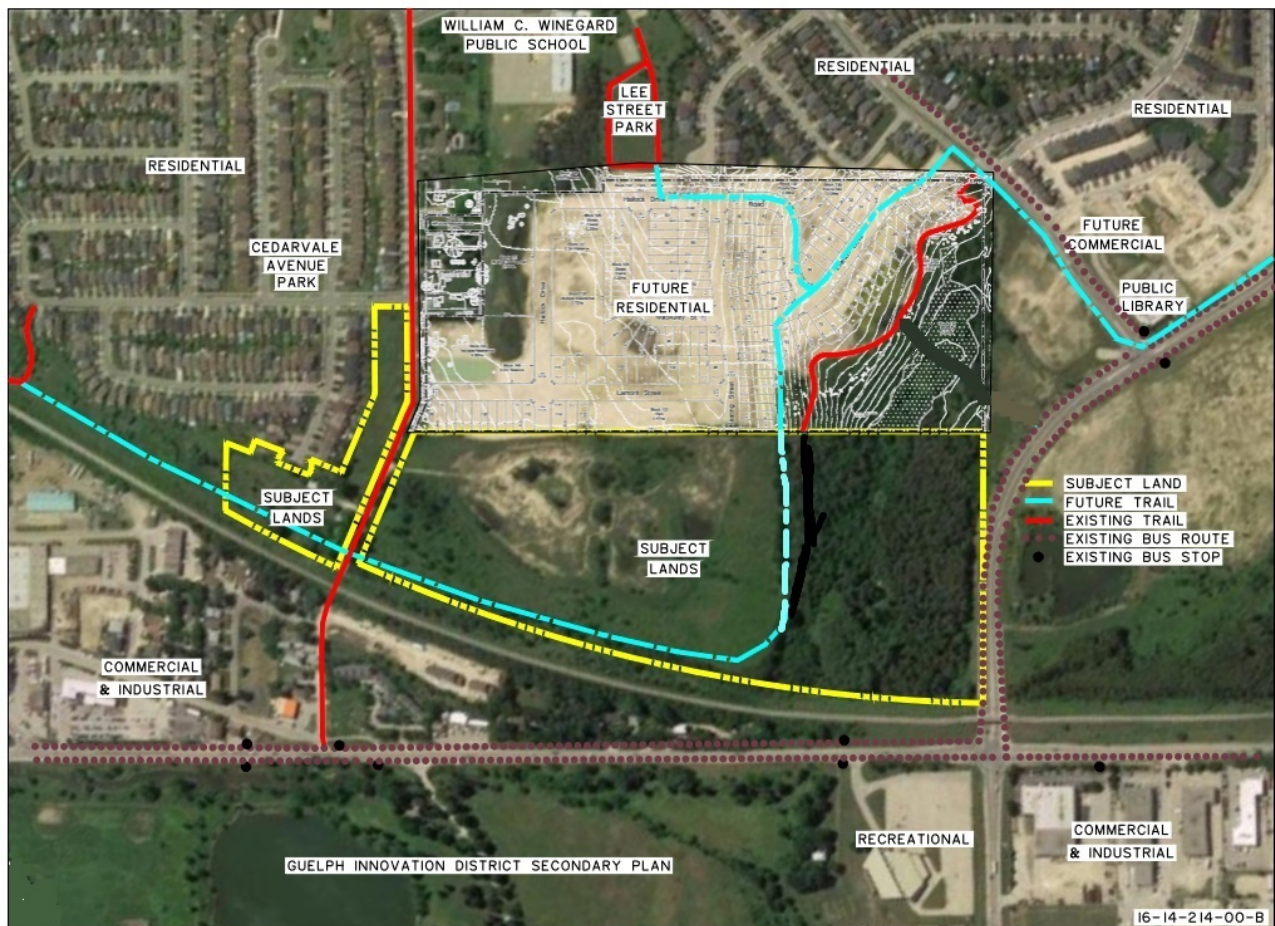


FIGURE 1: LOCATION PLAN

2.0 BACKGROUND INFORMATION

The subject lands are legally described as Part of Lot 4, Concession 3, Division 'C', and Lot 34 and Part of Lots 30, 32 & 33, Registered Plan 53, Geographic Township of Guelph, now within the City of Guelph.

The original draft plan of subdivision and zone change was submitted to the City in March of 2012 and a Notice of Complete application was circulated to commenting agencies and the public in May of 2012.

As a result of comments from the Environmental Advisory Committee, the Grand River Conservation Authority and City staff, a revised plan was submitted to the City and a public meeting was held in November of 2013. Further changes were made to the plan and a revised application was circulated by the City in 2015. Further comments by City staff resulted in a 3rd submission of the subdivision plan and technical reports in 2017.

It has taken some time to receive and address comments from City staff and Metrolinx as well as ensuring that this proposed subdivision integrated well with the park and road network recently approved for the Cityview Drive subdivision immediately north of the subject lands. City staff have also requested that we provide a policy update relative to the Provincial Policy Statement and the Growth Plan, along with a brief report addressing the changes to the subdivision plan and zoning.

As part of this resubmission, we have also provided the City, under separate cover, with the following reports:

- Update to the Cityview Ridge EIS
- Tree Compensation Planting Concept
- Preliminary Servicing and Stormwater Management Report
- Phase One and Two Environmental Site Assessments

3.0 DEVELOPMENT PROPOSAL

The proposed subdivision plan will consist of a mixed density residential development that includes single detached dwellings, semi-detached dwellings, on-street townhouse dwellings, a cluster townhouse block that will contain stacked townhouse units, for a total of 234 units. The plan will also include a neighbourhood park, two stormwater management facilities, a trail system, walkway and open space.

The most significant changes to the original draft plan include the following:

- Elimination of the apartment block initially proposed for the property frontage on Watson Parkway North. The entire frontage along Watson Parkway is now being left as a natural area to be conveyed to the City and zoned NHS (Natural Heritage System).
- An increased setback to the Metrolinx property line along the south side of the subject lands to ensure the slope stability in this area.
- Originally the plan included two connections to Cityview Drive. City staff expressed concern about the sight lines around the most northerly connection and therefore this intersection has been eliminated. The southerly connection to Cityview Drive and the two connections to the subdivision to the north will provide sufficient road connections for this residential community.
- The plan now includes a mix of single detached, semi-detached, on-street townhouse units and a cluster townhouse block that will include stacked townhouse units for a total of 234 units.
- The park has been increased in size and located adjacent to the park in the Cityview subdivision thereby providing a larger community facility for these two subdivisions.

- The subject lands include a total of 17.684 hectares. Block 113 on the plan includes wetland, woodland and natural heritage features for a total of 6.566 hectares of land.
- According to the City's Parkland Dedication By-law (2022) - 20717; the definition of "land" specifically excludes any hazard lands, natural heritage features, or ecological buffers identified in the City's Official Plan, an approved Secondary Plan, or through an environmental impact study accepted by the City. Block 113 is identified as Natural Heritage Features in the City's Official Plan as well as by an Environmental Impact Study.

In addition, the by-law defines "develop" as the construction, erection or placing of one or more buildings on land or the making of an addition or alteration to a building that has the effect of substantially increasing the size or usability thereof by increasing the Gross Floor Area of the building by fifty percent (50%) or more, the addition of one or more new Dwelling Unit(s), or a conversion to a different use. Block 113 does not meet the definition of development. With this information, the calculations of the area required for parkland dedication must exclude Block 113 from the calculation.

The by-law establishes calculations for developments outside of the downtown with a total density of less than 100 units/hectare. In this case the property is being developed at a density of 21 units/hectare. As such, the following calculations apply and whichever calculation results in the greatest area, this is the calculation to be used in determining parkland requirement.

- 5% land dedication. In this case, the development land is 11.118 hectares (17.684-6.566). The parkland required for this area would be **0.56** hectares.
- 1 hectare/500 units. Since the plan includes 234 units, the calculation results in a parkland requirement of **0.47** hectares.

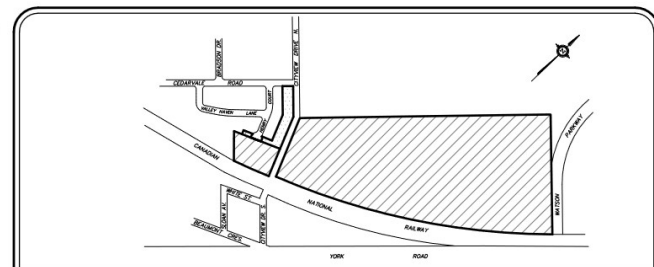
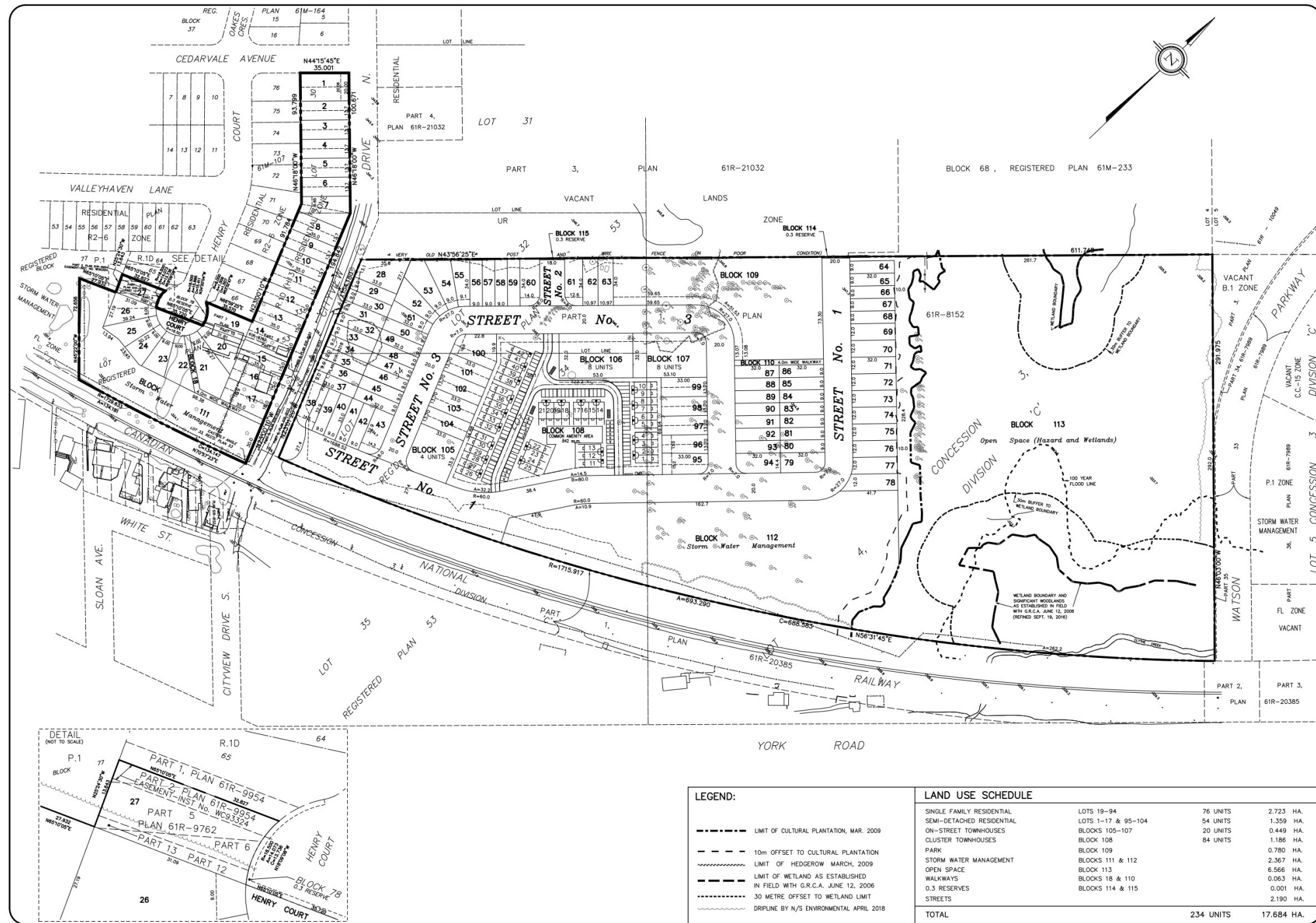
The draft plan of subdivision will provide a park of **0.780** hectares in size. Therefore, the park block will meet the required park land dedication as set out in the City's by-law without the need for a cash-in-lieu payment.

The park includes frontage along Street 3 of 124 metres and frontage along Street 1 of 73 metres, thereby exceeding the by-law requirement of 50 metres of frontage.

- An important link in the City's Master trail network is being provided through the development of this property; connecting the Cedarvale community to the west with the Cityview community to the northeast and ultimately with the east end Community Mixed-Use Centre.
- A walkway connection has been provided between Henry Court and Cityview Drive.

The following chart outlines the land use and associated areas.

Lot or Block	Land Use	Number of Units	Area (HA)
Lots 19-94	Single Detached	76	2.723
Lots 1-17 & 95-104	Semi-Detached	54	1.359
Blocks 105-107	On-Street Townhouses	20	0.449
Block 108	Cluster Townhouses (Stacked)	84	1.186
Block 109	Park	-	0.780
Blocks 111 & 112	Stormwater Management Facility	-	2.367
Block 113	Open Space/Wetland	-	6.566
Blocks 18 & 110	Walkways	-	0.063
Blocks 114 & 115	Reserves	-	0.001
Streets	-	-	2.190
TOTAL		234	17.684
Development Land		234	11.118



KEY PLAN N.T.S.

LANDS OF CITYVIEW RIDGE DEVELOPMENTS INC. (hatched pattern)

LANDS OF CARSON REID HOMES LTD. (stippled pattern)

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

51 (17) (a) - (c) AS SHOWN
 (d) SEE SCHEDULE
 (e) - (g) AS SHOWN
 (h) MUNICIPAL WATER SUPPLY
 (i) BURFORD AND GUELPH LOAM
 (j) AS SHOWN
 (k) MUNICIPAL STORM AND SANITARY SEWERS
 (l) STORM SEWER EASEMENT AS SHOWN

OWNERS CERTIFICATE

WE HEREBY AUTHORIZE BLACK, SHOEMAKER, ROBINSON, AND DONALDSON LIMITED, ONTARIO LAND SURVEYORS, URBAN AND RURAL PLANNERS TO SUBMIT THIS DRAFT PLAN OF PROPOSED SUBDIVISION.

CITYVIEW RIDGE DEVELOPMENTS INC.
 AND
 CARSON REID HOMES LTD.

SEE ORIGINAL SUBMISSION
 CARSON REID

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SEE ORIGINAL SUBMISSION
 KERRY F. HILLIS
 ONTARIO LAND SURVEYOR

CITYVIEW RIDGE DRAFT PLAN OF SUBDIVISION

OF PART OF
LOT 4, CONCESSION 3, DIVISION 'C'
 (GEOGRAPHIC TOWNSHIP OF GUELPH)
AND PART OF LOTS 30, 32 & 33
AND ALL OF LOT 34, REGISTERED PLAN 53
 (DIVISION 'C' - GEOGRAPHIC TOWNSHIP OF GUELPH)

CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 1500

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

J.D. BARNES SURVEYING
 LAND INFORMATION SPECIALISTS
 20 WOODLAND ROAD WEST UNIT 101 GUELPH ONTARIO
 T1C 0Y6A0 G1 1-800-387-2226 www.jdbarnes.com

DATE: APRIL 26, 2023
 DRAWN BY: KS/RA
 PROJECT: 16-14-214-00-A

LEGEND:

- LIMIT OF CULTURAL PLANTATION, MAR. 2009
- 10m OFFSET TO CULTURAL PLANTATION
- LIMIT OF HEDGEROW MARCH, 2009
- LIMIT OF WETLAND AS ESTABLISHED IN FIELD WITH G.R.C.A. JUNE 12, 2006
- 30 METRE OFFSET TO WETLAND LIMIT
- DRIPLINE BY N/S ENVIRONMENTAL APRIL 2018

LAND USE SCHEDULE			
SINGLE FAMILY RESIDENTIAL	LOTS 19-94	76 UNITS	2,723 HA.
SEMI-DETACHED RESIDENTIAL	LOTS 1-17 & 95-104	54 UNITS	1,359 HA.
ON-STREET TOWNHOUSES	BLOCKS 105-107	20 UNITS	0,449 HA.
CLUSTER TOWNHOUSES	BLOCK 108	84 UNITS	1,186 HA.
PARK	BLOCK 109		0,780 HA.
STORM WATER MANAGEMENT	BLOCKS 111 & 112		2,367 HA.
OPEN SPACE	BLOCK 113		6,566 HA.
WALKWAYS	BLOCKS 18 & 110		0,063 HA.
0.3 RESERVES	BLOCKS 114 & 115		0,001 HA.
STREETS			2,190 HA.
TOTAL		234 UNITS	17,684 HA.

FIGURE 2: DRAFT PLAN OF SUBDIVISION

4.0 PLANNING AND POLICY FRAMEWORK

This section reviews the policies and guidelines that have been considered as part of the overall analysis of the site development.

4.1 Provincial Statutes

4.1.1 THE PLANNING ACT

The Planning Act R.S.O. 1990, and c.P.13, establishes the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.

Section 2 sets out matters of Provincial Interest and notes that any decisions must have regard to these matters.

Section 3 (1) of the Planning Act establishes that policy statements may be issued by the Minister on matters related to municipal planning to deal with matters of provincial interest.

Section 3(5) of the Planning Act states that in exercising any authority that affects planning matters, every group who exercises such authority shall be:

- Consistent with the policy statement issued under 3 (1); and
- Shall conform to provincial plans or shall not conflict with them.

4.1.1a) Provincial Policy Statement 2020

The 2020 Provincial Policy Statement was approved by the Lieutenant Governor in Council, Order in Council No. 229/2020. This Provincial Policy Statement was issued under section 3 of the Planning Act and came into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014.

The 2020 Provincial Policy Statement reinforces and strengthens policies with respect to “settlement areas” being the focus of growth. It also establishes the importance of “intensification” as an effective tool for managing growth within settlement areas. In this regard, the following specific policies are of some relevance to the subject proposal:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

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

- 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;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

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.....Within settlement areas sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

RESPONSE: *The subdivision and zone change applications are consistent with Section 1.1.2 of the PPS as it will result in the development of an undeveloped parcel of land adjacent to an existing, serviced residential community. The plan will accommodate an affordable and market-based range of housing types; while satisfying the objective of residential intensification. This application will promote a more efficient use of land and infrastructure. When developed along with the subdivision to the north, these lands will be completed at a transit supportive density. Finally, the preservation of Block 113 on the plan will conserve the biodiversity of the property.*

1.1.3 Settlement Areas

Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

- 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;
 - 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;
 - c. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - d. prepare for impacts of a changing climate;
 - e. support active transportation;
 - f. are transit-supportive, where transit is planned, exists or may be developed.

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.

- 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.

- 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.

RESPONSE: *The proposed development is consistent with Section 1.1.3 of the PPS as the subject property is located within the urban boundary of the City of Guelph. It will result in an efficient use of land and existing infrastructure and will include an integrated trail system that will support an active transportation network throughout the Cedarvale and Cityview residential communities. Along with the Cityview subdivision to the north, these two communities will be developed at a transit-supportive density although older residential developments in this area have been developed at lower densities. By maintaining approximately 6.5 hectares of woodland and providing enhanced tree planting in this area, this will assist in absorbing carbon dioxide; a major greenhouse gas in the atmosphere. By planting additional trees this will help to reduce the impacts of climate change in the local area.*

1.4 Housing

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

Affordable means:

- a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

With respect to affordability goals, the City of Guelph established an affordable housing benchmark for 2022 of:

- \$455,125.00 for housing ownership and
- \$1,372.00 per month for rental housing

RESPONSE: *The draft plan of subdivision and zone change applications are consistent with Section 1.4 of the PPS. This application will create a mix of housing options that includes 76 single detached units, 54 semi-detached units, 20 on-street townhouse units and a cluster townhouse development consisting of 84 stacked townhouse units.*

It is anticipated that some of the stacked townhouse units will fall within the 2022 City of Guelph affordable housing benchmark, thereby providing approximately 18% of the proposed new housing stock as affordable ownership. This will assist the community in meeting the City-wide target of 25% affordable housing ownership.

In addition, to meet the 4% purpose built affordable secondary rental unit goal set by the City, a minimum of 10 of the single detached or semi-detached dwellings will accommodate an additional rental unit.

This subdivision will maximize the efficient use of land, resources and infrastructure. Roads and services are available and adequately sized to properly service this development. Recreational and educational facilities are within close proximity of the site.

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 Healthy, active communities should be promoted by:

a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;

b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

RESPONSE: *The draft plan of subdivision and zone change applications are consistent with Section 1.5 of the PPS. This property is located within walking distance of Lee Street Park, Cedarvale Park and a new park jointly developed for this subdivision and the subdivision immediately north of this development. It will also provide an important linkage between the Hadati Creek trail system and the Watson/Grange trail network. The property will be connected with the surrounding residential*

communities by existing municipal streets, walkways and sidewalks. The new dwellings are within walking distance of commercial, educational and institutional uses.

1.6.6 Sewage, Water and Stormwater

Section 1.6.6.1 notes that planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services;
- 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.

Section 1.6.6.2 states that 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.

Section 1.6.6.6 notes that subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services...

According to Section 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.

RESPONSE: *The proposed development is consistent with Section 1.6.6 of the PPS. This property will be developed on full municipal services and the capacity is sufficient to accommodate this development. A stormwater management strategy has been created for the site, to prevent increases in contaminant loads; minimize changes in water balance and erosion and promote stormwater management best practices.*

The proposed development of the subject lands is consistent with the policies set out in the 2020 Provincial Policy Statement.

4.1.2 PLACES TO GROW ACT, 2005

This legislation creates the legal framework necessary for the government to designate a geographic area of the province as a growth plan area and subsequently to develop a growth plan for that area. It enables the government to plan population growth, economic expansion, and the protection of environmental and agricultural land.

4.1.2a) A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe was prepared and approved by the Lieutenant Governor in Council, Order in Council No 641/2019 and came into effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved by the Lieutenant Governor in Council, Order in Council No 1244/2020 to take effect on August 28, 2020.

All decisions made on or after August 28, 2020 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.

The subject lands are located within the “Designated Greenfield Areas” set out in the Growth Plan. The following specific policies are of some relevance to the subject proposal:

Where and How to Grow

The Growth Plan emphasizes accommodation of forecasted growth in complete communities.

Managing Growth

Section 2.2.1 of the Growth Plan notes that the 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;

Section 2.2.1.4 establishes policies that support the achievement of complete communities.

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) 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;
- d) 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;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
- g) integrate green infrastructure and low impact development.

RESPONSE: *The proposed development of the subject lands conforms with the policies set out in the 2020 Growth Plan. The lands are located within a settlement area with planned municipal and wastewater systems that can accommodate this additional growth and can support the achievement of a complete community. The mixed density subdivision has been designed with walkable street and integrated trail network connecting residents with school, parks and neighbourhood commercial uses. The compact form will accommodate a mix of housing including affordable housing and rental units. The site is within walking distance of transit and will provide an effective link to an active transportation network. By maintaining approximately 6.5 hectares of woodland and providing enhanced tree planting in this area, this will assist in absorbing carbon dioxide; a major greenhouse gas in the atmosphere. By planting additional trees this will help to reduce the impacts of climate change in the local area.*

2.2.6 Housing

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;
 - 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);

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) consider 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.

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.

RESPONSE: *The proposed subdivision will create a mix of single detached and semi-detached dwellings, on-street townhouses and cluster townhouse development composed of traditional and stacked units at an overall density of 21 units per hectare. It is anticipated that some of the stacked townhouse units will fall within the 2022 City of Guelph affordable housing benchmark, thereby providing approximately 18% of the proposed new housing stock as affordable ownership. This will assist the community in meeting the City-wide target of 25% affordable housing ownership. In addition, to meet the 4% purpose built secondary rental unit goal set by the City, a minimum of 10 of the single detached or semi-detached dwellings will accommodate an additional rental unit.*

2.2.7 Designated Greenfield Areas

Section 2.2.7 established policies for Designated Greenfield Areas. The following excerpts are relevant to this application:

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.
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;
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;

RESPONSE: *The proposed subdivision conforms with the policies set out in the 2020 Growth Plan. The subdivision will create a mixed density residential development meeting the needs of a variety of households. A neighbourhood park and an integrated trail network addresses recreational opportunities within the subdivision as well as supporting an active transportation network. Schools, parks, open space, transit and commercial facilities are within walking distance thereby assisting in the creation of a complete community. The property will be developed at a density of 21 units per hectare or approximately 63 residents per hectare.*

3.2.6 Water and Wastewater Systems

Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater system.

3.2.7 Stormwater Management

According to Section 3.2.7.2, proposals for large-scale development proceeding by way of a plan of subdivision, will be supported by a stormwater management plan.

4.2.2 Natural Heritage System

A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.

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.

RESPONSE: *The existing municipal water and wastewater services are available and have capacity within the system to accommodate this development. A stormwater management design has been created for this development that incorporates a combination of lot level and centralized infiltration trenches to promote groundwater recharge of rooftop runoff and two end of pipe stormwater management facilities promoting quality and quantity control. The proposed development has been sited outside of the PSW, valleyland and significant woodland boundaries. Avoidance, mitigation, numerous enhancement measures, and a monitoring program are recommended to avoid and mitigate negative impacts to the identified significant natural features located within the subdivision area.*

The proposed development of the subject lands conforms with the policies set out in the 2020 Growth Plan.

4.2 Municipal Legislation

The subject lands are governed by the City's Official Plan and Comprehensive Zoning By-law.

4.2.1 CITY OF GUELPH OFFICIAL PLAN (February 2022 Office Consolidation)

The City's current Official Plan (OP) was approved by the Ontario Municipal Board on October 5, 2017. It provides direction for decision making and community building and includes provisions required to ensure conformity with the Growth Plan and consistency with the Provincial Policy Statement.

Figure 4 is Schedule 2 from City of Guelph Official Plan (Land Use Plan).

The subject property is designated Low Density Greenfield Residential with a portion of the site designated Significant Natural Area and Open Space and Park.

The following sections of the Official Plan are relevant when evaluating the proposed draft plan of subdivision and zone change applications.

Section 3 Planning a Complete and Healthy Community

The City aims to build a compact, vibrant, and complete community for current and future generations that meets the following objectives:

- To provide for a sufficient supply of land within the City's settlement area boundary to accommodate projected growth to the year 2031.
- To plan the greenfield area to provide for a diverse mix of land uses at transit-supportive densities.
- To promote protection and enhancement of the City's Natural Heritage System.

RESPONSE: *The proposed development will assist in achieving a sufficient supply of land to accommodate future growth. The property is located within the Greenfield area of the City and is planned to achieve a gradual increase in density by introducing a compact community that, when combined with the subdivision to the north, will be transit supportive. The plan also provides for the protection of the Natural Heritage features found along the southerly and easterly limits of the property.*

Section 3.12 sets out policies for the Greenfield Area. 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. Development within the greenfield area must be compact and occur at densities that support walkable communities, cycling and transit and promote live/work opportunities.

The greenfield area will be planned and designed to:

- i) achieve an overall minimum density target that is not less than 50 residents and jobs combined per hectare in accordance with the Growth Plan policies. The density target will be measured in accordance with the provisions of subsection 2.2.7 of the Growth Plan over the entire designated greenfield area to be developed;
- ii) ensure that new development is designed to promote energy conservation, alternative and/or renewable energy systems and water conservation;
- iii) create street configurations, densities and an urban form that supports walking, cycling and the early integration and sustained viability of transit services;
- iv) provide a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;
- v) create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling;
- vi) promote, where appropriate through secondary planning, the development of identifiable, pedestrian oriented neighbourhood scale 'urban villages' through the use of medium and high density, street related built form that contains a mix of commercial, residential and employment uses, as well as supporting live/work opportunities. These centres will be designed around active public spaces and streets and pedestrian access that is well-linked to the surrounding neighbourhood through walking, cycling and public transit; and
- vii) develop and implement policies, including phasing policies and other strategies to achieve the intensification and density targets of this Plan.

RESPONSE: *The proposed development accommodates infill development on underutilized property, providing a range of dwelling sizes to address a variety of household incomes and demographics. It achieves a higher density development by way of a moderate increase, within an emerging neighbourhood in a manner that is sensitive, gradual and generally fits with the existing physical character of the area. The proposed subdivision will create a mix of single detached and semi-detached dwellings, on-street townhouses and cluster townhouse development. The streets and trail network will be integrated with the adjacent subdivisions, thereby supporting walking and cycling opportunities. It is being developed at a density of 21 units per hectare or approximately 63 person per hectare. Combined with the approved subdivision immediately north of the subject lands, these developments are at a transit supportive density. Its development will also assist in supporting the community mixed-use centre planned at the intersection of Watson Parkway and Starwood Drive.*

Section 4 Protecting what is Valuable.

This part of the Plan addresses the features, resources and built form that are highly valued and essential to the protection of the natural and cultural heritage resources, ensure health and safety, enhance energy sustainability and enhance the quality of life within the city and includes:

4.1 Natural Heritage System

The City's Natural Heritage System (NHS) is comprised of a combination of natural heritage features and areas, including Significant Natural Areas and minimum buffers, Natural Areas, Ecological Linkages, Restoration Areas and Wildlife Crossings.

The Natural Heritage System:

- i) provides permanent protection to the Significant Natural Areas (including Ecological Linkages) and established buffers;
- ii) identifies Natural Areas for further study to determine the features and functions that should be incorporated into the Natural Heritage System for permanent protection or, alternatively, identify the areas that may be developed; and
- iii) identifies wildlife crossings to ensure that mitigative measures are undertaken to minimize any harm to wildlife, the public and/or property.

The policies in Section 4.1 aim to strike a balance between protection of the Natural Heritage System and limited compatible development. The City shall ensure the long term protection of the Natural Heritage System and associated ecological and hydrologic functions. The individual components that make up Significant Natural Areas and Natural Areas include among other things:

i) Significant Natural Areas include:

- Significant Habitat for Provincially Endangered and Threatened Species,
- Significant Wetlands,
- Significant Woodlands,
- Significant Wildlife Habitat (including Ecological Linkages),
- Minimum or established buffers (where applicable)

ii) Natural Areas include:

- Other Wetlands,
- Cultural Woodlands
- Habitat of Significant Species,
- Established buffers (where applicable).

Adjacent Lands and Buffers

Adjacent lands are those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the natural heritage feature or area. Generally, an Environmental Impact Study (EIS) is required to assess potential impacts of the proposed activities, and recommend appropriate setbacks (i.e., established buffers) from the natural heritage feature or area within the adjacent lands, to ensure no negative impacts.

RESPONSE: *An Environmental Impact Study has been prepared to ensure the proposed development is sited outside of the PSW, valley lands and significant woodland boundaries. In addition to siting development outside of the natural feature boundaries, setbacks to the development are proposed in accordance with OP policies. Only the siting of a secondary trail system is proposed to be located within the woodland buffer. Measures to mitigate potential impacts to wildlife during and post-construction will be provided. New native tree plantings within the easterly significant woodlands and plantation areas have been proposed to satisfy the City of Guelph's tree compensation requirements as well as increase the overall ecological health of this natural area. Finally, a trail and accompanying educational signage is proposed to enhance the use of the subject property and support an appreciation for the adjacent natural areas post-development for residents.*

Section 8 Urban Design

The following objectives are relevant to this application.

- To create neighbourhoods with diverse opportunities for living, working, learning and playing.
- To build compact neighbourhoods that use land, energy, water and infrastructure efficiently and encourage walking.
- To allow for a range of architectural styles and promote expressions that bring interest and diversity in urban form and architectural design while responding appropriately to the local context and achieving compatibility.
- To design space that is accessible to all, regardless of abilities.

- To design for a choice of mobility including walking, cycling, transit and driving.

RESPONSE: *This subdivision is designed to create a community with diverse opportunities for living, learning and playing. The design of the site respects the character of the surrounding neighbourhood. It will add land to the adjacent park creating an inviting and accessible neighbourhood park. The community will be accessible to all and promote a full range of mobility options including walking, cycling, driving, and transit within walking distance.*

Section 9 Land Use

Section 9.3.3 sets out polices for development within the Low Density Greenfield designation. The greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare. Permitted uses include detached, semi-detached and duplex dwellings; and multiple unit residential buildings, such as townhouses and apartments.

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 maximum height shall be six (6) storey and the maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.

RESPONSE: *The proposed development will provide a mix of single detached, semi-detached, on-street townhouses and cluster townhouse development. Maximum building height for this type of dwelling is 3 storeys and the net density of this development is 41 units per net hectare and 63 persons per hectare which is compatible with adjacent densities.*

Section 10 Implementation

Section 10.4 addresses zoning by-law and it is noted in Section 10.4.10 that the City, where appropriate, may zone lands in an "urban reserve" or other suitable zone category where:

- i) there is insufficient information to determine specific zoning categories that would implement the provisions of this Plan; and
- ii) development of lands is considered premature because adequate services are not available.

RESPONSE: *Services are now available and adequate to service this property. With the approval of the draft plan of subdivision, zoning categories can be determined therefore it is now appropriate to zone the lands in accordance with the City of Guelph Comprehensive Zoning By-law.*

Section 10.9 of the Official Plan addresses plans of subdivision and part lot control. When considering applications for plans of subdivision, the City will have regard to the provisions of the Planning Act. In addition, plans will be considered for approval when they conform to the following criteria:

- i) the plan conforms to the objectives, targets, policies and land use designations of this Plan;
- ii) the plan can be supplied with adequate municipal services such as water, sewage disposal, drainage, fire and police protection, roads, utilities, solid waste collection and disposal and other community facilities;
- iii) the plan will not adversely impact upon the transportation system, adjacent land uses and the Natural Heritage System;
- iv) the plan can be serviced economically without imposing an undue financial burden upon the City;
- v) the plan has incorporated all necessary studies and assessments to ensure impacts on natural heritage features and cultural heritage resources are minimized;
- vi) the plan can be integrated with adjacent lands, subdivisions and streets;
- vii) the plan is considered to be necessary, timely and in the public interest;

- viii) the plan is designed in accordance with accepted subdivision design principles as articulated in the Urban Design Policies of this Plan; and
- ix) the plan is designed to be sustainable, to support public transit and to be walkable.

The City shall require the owner of lands subject to a plan of subdivision to enter into one or more agreements which may be registered against the title of the subject lands.

RESPONSE: *The subdivision plan conforms to the objectives and targets of the Official Plan. Services are available and adequate to accommodate the proposed development. The developer will be responsible for all costs associated with the servicing of the plan. The subdivision will not adversely impact the Natural Heritage System. The design of the plan integrates well with surrounding land uses and the City's urban design principles. The plan is transit supportive and incorporates a neighbourhood park, open spaces, trail and sidewalk system that provides walkable connections to schools, parks and future neighbourhood commercial. Both comprehensive engineering and environmental studies have been prepared as part of the subdivision application.*

The proposed development of the subject lands conforms with the policies set out in the City of Guelph Official Plan.

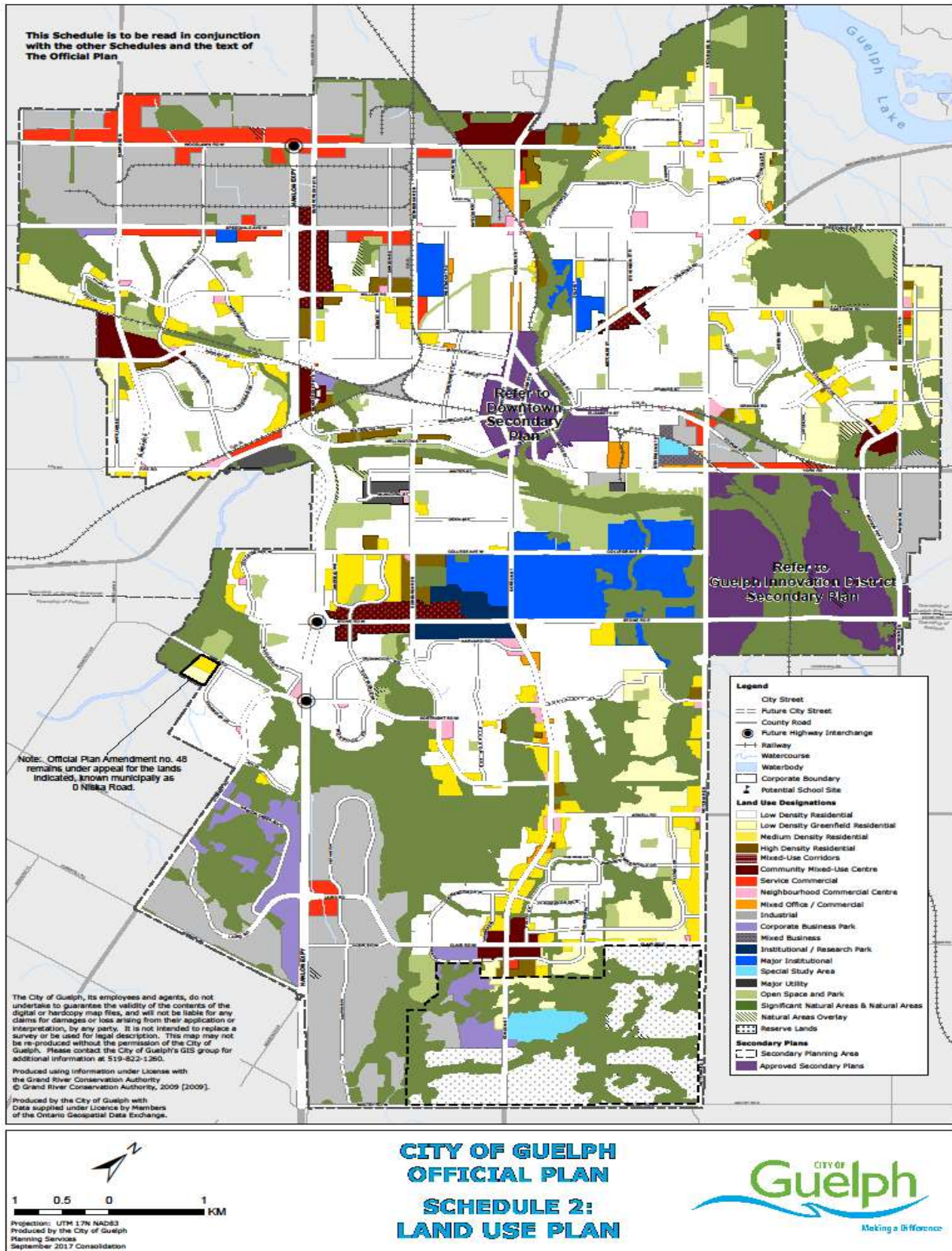


FIGURE 3: CITY OF GUELPH OFFICIAL PLAN

4.2.2 CITY OF GUELPH COMPREHENSIVE ZONING BY-LAW (2023)-20790

On April 18th, 2023, Guelph City Council approved the City-initiated Comprehensive Zoning Bylaw (2023)-20790. The following Section of this report addresses current and proposed zoning based on the new Comprehensive Zoning By-law.

The subject lands are currently zoned Low Density Residential 1 and 2 (RL.1, RL.2 & RL.2(H)), Specialized Commercial Mixed-Use Centre (CMUC (PA)(H12)), Open Space (OS) and Natural Heritage System (NHS).

A zone change is required to allow the development of this mixed density residential development. The following chart reflects the zones required to recognize the proposed draft plan of subdivision.

PROPOSED ZONING SCHEDULE		
Lot or Block	Land Use	Zone
Lots 19-94	Low Density Residential 2 (Single Detached Residential)	RL.2
Lots 1-17, 95-104	Specialized Low Density Residential 2 (Semi-Detached)	RL.2-19
Blocks 105-107	Low Density Residential 3 (On-Street Townhouses)	RL.3
Block 108	Medium Density Residential 6 (Cluster/stacked Townhouses)	RM.6
Block 109 & 110	Neighbourhood Park (Park & walkway)	NP
Blocks 18, 111, 112 & Pt. 113	Open Space (Walkway, Stormwater Management & Open Space)	OS
Part of Block 113	Natural Heritage System (Wetland, Woodland & Open Space)	NHS

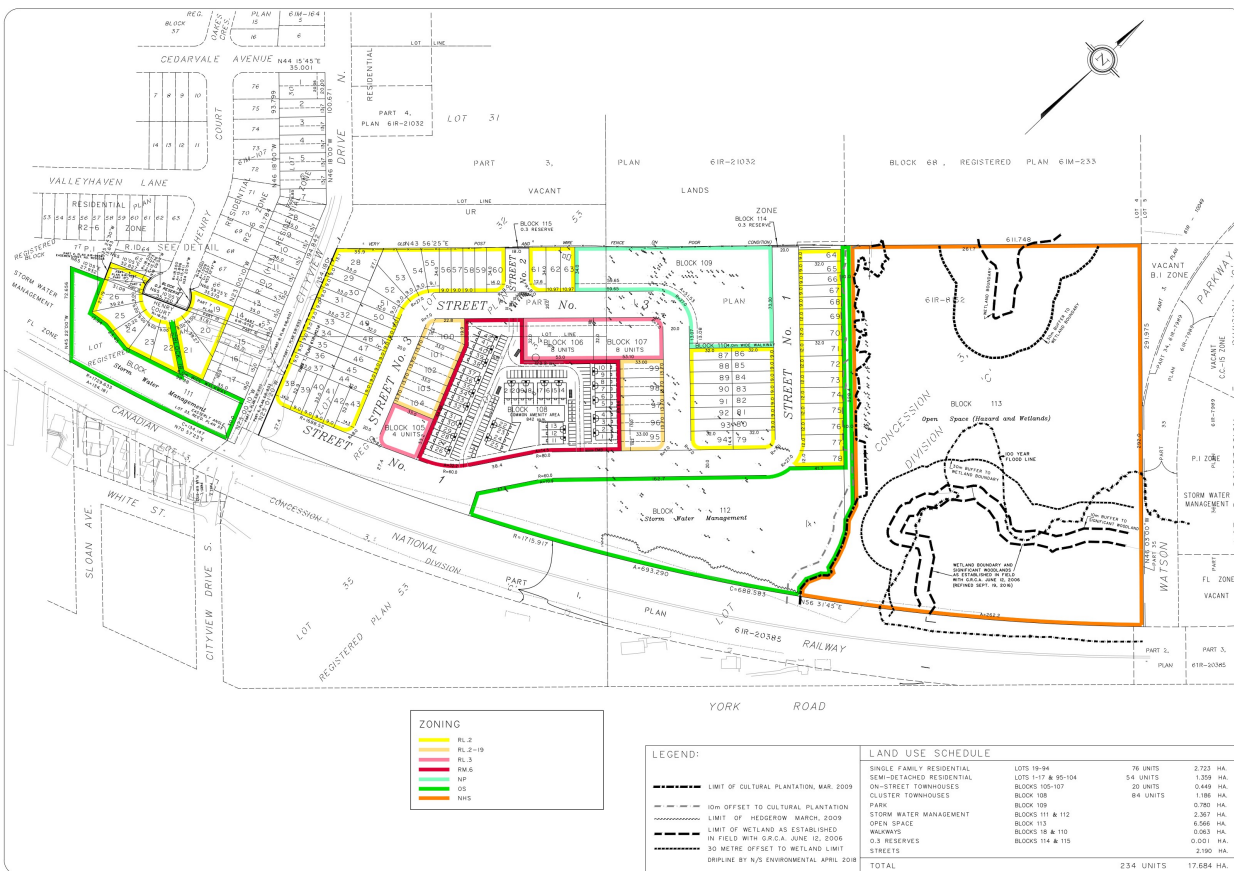


FIGURE 4: PROPOSED ZONING

4.2.3 **COMMUNITY ENERGY PLAN**

In 2007 the City adopted the Community Energy Plan (CEP). The CEP outlines the City's path to climate change mitigation through reductions in energy consumption and greenhouse gas emissions while ensuring that Guelph has reliable, sustainable and affordable energy that will attract quality investment to the city. The Community Energy Initiative (CEI) encompasses Guelph's ongoing commitment to policy and programs to achieve the CEP.

In 2018, the City of Guelph undertook an update to its community energy plan which resulted in the establishment of 25 actions to support the City's long-term (2050) sustainability objectives.

Action item 1 is of particular relevance to this application and it states that the City should incrementally increase the number of net zero new homes to 100% by 2030.

While the owner of this property will not meet the Net Zero goal, the proposed dwellings will be Net Zero ready with rough-in for provision of future solar panels and will be constructed to the Energy Star standard. It is the owner's intention to support the City's Community Initiative by incorporating the following features in the development of this site:

Sustainable Site

- New tree planting to contribute to the overall urban forest
- Site lighting – will incorporate exterior light fixtures with refractor and cut-off shields to control light pollution with energy efficient operation controlled by light sensors
- Alternative transportation – site is within walking distance of bus routes along Arkell Road and Victoria Road and provides an important link in the City's Master trail network by connecting the residential community to the south of Arkell Road with Victoria Park Village and Kortright East residential communities.

Energy and Atmosphere

- Building will comply with ban on ozone-depleting refrigerant gases
- Low E windows will reduce heat gains and heat loss
- High efficiency gas furnace and air exchangers will be used to save natural gas
- All indoor light fixtures will utilize energy efficient bulbs
- Install electric charging stations in garages

Material and Resources

- Improve exterior air barrier to reduce air leakage to 1.5 ACH or less
- Increase insulation values to make home more efficient and comfortable for buyer while ensuring affordability

5.0 CONCLUSION

The development of the existing property for a mixed density residential development is consistent with the policies of the Growth Plan, Provincial Policy Statement and the Official Plan for development within Greenfield areas. Current planning policies mandate intensification where opportunity exists.

The subdivision plan conforms to the objectives and targets of the Official Plan. Services are available and adequate to accommodate the proposed development. The developer will be responsible for all costs associated with the servicing of the plan. The subdivision will not adversely impact the Natural Heritage System. The design of the plan integrates well with surrounding land uses, providing a range of housing forms and dwelling sizes to address a variety of household incomes and demographics. It achieves a higher density development by way of a moderate increase, within an emerging neighbourhood in a manner that is sensitive, gradual and generally fits with the existing physical character of the area. The plan is transit supportive and incorporates a neighbourhood park, open spaces, trail and sidewalk system that provides walkable connections to schools, parks and neighbourhood commercial.

In my professional opinion, this proposal is appropriate and represents good planning.



Prepared By Nancy Shoemaker, BAA, RPP



Date: