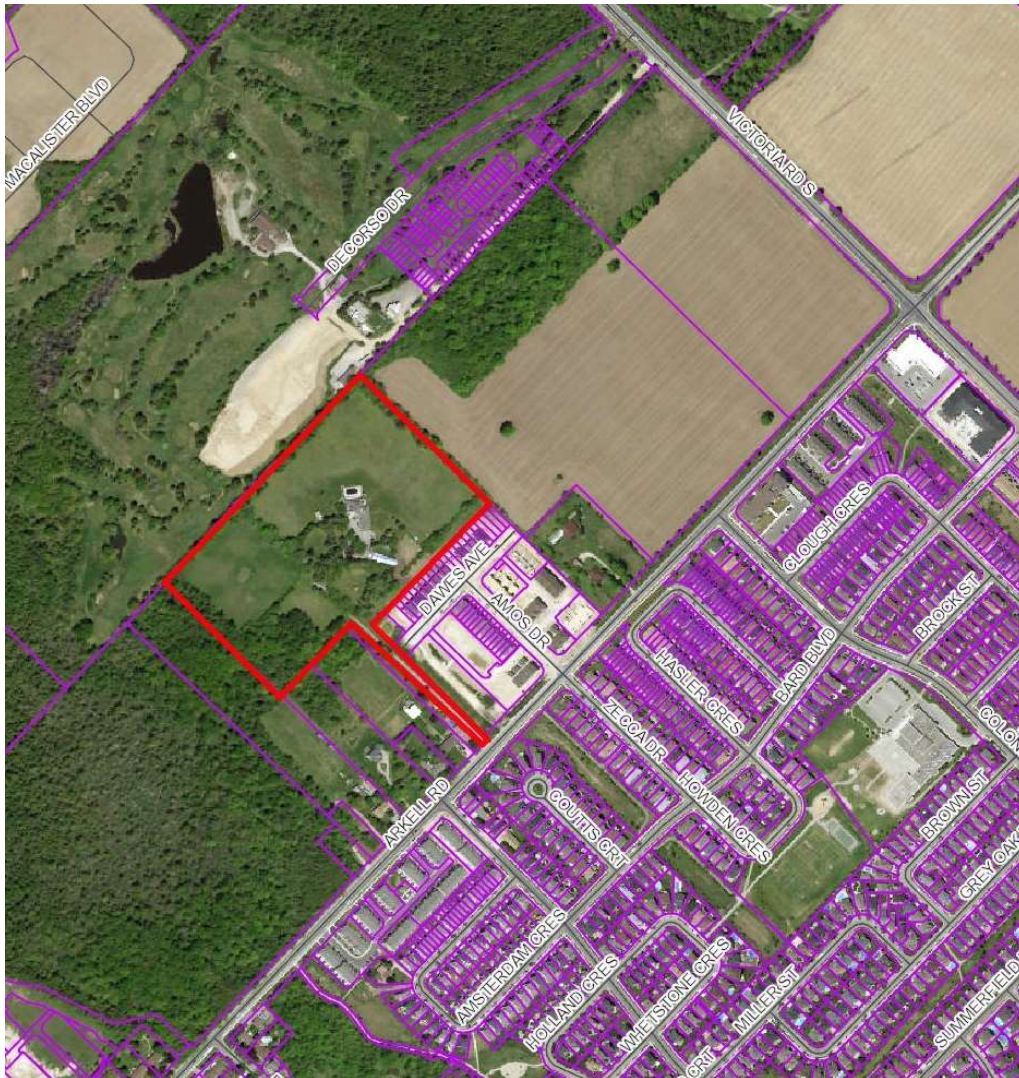


PLANNING POLICY UPDATE



220 Arkell Road Subdivision

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

Table of Contents

1.0	INTRODUCTION	1
2.0	BACKGROUND INFORMATION	2
3.0	DEVELOPMENT PROPOSAL	2
4.0	PLANNING AND POLICY FRAMEWORK.....	4
	4.1 Provincial Policy Statement, 2020	4
	4.2 A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2020	8
5.0	CITY OF GUELPH COMPREHENSIVE ZONING BY-LAW (2023)-20790	11
6.0	COMMUNITY ENERGY PLAN.....	12
7.0	PARK LAND	13
8.0	CONCLUSION	14

Table of Contents

Figure 1:	Location Plan	1
Figure 2:	Draft Plan of Subdivision	3
Figure 3:	Proposed Zoning	12

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 property identified as 220 Arkell Road. The subject lands are located along the north side of Arkell Road, immediately south of the Victoria Park Village subdivision and between Gordon Street and Victoria Road.

It is the owner's intention to demolish the existing single detached residential dwelling from the property and to create a mixed density residential development, along with a neighbourhood park, preservation of the natural heritage features on the site and creation of a wildlife corridor.

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 property is legally described as Part of Lot 6, Concession 8, Geographic Township of Puslinch, now within the City of Guelph.

A draft plan of subdivision and zone change was filed with the City of Guelph in December of 2019 and a public meeting was held in May of 2020. As a result of comments received from City staff, commenting agencies and the public, a number of changes have been made to the plan and the technical reports have been updated to address specific concerns.

3.0 DEVELOPMENT PROPOSAL

The proposed subdivision plan will now consist of a mixed density residential development that includes 30 single detached dwellings and a cluster townhouse block that could accommodate approximately 68 stacked townhouse units, for a total of 98 units. The plan will also include a neighbourhood park, a stormwater management facility, a trail system, walkway, wildlife corridor and open space.

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

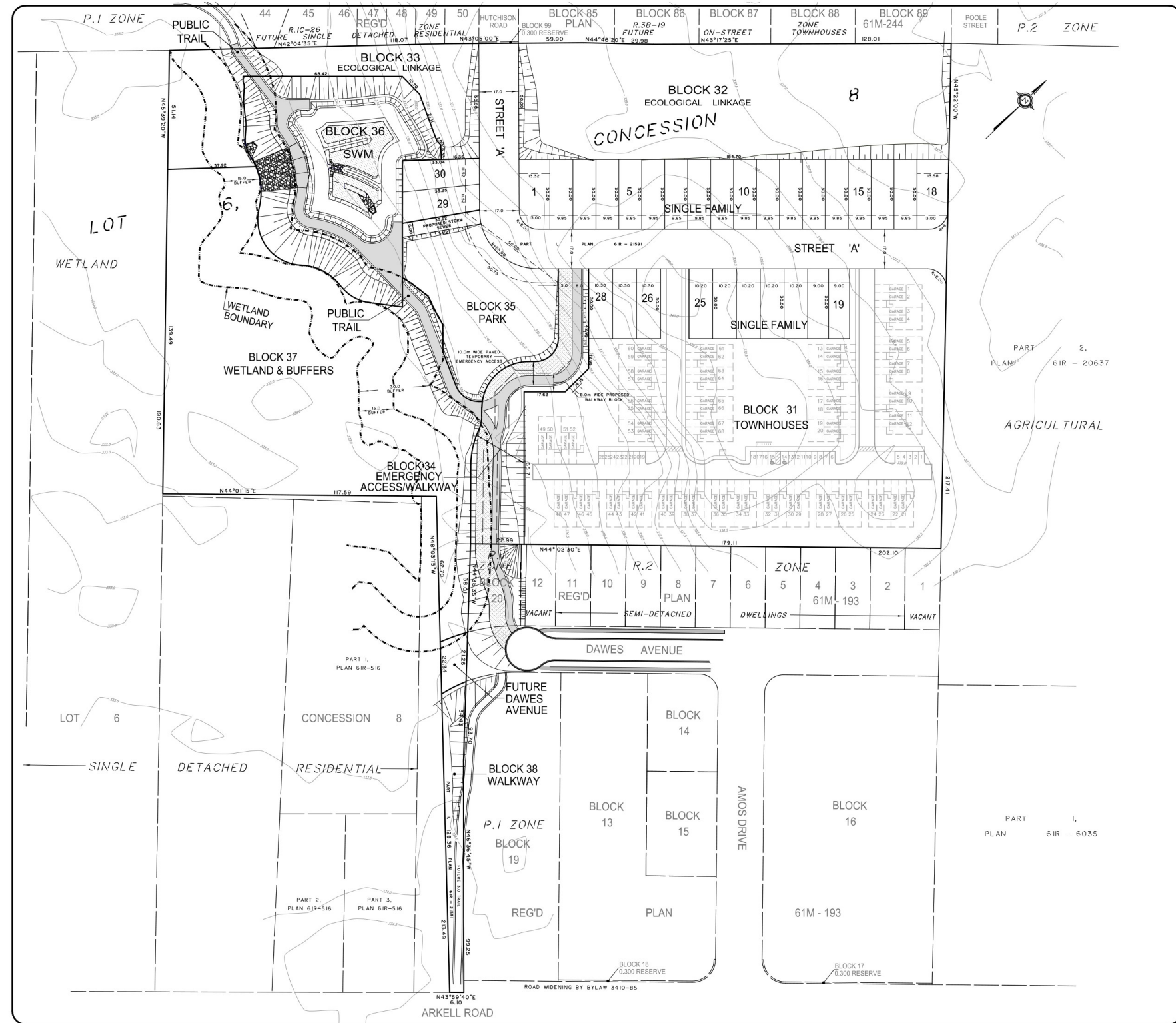
- Inclusion of the existing driveway from Arkell Road to the south side of Dawes Avenue. These lands will be conveyed to the City for a future public walkway;
- Redesign of the stormwater management facility; and
- Reformatting of north property boundary to be consistent with Registered Plans of subdivision on lands to the north. The original draft plan of subdivision for the subject lands was based on the draft plan of subdivision approved for the Victoria Park Village lands to the north. When their development was later surveyed in the field and registered; minor land changes required a revision to the subject plan. Most significant was the final location on Poole Street on the Victoria Park Village lands.

The following chart outlines the land use and associated areas.

Lot or Block	Land Use	Number of Units	Area (HA)
Lots 1-30	Single Detached Residential	30	0.932
Block 31	Cluster Townhouses (Stacked)	68	1.712
Blocks 31 & 32	Ecological Linkage	-	1.305
Block 34	Emergency Access/Walkway	-	0.242
Block 35	Park	-	0.330
Block 36	Stormwater Management Facility	-	0.599
Block 37	Wetland/Buffer	-	1.435
Block 38	Walkway	-	0.103
Streets	Street	-	0.493
TOTAL		98	7.151
Development Land		98	4.318

In addition to this policy update, the following additional information is submitted as part of the draft plan of subdivision and zone change review:

- Updated Functional Servicing Report - Preliminary Servicing, Grading and Stormwater Management
- Updated Environmental Impact Study
- Updated Traffic Report
- Response to staff Environmental, Parks and Engineering comments
- Tree Preservation Plan
- Water Balance Calculations
- Updated Phase I and Phase II ESA Reports and Reliance Letter



KEY PLAN N.T.S. SUBJECT LANDS

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) GUELPH LOAM
 (j) AS SHOWN
 (k) MUNICIPAL STORM AND SANITARY SEWERS
 (l) NONE KNOWN

OWNERS CERTIFICATE
 WE HEREBY AUTHORIZE J.D. BARNES LIMITED, TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION.
 DATE: December 12, 2019 "SEE ORIGINAL"
 ROCKPOINT PROPERTIES INC.

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.
 DATE: December 13, 2019 "SEE ORIGINAL"
 LEO LIU
 ONTARIO LAND SURVEYOR

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

RELEVANT INFORMATION

LOTS 1 TO 30	SINGLE-DETACHED RESIDENTIAL	30	0.932
BLOCK 31	STACKED TOWNHOUSES	68	1.702
BLOCKS 32 & 33	ECOLOGICAL LINKAGE		1.305
BLOCK 34	EMERGENCY ACCESS / WALKWAY		0.242
BLOCK 35	PARK SITE		0.330
BLOCK 36	STORM WATER MANAGEMENT		0.599
BLOCK 37	WETLAND & BUFFERS		1.435
BLOCK 38	WALKWAY		0.103
STREETS	ROADS		0.493
TOTAL		98	7.151 ha.

DRAFT PLAN OF SUBDIVISION
 OF PART OF
 LOT 6, CONCESSION 8
 (GEOGRAPHIC TOWNSHIP OF PUSLINCH)
 CITY OF GUELPH
 COUNTY OF WELLINGTON

J.D. BARNES LIMITED
 SCALE 1:750

REVISED APRIL 18, 2023
 REVISED FEB. 21, 2023
 REVISED JAN. 12, 2023
 REVISED OCT. 13, 2022
 REVISED AUG. 22, 2022
 REVISED AUG. 4, 2022
 REVISED JULY 29, 2022

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 27 WOODBINE ROAD WEST, UNIT 101, GUELPH, ON N1H 1G1
 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DRAWN BY: KS/JM REFERENCE NO.: 16-14-18-00-0
 DATED: DECEMBER 11, 2019

FIGURE 2: DRAFT PLAN OF SUBDIVISION

4.0 PLANNING AND POLICY FRAMEWORK

Since the preparation of the original Planning Justification report, both the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe have been amended. This policy section will deal only with these two documents. The City's Official Plan has not had significant changes to require a further review in this document.

4.1 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 sandwiched between two existing, serviced residential communities. 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.*

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 and provides a mix of housing opportunities. 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. It is within walking distance of a local transit route and is being developed at a transit-supportive density.*

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.

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 include 30 single detached units and 68 stacked townhouse units.*

It is anticipated that approximately 50% of the stacked townhouse units will fall within the 2022 City of Guelph affordable housing benchmark, thereby providing approximately 34% 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 2 of the single detached dwellings will be built with 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 a recently created park in the Victoria Park Village subdivision, immediately north of the subject lands and a new park to be developed within this subdivision. It will also provide an important pedestrian linkage between the Kortright East subdivision to the north and the existing trail network through the residential subdivisions located south of Arkell Road. The property will be connected with the surrounding residential community by existing municipal streets and sidewalks. The new dwellings are within walking distance of commercial and educational uses. Approximately 38% of the land will be conveyed to the City and remain as natural area, open space or ecological linkages.*

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:
 1. 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 with 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.

4.2 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 property is 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.

PLANNING RESPONSE: *The proposed development conforms with the policies set out in the 2020 Growth Plan. 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 provides an effective link to an active transportation network. The preservation of the southwesterly woodlot area and additional tree planting throughout the ecological linkage will assist in absorbing carbon dioxide; a major greenhouse gas in the atmosphere. The planting of additional trees 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; 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);

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.

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 stacked units at a density of approximately 23 units per hectare.*

It is anticipated that approximately 50% of the stacked townhouse units will fall within the 2022 City of Guelph affordable housing benchmark, thereby providing approximately 34% of the new housing stock

within this subdivision as affordable ownership. In addition, to meet the 4% purpose built affordable secondary rental unit goal set by the City, a minimum of 2 of the single detached dwellings will be constructed with an additional rental unit.

2.2.7 Designated Greenfield Areas

Section 2.2.7 establishes 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 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;

PLANNING 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. Schools, parks, open space, transit and commercial facilities are in close proximity assisting in the creation of a complete community. The property will be developed at a transit-supportive density of 23 units per hectare or approximately 65 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. The stormwater management strategy incorporates a combination of lot-level and centralized infiltration trenches to promote groundwater recharge of rooftop runoff and an end-of-pipe (EOP) dry SWMF, complete with infiltration gallery, to provide water quality and quantity control along with further infiltration augmentation. A treatment train approach using an Oil/Grit Separator unit in series with the dry SWMF (including sediment forebay) has been designed to achieve the required quality control target. The proposed development has been sited outside of the PSW, locally significant woodland and locally significant ecological linkage. 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.

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

On April 18th, 2023, the City of Guelph adopted a new Comprehensive Zoning By-law. By-law (2023) - 20790. Under this new by-law, the subject lands are zoned Residential Low Density 1 (RL.1) 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 1-30	Single Detached Residential	RL.2
Block 31	Cluster Townhouses	RM.6
Blocks 32, 33, 36 & 37	Ecological Linkage, Wetland & Buffers and Stormwater Management	NHS
Block 35	Park	NP
Blocks 34, & 38	Walkway, Stormwater Management & Open Space	OS

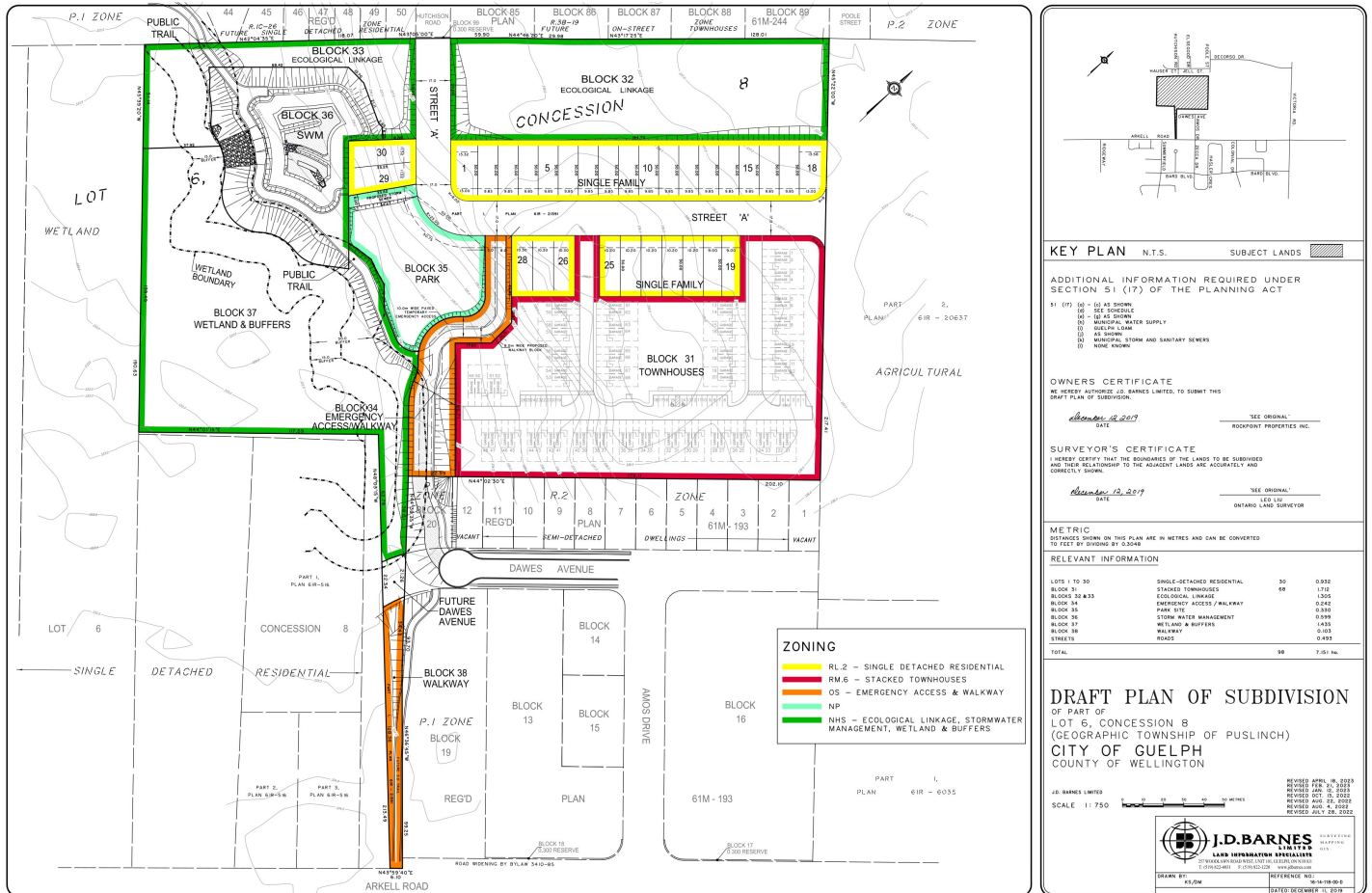


FIGURE 3: PROPOSED ZONING

6.0 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 and reducing impacts of climate change
- 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 to the north of the subject lands.

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

7.0 PARK LAND

The subject lands include 7.151 hectares of land of which Block 37, being the wetland and associated buffers and open space includes 1.435 hectares of land and Blocks 31 & 32, the ecological linkage, includes 1.305 hectares of land. Block 38 is a new walkway block between Dawes Avenue and Arkell Road to be conveyed to the City for a pedestrian walkway.

According to the City’s Parkland Dedication By-law (2019) - 20366 as amended by By-law (2019)-20380, By-Law (2020)-20531 and By-Law (2021)-20573; 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.

Blocks 31, 32 and 37 are 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 “development” 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 forty percent (40%) or more, the addition of one or more new Dwelling Unit(s), or a conversion to a different use.

Blocks 31, 32, 37 and 38 do not meet the definition of development.

With this information, the calculations of the area required for parkland dedication must exclude Blocks 31, 32, 37 and 38 from the calculation. On this basis, the area to be used when calculating the 5% land dedication is 4.318 hectares. The parkland required for this project therefore is 0.216 hectares.

The Planning Act does allow the municipality to use an alternative calculation. In that case the municipality may require that land be conveyed to the municipality for "park or other public recreational purposes" at a rate of 1 hectare per 300 dwelling units proposed or at such lower rate as may be specified in the by-law. The City's by-law sets a rate of 1 hectare per 500 dwelling units. Bill 23 has now set the alternative calculation rate at 1 hectare per 600 dwelling units.

The plan proposes to develop 98 residential units. Based on the alternative calculation, the parkland required for this development is 0.163 hectares.

Since the plan will provide a park of **0.330** hectares in size, the park block will meet the required park land dedication as set out in the City's by-law.


The park frontage also meets the City's minimum frontage requirement of 50 metres.

8.0 CONCLUSION

The development of the existing property for a mixed use residential development is consistent with the policies of the Provincial Policy Statement, the Growth Plan and the Official Plan for development within Greenfield areas. Current planning policies mandate intensification where policies exist and preservation of natural heritage features.

The subdivision conforms with 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 this 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. The plan is being developed at transit supportive density and incorporates a neighbourhood park, open space, 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

APRIL 19, 2023
Date