

Staff Report

To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, June 11, 2018

Subject **Decision Report
1888 Gordon Street
Proposed Official Plan Amendment and Zoning By-law
Amendment
(Files: OP1701 and ZC1701)
Ward 6**

Report Number IDE 2018-70

Recommendation

1. That the application by Stantec Consulting Limited on behalf of Tricar Properties Limited, for approval of an Official Plan Amendment to permit a 540-unit, high density residential development at a net density of 175 units per hectare and with a maximum height of 14 stories on the properties municipally known as 1858 and 1888 Gordon Street, and legally described as Southwest Part of Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph be approved, in accordance with ATT-4 of the Infrastructure, Development and Enterprise Report IDE-2018-70, dated June 11, 2018.
2. That the application by Stantec Consulting Limited on behalf of Tricar Properties Limited, for approval of a Zoning By-law Amendment from the C.3-4 (Agricultural Commercial) Zone and A (Agricultural) Zone to R.4B-20 (Specialized High Density Residential) Zone to permit the development of a 540-unit, high density residential development on the properties municipally known as 1858 and 1888 Gordon Street, and legally described as Southwest Part of Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph be approved, in accordance with ATT-4 of the Infrastructure, Development and Enterprise Report IDE-2018-70, dated June 11, 2018.
3. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 1858 and 1888 Gordon Street.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve an Official Plan and Zoning By-law Amendment to permit the development of a 540-unit, high density residential development on the site municipally known as 1888 Gordon Street.

Key Findings

Planning staff support the proposed Official Plan and Zoning By-law Amendment subject to the regulations and conditions in ATT-4.

Financial Implications

Estimated City Development Charges: Residential Component – With 540 units, estimated to range from \$6,777,540 to \$9,720,000; Commercial Component – With a proposed GFA of 1,476 m², estimated to be \$158,478.

Estimated Annual Tax Levy: Residential Component – \$2,347,666 (with 540 dwelling units at an estimated average sale price of \$425,000); Commercial Component – \$35,883

Report

Background

Applications to amend the Official Plan and Zoning By-law were received for the subject site, municipally known as 1858 and 1888 Gordon Street (hereinafter 1888 Gordon Street) from Stantec Consulting Limited on behalf of on behalf of Tricar Properties Limited on January 17, 2017 and were deemed to be complete on February 9, 2017.

The original development proposal requested through the Official Plan and Zoning By-law Amendments was to permit a high density residential development with six buildings. These buildings consisted of two, fourteen (14) storey apartment buildings, one, ten (10) storey apartment building and two, four (4) storey apartment buildings containing 491 residential dwelling units. The fourteen (14) storey apartment buildings at the northerly portion of the site were interconnected through a single storey amenity building. The original development proposal can be found in ATT-9.

The statutory Public Meeting on the applications was held before Council on Monday, April 10, 2017. At the Public Meeting, several members of the public raised concerns with the initial development concept. Since this time, the applicant has worked with City staff as well as members of the public and has revised their proposal.

On November 3, 2017, the applicant formally submitted a revised high density residential development proposal as part of their Official Plan and Zoning By-law Amendment applications. The revised development concept included five buildings. These buildings consisted of two, fourteen (14) storey apartment buildings, two, eight (8) storey apartment buildings, and one, two (2) storey standalone amenity

building with 1,476 square metres of commercial space, totalling 540 residential dwelling units. The revised development concept (as shown in ATT-10) was circulated to members of the public, City departments and agencies for comments on November 23, 2017 and is included in ATT-13 to this report.

Location

The subject lands are located on the east side of Gordon Street, south of Poppy Drive East (see Location Map on ATT-1 and Orthophoto on ATT-2). The site is approximately 3.2 hectares in size. Through the approval of a demolition permit in November 2017, a single detached dwelling and accessory structures were demolished to accommodate the proposed high density development. The subject site is not located within the Clair-Maltby Secondary Plan study area.

The subject lands have frontage on both Gordon Street (108 metres) and Poppy Drive East (12.8 metres). When a property fronts onto more than one public street, the shortest of the frontages is determined to be the front yard. Therefore, the legal frontage for the subject lands as per the Zoning By-law is on Poppy Drive East. However, from a functional design perspective, the proposed development treats and will utilize Gordon Street as the primary frontage.

Surrounding land uses include:

- To the north: service commercial lands containing a garden centre and nursery along with a large commercial/retail centre (Pergola Commons) located to the north of Poppy Drive East;
- To the east: on-street and cluster townhouse residential development along Hawkins Drive and Poppy Drive East;
- To the south: a mix of rural residential, open space and natural heritage areas as part of the Clair-Maltby Secondary Plan study area; and
- To the west: across Gordon Street, recently constructed single detached dwellings along with additional vacant lands zoned for cluster townhouses and an eight (8) storey apartment building on Gosling Gardens.

Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is "General Residential". The "General Residential" land use designation permits a range of housing types, including single detached, semi-detached residential dwellings and multiple unit residential buildings. Further details of this land use designation and other related Official Plan policies are included in ATT-5.

Official Plan Amendment #48 Land Use Designations and Policies

Official Plan Amendment #48 (OPA 48), a comprehensive update to the City's Official Plan, designates the subject property as "High Density Residential". The predominant use of land within this designation is to be multiple unit residential buildings generally in the form of apartments. The maximum net density in this designation is 150 units per hectare and not less than a minimum net density of 100 units per hectare. The minimum building height in the "High Density

Residential" designation is three (3) storeys and the maximum building height is ten (10) storeys.

A Decision and Order from the Ontario Municipal Board (OMB) on October 5, 2017 has brought OPA 48 into full force and effect with the exception of site specific policies and one policy that remain under appeal. The applications, which were both received and deemed complete prior to OPA 48 coming into full force and effect, they are being processed under the 2001 Official Plan and Staff must have regard to the policies and designations of OPA 48 as adopted by Council.

Existing Zoning

The subject lands are currently zoned "C.3-4" (Agricultural Commercial) Zone and "A" (Agricultural) Zone under the former Township of Puslinch Zoning By-law 19/85. These two zoning categories from the historical Township Zoning By-law were in place when the subject lands were annexed into the City in 1993 from the Township of Puslinch. Details of the existing zoning are included in ATT-6.

Description of Proposed Official Plan Amendment

The applicant's initial proposal included a request to amend the Official Plan to redesignate the subject lands from the "General Residential" land use designation to the "High Density Residential" land use designation and to also increase the maximum net residential density from 150 units per hectare to 175 units per hectare. This application is known as Official Plan Amendment No. 65 (OPA 65).

As part of the revised application submitted and circulated in November 2017, the applicant revised their Official Plan Amendment proposal to add new site specific policies to permit an increase in the maximum apartment building height from ten (10) to fourteen (14) stories and to also increase the maximum net residential density from 150 units per hectare to 175 units per hectare. As the September 2014 Consolidated Official Plan did not have density bonusing policies that applied to lands outside of the City's Downtown Secondary Plan area, the applicant revised their Official Plan Amendment to permit the proposed increased height and density through specialized, site specific policies. Further, as OPA 48 came into force and effect through an OMB Order on October 5, 2017, the initial request to amend the subject site's land use designation from "General Residential" to "High Density Residential" was no longer required, and was removed from the Official Plan Amendment application. Details of OPA 65 as proposed are included in ATT-3.

Description of Proposed Zoning By-law Amendment

The applicant is requesting to rezone the subject lands from the "C.3-4" (Agricultural Commercial) Zone and "A" (Agricultural) Zone in the historic Township of Puslinch Zoning By-law 19/85 to a Specialized R.4B-20 (High Density Residential) Zone to permit high density residential development on the subject site.

The applicant also made modifications to their initial Zoning By-law Amendment application in their November 2017 resubmission to reflect the design related modifications to the overall development. The revisions to the Zoning By-law

Amendment application from the original submission were primarily related to modifying the side yard, rear yard, and distance between building setback provisions to recognize the location of the new buildings, and to add angular plane provisions for the buildings to both the centreline of Gordon Street and the rear lot line of the townhouses on Hawkins Drive.

In addition to the standard provisions set out in Section 5.4 – Residential – High Density Apartment (R.4B) Zone of Zoning By-law (1995)-14864, as amended, considering the revised, November 2017 submission, the applicant has requested the following specialized permitted uses and zoning provisions through the proposed Zoning By-law Amendment application:

- to add Stacked and Cluster Townhouses as permitted uses;
- to add Office, Take-out restaurant and Personal Service Establishment as permitted uses within the commercial amenity building;
- to permit a maximum density of 175 units/ha;
- to permit a maximum building height of fourteen (14) storeys or a maximum of 50 metres in height, whichever is greater;
- for building heights to not exceed a 51-degree Angular Plane projected from the Gordon Street Centreline right-of-way and a 33-degree Angular Plane projected from the Side Lot Line that is adjacent to Hawkins Drive;
- to require a minimum separation distance between any two buildings over nine (9) stories of 35 metres, measured to the base of the building at ground level;
- to permit a minimum off-street parking size within an enclosed garage of 2.7 metres by 5.5 metres;
- for non-residential uses, to require an off-street parking ratio of 1 parking space per 45 square metres of gross floor area; and
- to permit a maximum floor space index (FSI) of 2.0.

Through further review of the most current submission, Planning staff are also recommending the following specialized zoning provisions be added to the list above and be included in the Zoning By-law Amendment to secure various elements of the proposed site design:

- to recognize the Gordon Street frontage as the front yard;
- to limit the maximum Gross Floor Area for the permitted non-residential uses to 1,476 square metres and for the non-residential uses only be located within the commercial amenity building.
- to require a minimum setback from the north lot line of 12 metres.
- to require a minimum setback from the south lot line of 3 metres.
- to require a minimum setback to the west lot line (Gordon Street right-of-way) of 6 metres.

- to require a minimum setback to the east lot line of 39 metres consisting of a landscaped buffer. Further, to recognize the north south roadway and entrance to the site from Poppy Drive East, to not apply a minimum yard setback to the east lot line of the site, measured a minimum 125 metres south of Poppy Drive East (length of north-south roadway segment).
- to permit a minimum setback and Landscaped Buffer to the east lot line of 39 metres (Building 3);
- to include a definition of Landscape Buffer, meaning “the area of a Lot which is at grade and Used for the growth and maintenance of natural vegetation and indigenous species and other landscaping”;
- to require a maximum floorplate for building stories:
 - stories 1 to 11 – no minimum floor plate;
 - stories 12 to 13 – 1,300 m²;
 - storey 14 – 1,150 m²;
- to permit an underground parking structure to be setback 0 metres from a lot line;
- to not require a minimum private amenity area per dwelling unit for stacked and cluster townhouses; and
- to permit visitor parking to also be located underground, provided the spaces are unobstructed and clearly identified as being reserved for the exclusive use of visitors.

Details of the proposed zoning are included in ATT-7.

Proposed Development

The proposed development as revised by the applicant in November 2017 consists of five buildings, with a total of 540 residential dwelling units. This includes:

- two, fourteen (14) storey residential apartment buildings at the northerly portion of the site with 170 dwelling units each (known as ‘Building 1’ and ‘Building 2’);
- two, eight (8) storey residential apartment buildings – one at the east portion of the site with 100 dwelling units (known as ‘Building 3’), and the other at the southerly portion of the site, also with 100 dwelling units (known as ‘Building 4’); and
- one, two (2) storey commercial amenity building with approximately at the southwest portion of the site with approximately 1,476 square metres of floor area (known as ‘Building 5’).

All buildings, with the exception of the commercial amenity building, have townhouses at the base facing Gordon Street or the internal private roadway and central landscaped amenity areas. In total, 59 townhouse dwelling units are proposed. Building 1, the fourteen (14) storey apartment building on the northwest

portion of the site proposes 13 townhouses oriented to front Gordon Street, the new internal main street, and the north property line. Building 2, the other fourteen (14) storey apartment building on the northeast portion of the site proposes 14 townhouses that will front the internal main street, a rear access road, and open space block. Buildings 3 and 4, the eight (8) storey apartment buildings at the east and south portions of the site will have the remaining 32 townhouse units, and they will be situated along the internal main street and open spaces to the rear and southern side of the site.

The principal vehicular access to the site is proposed to be from a new signalized intersection off Gordon Street. This access will align with the existing "T" intersection of Gordon Street and Gosling Gardens and continue into the site as the main private roadway. A secondary vehicular access is also proposed at the rear of the site that will provide a connection to Poppy Drive East to the north. Provisions have been made in the design of the site to allow for a future vehicular connection to a planned extension of Farley Drive south of the Pergola Commons retail centre as per the City's Gordon/Clair Mixed Use Community Node concept (See ATT-8).

Three (3) storeys of underground/enclosed parking with 722 spaces are proposed for the four residential buildings, along with 28 surface visitor parking spaces, totaling 750 off-street parking spaces on the site. A total of 680 off-street parking spaces are required for the apartments, and the applicant is proposing an off-street parking ratio of 1 parking space per 45 square metres of commercial gross floor area. For the 1,476 square metre commercial amenity building, this would require an additional 33 parking spaces for a total of 713 on the site.

As part of the development, a main landscaped amenity area with a water feature is proposed in the centre of the site. An additional passive landscaped amenity area with a playground is proposed in the southeast portion of the site. Finally, the eastern portion of the site behind Building 3 is proposed to be designed as a naturalized area, providing buffering and screening the proposed development from adjacent development along Hawkins Drive.

The applicant's current conceptual development plan and proposed building renderings are shown in ATT-10. The applicant's original concept plan is included in ATT-9.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in ATT-11. The analysis addresses the issues and questions that were raised during the public review of the applications, including any issues raised by Council at the statutory Public Meeting held on April 10, 2017. Final comments on the revised proposal from internal City departments and agencies are included in ATT-13. The staff review and planning analysis addresses the following:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe;

- Evaluate how the application conforms to the September 2014 Consolidated Official Plan land use designations and policies including any related amendments;
- Consideration of the merits of the Official Plan Amendment;
- Review of the proposed zoning and specialized site-specific regulations;
- Review of the proposed site design, building elevations and placement of shared amenity space;
- Environmental review;
- Review of site servicing capacity and design;
- Review of traffic impacts;
- Review of the proposed development in coordination with adjacent development proposals and surrounding lands;
- Confirm support for the Community Energy Initiative (CEI); and
- Address all comments and issues raised during the public review of the applications.

Planning Staff Recommendation

Planning staff are satisfied that the Official Plan Amendment Application and Zoning By-law Amendment Application are both consistent with the 2014 Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe. In addition, the applications conform to the objectives and policies of the Official Plan. Proposed OPA 65 to add two site specific policies for increased height and density are both appropriate, as the application meets the criteria in Section 9.3 of the Official Plan for the consideration of Official Plan Amendments.

The applicant has made a number of minor modifications to the proposed development in response to comments received since initially submitting the applications. Additional and modified specialized zoning regulations are also being recommended that were not identified at the Statutory Public meeting. However, the modifications to the development layout and the addition of specialized zoning regulations are considered to be minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the *Planning Act*.

Planning staff are recommending that Council approve the applications for an Official Plan Amendment and Zoning By-law Amendment subject to the conditions and zoning regulations outlined in ATT-4.

Financial Implications

Estimated City Development Charges: Residential Component – With 540 units, estimated to range from \$6,777,540 to \$9,720,000; Commercial Component – With a proposed GFA of 1,476 m², estimated to be \$158,478.

Estimated Annual Tax Levy: Residential Component – \$2,347,666 (with 540 dwelling units at an estimated average sale price of \$425,000); Commercial Component – \$35,883.

Consultations

The Notice of Complete Application was mailed on February 15, 2017 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was mailed on March 17, 2017 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands and was also advertised in the *Guelph Tribune* on March 16, 2017. Notice of the application has also been provided by signage on the property.

Notification of revisions made to the applications was sent to local boards and agencies, City service areas and property owners within an expanded 200 metres of the subject lands on November 23, 2017. The applicant hosted a Neighbourhood Information Meeting and open house on January 23, 2018 to present the revised proposal to the public. On May 30, 2018, the Notice of Decision Meeting was sent to members of the public and parties that provided comments on the applications or requested to receive further notice. See ATT-15 for a full consultation summary.

Corporate Administrative Plan

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Resources - A solid foundation for a growing city

Attachments

- ATT-1 – Location Map and 200 m Circulation Area
- ATT-2 – Orthophoto
- ATT-3 – Proposed Official Plan Amendment No. 65
- ATT-4 – Recommended Conditions and Zoning Regulations
- ATT-5 – Official Plan Land Use Designations and Policies
- ATT-6 – Existing Zoning and Details
- ATT-7 – Proposed Zoning and Details
- ATT-8 – Gordon/Clair Community Mixed Use Node Concept
- ATT-9 – Originally Proposed Site Plan and Renderings (January 2017)
- ATT-10 – Proposed Site Plan and Renderings (Revised November 2017)
- ATT-11 – Staff Review and Planning Analysis
- ATT-12 – Community Energy Initiative Commitment
- ATT-13 – Agency and City Department Comments
- ATT-14 – Hydrogeology Peer Review
- ATT-15 – Public Notification Summary

Departmental Approval

Not applicable.

Report Author

Michael Witmer
Development Planner II

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By

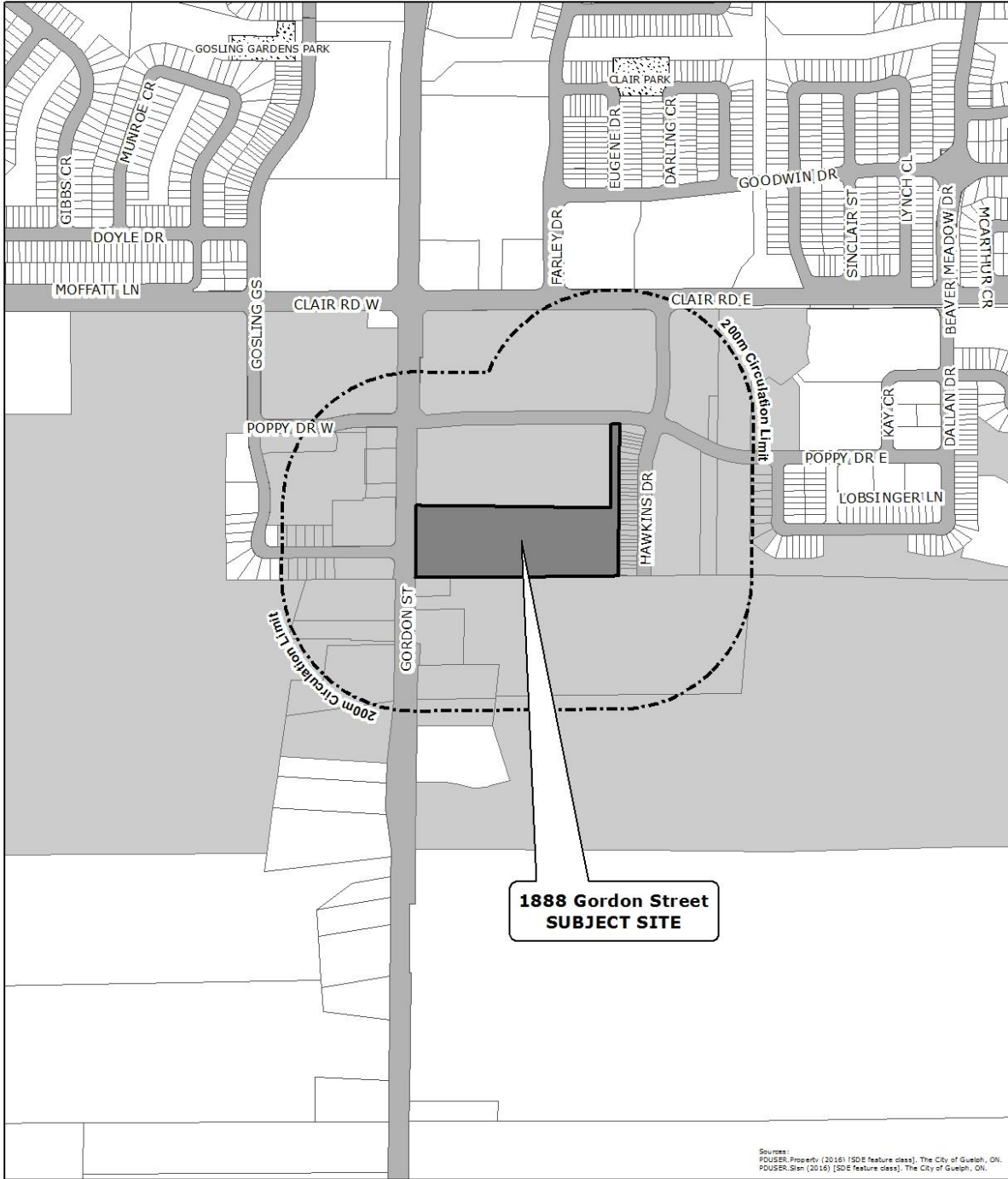
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**ATT-1
Location Map and 200 m Circulation Area**



Sources:
POUSER_Property (2016) [SDE feature class], The City of Guelph, ON.
POUSER_Site (2016) [SDE feature class], The City of Guelph, ON.

0 25 50 100 150 200 250
m

**200m CIRCULATION AREA
1888 Gordon Street**

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
April 2018

ATT-2 Orthophoto



**1888 Gordon Street
SUBJECT SITE**

Sources:
POUSER_Property (2016) [SDE feature class], The City of Guelph, ON;
POUSER_PARKS (2013) [SDE feature class], The City of Guelph, ON;
POUSER_City_Boundary (2013) [SDE feature class], The City of Guelph, ON;
Guelph2017.sld (2017) [file system raster], The City of Guelph, ON.

1:2000
0 10 20 40 60 80 m

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
April 2018

2017 Orthophoto 1888 Gordon Street

ATT-3
Proposed Official Plan Amendment No. 65

O.P.A. 65:

The purpose of Official Plan Amendment #65 is to amend Section 9.13.3 of the Official Plan, by adding a new site specific sub-policy for the property municipally known as 1888 Gordon Street and legally described as Southwest Part of Lot 11, Concession 8; Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph, to allow for a high density residential development at a minimum height of two (2) stories, maximum height of fourteen (14) stories, and a maximum net density of 175 units per hectare.

9.13.3.X 1888 Gordon Street

In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is two (2) stories and the maximum height is fourteen (14) stories; and the maximum *net density* is 175 units per hectare and not less than a minimum *net density* of 100 units per hectare.

ATT-4
Recommended Conditions and Zoning Regulations

PART A: PROPOSED CONDITIONS:

The following conditions are provided as information to Council and will be imposed through a development agreement and/or site plan approval with the City, and may be registered in an agreement on title for the subject lands.

1. That the Developer shall submit to the City, in accordance with Section 41 of The *Planning Act*, a fully detailed **site plan**, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.
 - a. Further, the Owner commits and agrees that the details of the layout and design for the development of the subject lands shall be generally in conformance with the development **concept plan and renderings** attached as ATT-10 to the June 11, 2018 Planning, Urban Design and Building Services Report Number IDE-2018-70;
 - b. Further, the Owner shall implement the recommendations of the **Urban Design Brief**, dated April 18, 2018, by Stantec Consulting Ltd. and Kasian Architecture Ontario Inc. to the satisfaction of the General Manager of Planning, Urban Design and Building Services.
2. The Developer acknowledges and agrees that ensuring the suitability of the land from an **environmental engineering** perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.
3. Prior to site plan approval or prior to any construction or grading on the lands, the Developer's consultant shall certify that all properties to be developed and/or conveyed to the City pose no risks to **public health** and safety and to the environment and can be developed for proposed uses.
4. Prior to site plan approval and prior to the City accepting any real property interests, the Developer shall provide a **Reliance Letter** from a Qualified Person (QP) to indicate that despite any limitations or qualifications included in the report, the City is authorized to rely on all information and opinion provided in the reports.
5. Prior to site plan approval and prior to any construction or grading on the lands, the Developer shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following **studies, plans and reports** that may be requested by the General Manager/City Engineer:
 - i. a **stormwater management report** and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

- the site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
- ii. a **grading, drainage and servicing plan** prepared by a Professional Engineer for the site;
 - iii. a detailed **erosion and sediment control plan**, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction;
 - iv. a **construction traffic access and control plan** for all phases of servicing and building construction.
6. The Developer shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for **adhering to all the recommended measures contained in the plans, studies and reports** outlined in subsections 5 i) to 5 iv) inclusive.
 7. The Developer shall pay to the City the actual cost of the construction of the **new driveway entrances and required curb cut and/or curb fill**. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cut and/or curb fill.
 8. That the Developer **grades, develops and maintains the site including the storm water management facilities** designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.
 9. The Developer agrees, prior to final site plan approval, to grant a **servicing easement** in favour of the adjacent lands (1858 Gordon Street) over the rear portion of the site (Part 3, 61R-20131) to accommodate a future connection to the oversized sanitary sewer.
 10. That the Developer will ensure that any **existing domestic wells** as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to site plan approval and prior to any construction or grading on the lands.

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

11. The Developer acknowledges that the City does not allow **retaining walls** higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.
12. The Developer agrees to **stabilize all disturbed soil** within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6") to the satisfaction of the General Manager/City Engineer.
13. That all **electrical services** to the lands are underground and the Developer shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to site plan approval and prior to any construction or grading on the lands.
14. Prior to site plan approval, the Owner shall provide rights of easement for access in favour of the property to the north, municipally known as 1858 Gordon Street. This shall provide the opportunity to allow for the future southerly private road **extension of Farley Drive** through 1858 Gordon Street to connect with the private roadways on the subject lands, as shown on the proposed concept plan in ATT-10 to Infrastructure, Development and Enterprise Report IDE-2018-70, dated June 11, 2018.
15. That prior to site plan approval, tree removal, and/or site alteration, the Developer shall **provide the following documents** to the satisfaction of the General Manager of Planning, Urban Design and Building Services:
 - a. An updated **Tree Inventory and Preservation Plan**, including an indication of trees that will be transplanted and their transplant locations, if applicable, as well as updated compensation calculations;
 - b. Cash-in-lieu **compensation for any trees** in fair to excellent condition to be removed that cannot be compensated through proposed restoration plantings at a 3:1 replacement ratio;
 - c. A Detailed **Landscape Plan** that includes streetscape and landscaping with native and non-invasive species, integrated with locations for proposed LIDs;
 - d. A detailed **Vegetation Compensation Plan** for the compensation plantings at the rear of the site. This plan shall include a target ELC community and specific function goals as it relates to locally significant species as well as a maintenance and a post-implementation monitoring plan.
 - e. A detailed **Vegetation Relocation Plan** for the locally significant plant species to nearby natural heritage system, including target location, timing, monitoring plan and any other specialized requirements;

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

- f. A **wildlife rescue plan** to support the removal of wetland (MAMM3) including the acquisition of a Wildlife Collector's Permit, lead time to accommodate search and rescue of wildlife, a biologist on site at all times during the removal, and any other special requirements. A follow up report to that documents the removal will be required once complete.
 - g. A **dewatering plan** which demonstrates how downstream/adjacent natural heritage features will be protected through monitoring and adaptive management triggers during development;
 - h. A during **construction monitoring plan** focused on the ESC measures, installation of LID measures, tree preservation and establishment of landscaping / restoration plantings; and
 - i. A **salt management plan**.
16. The Developer shall **pay cash in-lieu of parkland** for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225) or any successor thereof, prior to issuance of any building permits.
17. Prior to Site Plan approval, the Developer shall provide **a long form appraisal report** prepared for The City of Guelph for the purposes of calculating the amount of payment in-lieu of parkland conveyance pursuant to s.42 of the Planning Act, to the satisfaction of the Deputy CAO of Public Services. The value of the land shall be determined as of the day before the day the first building permit is issued. The long form appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Deputy CAO of Public Services. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment in-lieu of parkland conveyance.
18. The Developer will consult with **Canada Post** to determine suitable locations for mail facilities and to indicate these locations on appropriate servicing plans.
19. The Developer agrees to include in all offers of purchase and sale a statement, which advises the prospective purchaser that **mail delivery** will be from a designated Community Mailbox, and to include the exact locations (list of unit #s) of each of these Community Mailbox locations.
20. The Developer shall reach an agreement with the Upper Grand District School Board regarding the supply and erection of a sign (at the developers expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents that **students may be directed to schools outside the neighbourhood**, prior to site plan approval.

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

21. The Developer shall agree to include in any future condominium declaration that **adequate sidewalks, lighting and snow removal** (on private sidewalks and walkways on the subject lands) will be provided to allow children to walk safely to school or to a designated bus pickup point.
22. The Developer shall agree to include in any future condominium declaration to advise all purchasers of residential units and/or renters of same, by inserting the following **clauses in all offers of Purchase and Sale/Lease**, until such time as a permanent school is assigned:
 - a. *Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that **students may be accommodated in temporary facilities** and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school.*
 - b. *In order to limit liability, **public school buses** operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point.*

AND

PART B: ZONING REGULATIONS

That the Zoning By-law Amendment application be approved and that City Staff be instructed to prepare the necessary amendment to Zoning By-law (1995)-14864, as amended, to transfer the subject lands from the "Agricultural" (A) Zone in the former Township of Puslinch Zoning By-law No. 19/85 to the following:

PROPOSED ZONING: "Specialized High Density Apartment Zone" - R.4B-20

In accordance with Section 4 (General Provisions) and Section 5.4 of Zoning By-law (1995)-14864, as amended, with the following site specific exceptions:

Permitted Uses

Despite Section 5.4.1.2, the following additional uses shall be permitted:

- Stacked Townhouse;
- Cluster Townhouse;
- Office;
- Bake shop;

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

- Personal Service Establishment; and,
- Take-out Restaurant.

Regulations for Non-Residential Uses

- The maximum Gross Floor Area for the permitted non-residential uses shall not exceed a total of 1,476 square metres and only be located within a non-residential building.

Front Yard

- For the purposes of this zone, the Front Yard shall be considered the Gordon Street frontage.

Building Yard Setbacks

- Despite Table 5.4.2, Row 6, the minimum Yard setback to all buildings shall be:
 - A minimum setback from the north lot line of 12 metres.
 - A minimum setback from the south lot line of 3 metres.
 - A minimum setback to the west lot line (Gordon Street right-of-way) of 6 metres.
 - A minimum setback and consisting of a Landscaped Buffer to the east lot line of 39 metres.
 - Notwithstanding the minimum east lot line setback, a minimum Yard setback does not apply to the east lot line of the site, measured a minimum 125 metres south of Poppy Drive East.

Minimum Distance Between Buildings

- Notwithstanding Section 5.4.2.2 and Table 5.4.2, the minimum distance between the Building Face of Buildings exceeding 9 stories shall be 35 metres, measured to the base of the building at ground level.

Floor Space Index

- Despite Table 5.4.2 Row 18, the Floor Space Index (F.S.I) shall be 2.0.

Maximum Building Height

- Despite Table 5.4.2 Row 10, Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map Number 73, the Maximum Building Height shall be 14 Storeys or a maximum of 50 metres in height, whichever is greater.

Maximum Density

- Despite Table 5.4.2 Row 5, the Maximum Density of the entire site shall be 175 units per hectare.

ATT-4 (continued)

Recommended Conditions and Zoning Regulations

Angular Plane

- Building height shall not exceed a 51-degree Angular Plane projected from the Gordon Street Centreline R.O.W.; and,
- Building height shall not exceed a 33-degree Angular Plane projected from the Side Lot Line that is adjacent to Hawkins Drive.

Maximum Building Floor Plate Area

- Above the 11th Storey: 1,300 square metres
- Above the 13th Storey: 1,150 square metres

Private Amenity Area for Townhouses

- Notwithstanding Section 5.3.2.5.1, a minimum Private Amenity Area per Dwelling Unit for Stacked and Cluster Townhouses is not applicable.

Landscape Buffer Definition

- For the purposes of this zone, a Landscape Buffer shall mean "*the area of a Lot which is at grade and used for the growth and maintenance of natural vegetation and other landscaping.*"

Off-street Parking

- For non-residential uses, to require an off-street parking ratio of 1 parking space per 45 square metres of gross floor area
- Despite Section 4.13.3.2.2, the minimum off-street parking size within an enclosed garage shall be 2.7 metres by 5.5 metres.

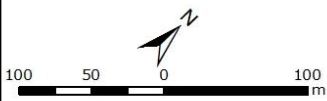
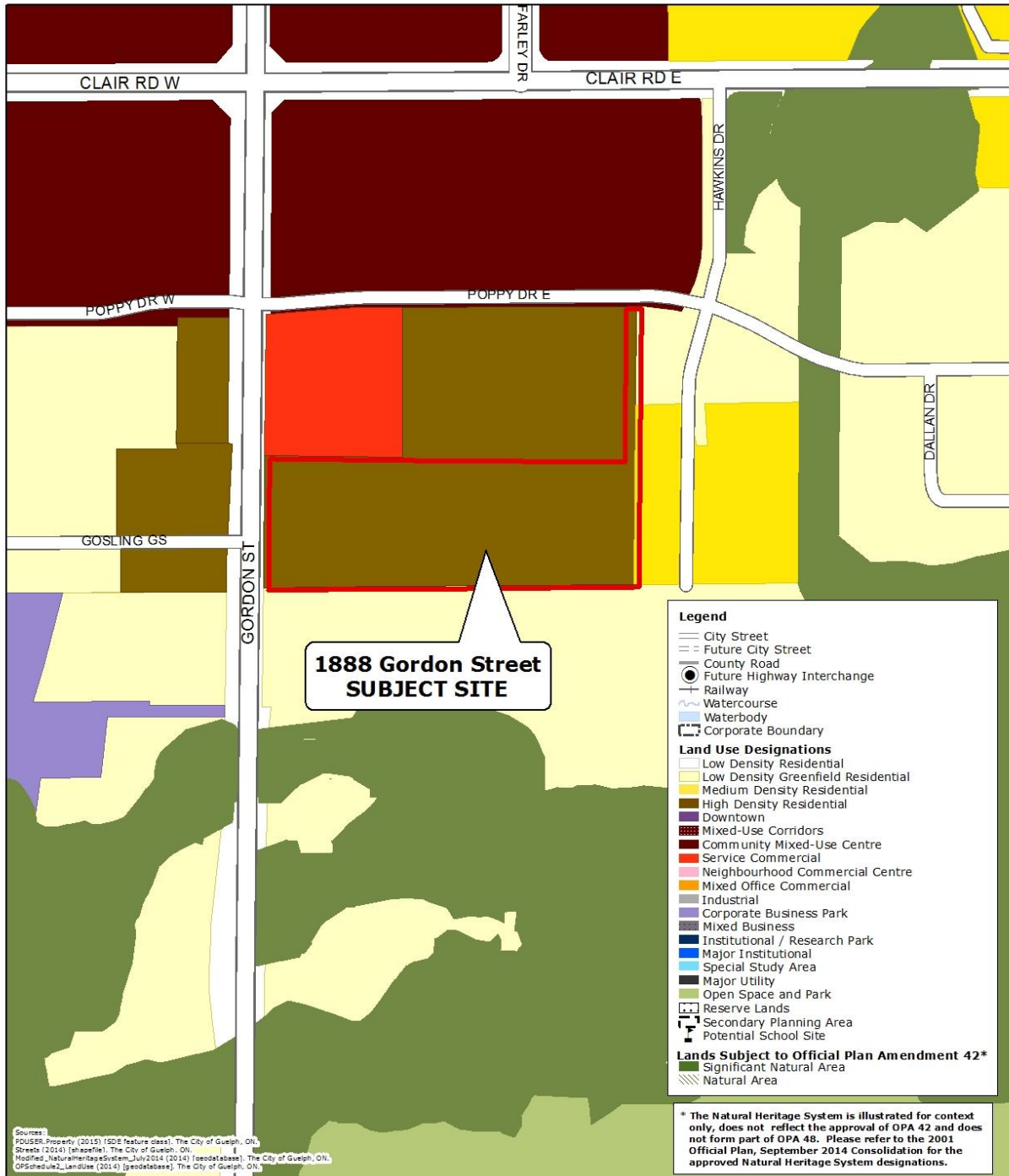
Visitor Parking

- Despite Section 4.13.6, in addition to above grade, visitor parking may be also located underground, provided the spaces are unobstructed and clearly identified as being reserved for the exclusive use of visitors.

Underground Parking Setback

- To permit an underground parking structure to be setback 0 metres from a lot line.

**ATT-5
Official Plan Land Use Designation and Policies**



**Land Use Designations
1888 Gordon Street**



Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
May 2018

ATT-5 (continued)
Official Plan Land Use Designation and Policies

9.3.5 High Density Residential

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) multiple unit residential buildings generally in the form of apartments.

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.

NOTE: as the applications were submitted prior to OPA 48 coming into full force and effect by Order of the Ontario Municipal Board (OMB) on October 5, 2017, aside from the land use designation ("High Density Residential") as amended through OPA 48, all remaining policies noted below and relied on through the review of the applications are from the September 2014 Consolidated Official Plan.

General Residential / Housing Policies

- 7.2.1 In order to provide an adequate amount of residential *development* and *redevelopment* lands for projected demographic and housing market requirements, the City will endeavour to do the following:
 - a) Maintain at all times at least a 10 year supply of *designated and available* residential lands;
 - b) Maintain at all times at least a 3 year supply of residential land that has allocated servicing capacity.
- 7.2.2 The City shall encourage and assist, where possible, in the production of an adequate supply and mix of affordable housing by:

ATT-5 (continued)
Official Plan Land Use Designation and Policies

- a) Expediting the *development* approval process and other administrative requirements;
- b) Partnering with the private sector and other government levels to implement housing programs;
- c) Encouraging the provision of *affordable housing* in plans of subdivision that are designed for moderate and lower income households, and, more particularly, for large subdivisions requiring this housing form to be provided to a minimum 25% of the total potential units.
- d) Encouraging the use of alternative development techniques that can assist in lowering development costs and potentially lower housing costs;
- e) Promoting a 3 percent vacancy rate for rental housing;
- f) Encouraging the provision of additional rental housing;
- g) Promoting the provision of *affordable housing*, located near transit, shopping, parks and other community facilities, in order to meet the needs of lower income and senior citizen households;
- h) Supporting student housing developments conveniently accessible to the University of Guelph;
- i) Supporting the provision of specialized housing facilities to meet the needs of persons with disabilities.

7.2.3 In order to provide for the housing needs of a wide array of socio-economic groups, the City will encourage the development of a variety of housing types and forms in large plans of subdivision.

7.2.4 The City shall provide for the creation of accessory apartments and other alternative, low impact housing forms for the lower density residential areas of the City. Regulations promoting compatibility of this housing form will be outlined in the *Zoning By-law*.

7.2.5 The City will encourage the conversion of suitable non-residential structures to residential accommodation, provided other non-residential land uses in the vicinity would not pose an *adverse effect*.

ATT-5 (continued)
Official Plan Land Use Designation and Policies

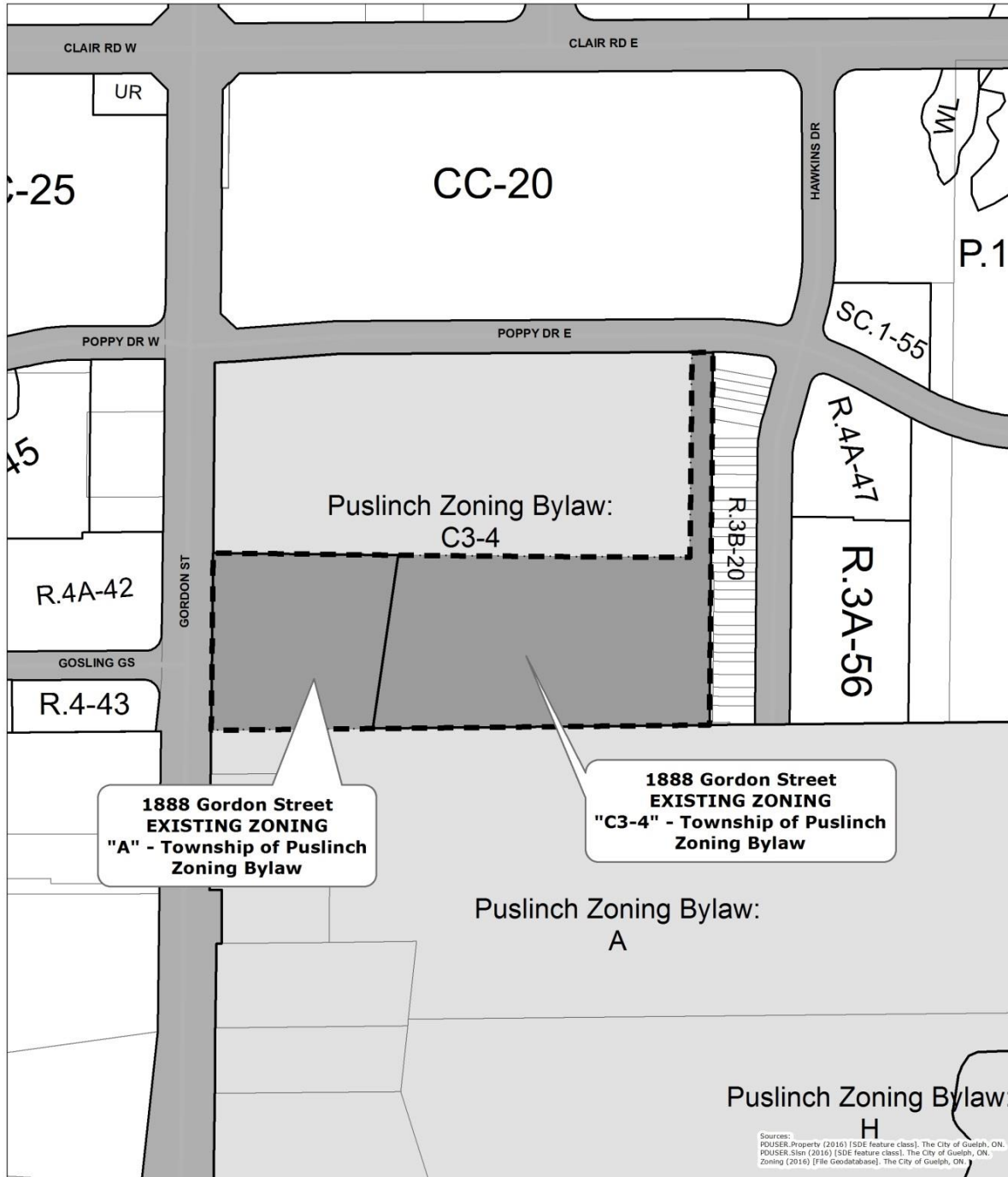
- 7.2.6 The conversion of a residential building and the *conversion* or *redevelopment* of existing non-residential buildings for *multiple unit housing* will be encouraged, where appropriate. Where the proposed *conversion* or *redevelopment* is of a building previously used for industrial, or other use having the potential to have resulted in environmental contamination, the provisions of subsection 5.6 will also apply to the building as well as the property. Such *conversions* or *redevelopment* shall require an amendment to the Zoning By-law and satisfy the criteria outlined in policy 7.2.7.
- 7.2.7 Multiple unit residential buildings, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a *development* proposal for *multiple unit* housing:
- a) That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;
 - b) That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;
 - c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and
 - d) That adequate municipal *infrastructure*, services and amenity areas for the residents can be provided.
- 7.2.8 The development criteria of policy 7.2.7 will be used to assess the merits of a rezoning application to permit new multiple unit residential buildings on sites that are presently not zoned to permit these particular housing forms.
- 7.2.9 The implementing *Zoning By-law* will contain a number of residential zone categories based on the form and density of residential development.
- 7.2.10 In spite of the maximum residential densities that are specified for various land use designations of this Plan, *development* projects designed exclusively for occupancy by *senior citizens* may be permitted to exceed

ATT-5 (continued)
Official Plan Land Use Designation and Policies

the maximum unit density allowed provided that the overall size, height and impact on the adjacent areas is consistent with that which would be associated with a standard multiple residential building that would be permitted.

- 7.2.11 The City will encourage the upgrading and rehabilitation of existing housing, particularly in the older residential neighbourhoods.
- 7.2.12 The City will consider alternative development standards that promote City environmental responsiveness and, at the same time, assist in reducing development costs. In addition, innovative and energy-efficient housing designs and subdivision plans will be encouraged.
- 7.2.13 The City will implement and periodically update the policies and targets of its approved "Municipal Housing Statement".

**ATT-6
Existing Zoning and Details**



0 15 30 60 90 120 m

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
March 2017

**EXISTING ZONING
1888 Gordon Street**

ATT-6 (continued)
Existing Zoning and Details

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SECTION 5 - A ZONE - AGRICULTURAL ZONE

(1) **SCOPE**

The provisions of this Section shall apply in all Agricultural (A) Zones except as otherwise provided in the Special Provisions Subsection hereto.

(2) **USES PERMITTED**

No person shall, within any A Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following A uses, namely:

- (a) an agricultural use;
- (b) an intensive agricultural use;
- (c) a single detached dwelling;
- (d) a home occupation;
- (e) a retail farm sales outlet accessory to an agricultural use;
- (f) existing churches, schools, community halls and nursing homes;
- (g) a wayside pit;
- (h) forestry and woodlots;
- (i) open space and conservation areas;
- (j) a fish and wildlife management area;
- (k) a public use.

(3) **ZONE REQUIREMENTS**

No person shall, within any A Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (MINIMUM) *9.88 acres* - 4.0 ha
- (b) LOT FRONTAGE (MINIMUM) - 121.9 m
- (c) SIDE YARD (MINIMUM) EACH SIDE
 - (i) Residences - 3.0 m
 - (ii) Other Permitted Uses - Equal to one-half building height but not less than 4.5 m.
- (d) REAR YARD (MINIMUM) - 7.6 m

ATT-6 (continued)
Existing Zoning and Details

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REDUCED LOT REQUIREMENTS

Notwithstanding anything contained in this Section, the minimum lot requirement may be reduced when:

Such lot is contained within a plan of subdivision which was registered after the 27th day of March, 1946; or

- (i) The lot is a parcel of land created by a conveyance pursuant to the provisions of the Planning Act, 1983.

A lot so created may only be used for a use permitted under Section 5(2) and shall be subject to the following provisions:

(iii) LOT AREA (MINIMUM) - 1 394.0 m²

(iv) LOT WIDTH (MINIMUM) - 24.3 m

(v) SIDE YARD (MINIMUM) EACH SIDE

1. Residences:

1 storey - 1.8 m

1 1/2 or 2 storeys - 2.4 m

More than 2 storeys - Equal to 1/2 building height but in no case less than 3 metres.

If a garage is not provided either attached to or forming an integral part of the main building, a minimum side yard of not less than 3 metres shall be provided.

- 2. Other Permitted Uses - Equal to 1/2 building height but in no case less than 3 metres.

(vi) REAR YARD (MINIMUM) - 7.6 m

(f) LIQUID MANURE STORAGE

No facility for the storage of liquid manure in association with a permitted or existing intensive agricultural use shall hereafter be erected or altered except where such facility:

- (i) is constructed of masonry, metal, pressure-treated timber or other impervious and durable material;
- (ii) is of sufficient size to accommodate the total amount of manure generated by the intensive agricultural use in any six-month period;

ATT-6 (continued)
Existing Zoning and Details

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- (iii) is sealed to prevent surface drainage or ground water from gaining entrance; and
- (iv) is erected not closer than 15 metres to any watercourse or lot line and is not located within a required yard.

(4) SPECIAL PROVISIONS

(a) A-1 (SHOOTING RANGE/SPORTSMEN'S CLUB)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-1 on Schedule "A" hereto, the following special provisions shall apply:

- (i) Uses Permitted
 - a shooting range;
 - a hall for meetings and banquets;
 - a sportsmen's private club;
 - 20 seasonal tourist trailers;
 - any use permitted in an A Zone.

(b) A-2 (KENNEL)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-2 on Schedule "A" hereto, the following special provisions shall apply:

- (i) Uses Permitted
 - a kennel;
 - any use permitted in an A Zone.

(c) A-3 (NURSING HOME)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-3 on Schedule "A" hereto, the following special provisions shall apply:

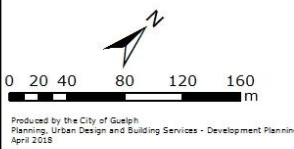
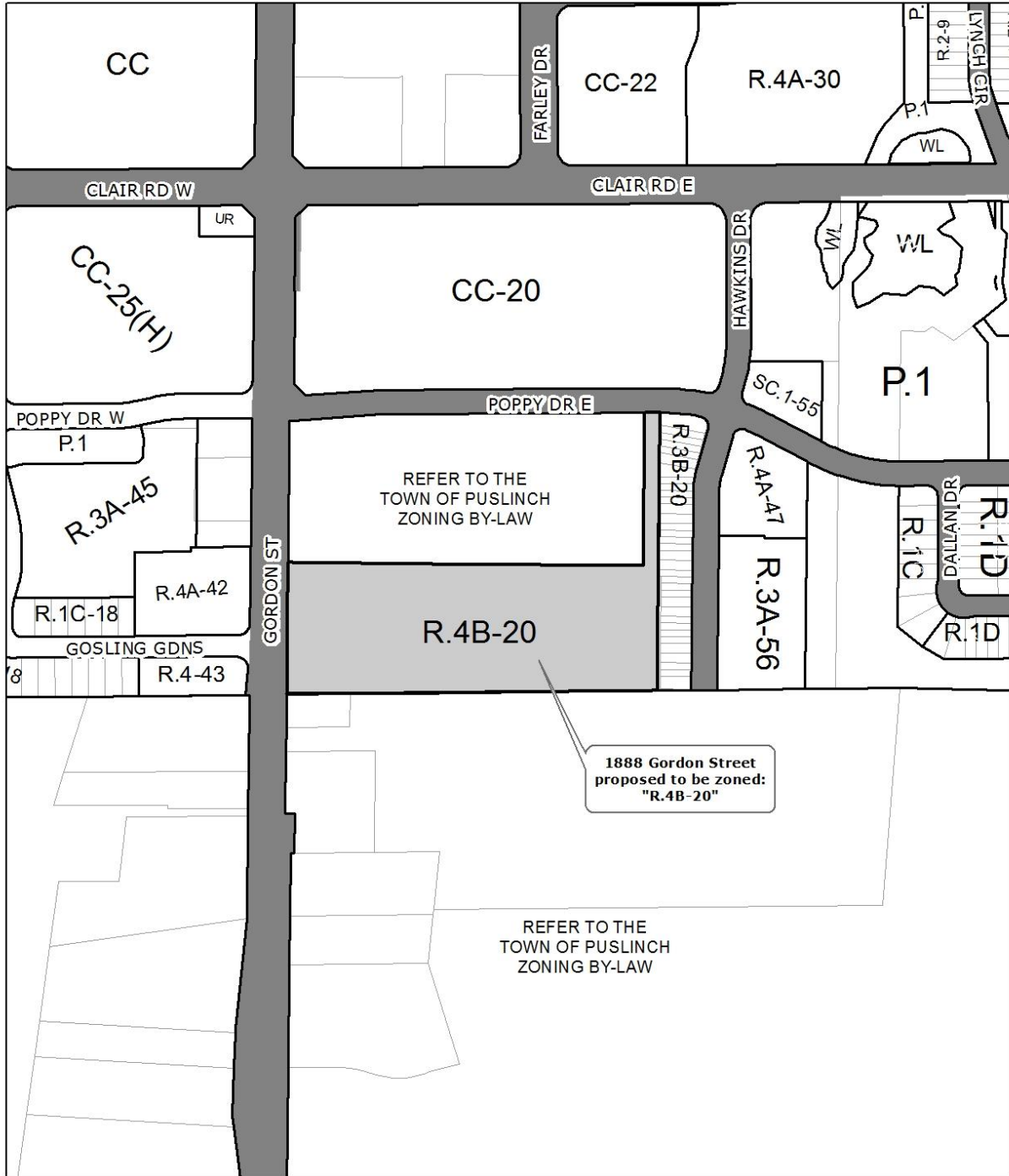
- (i) Uses Permitted
 - a nursing home;
 - a single dwelling unit.

ATT-6 (continued)
Existing Zoning and Details

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- (d) C3-4 (NURSERY)
- By-law 27-88** Notwithstanding any provisions of this By-Law to the contrary, within any area designated C3-4 on Schedule "A" hereto, the following special provisions shall apply:
- (i) Uses Permitted Restricted To
- a nursery.
- (e) C3-5 (SERVICE TRADE)
- By-law 28-88** Notwithstanding any provision of this By-Law to the contrary, within any area designated C3-5 on Schedule "A" hereto, the following special provisions shall apply:
- (i) Uses Permitted Restricted To
- a service trade together with an accessory single detached dwelling unit.
- (e) C3-5 (FISH HATCHERY - PACKAGING AND SALES)
- By-law 17-89** Notwithstanding any provisions of this By-law to the contrary, within any area designated C3-5 on Schedule "A" hereto, the following special provisions shall apply:
- (i) Uses Permitted Restricted To
- the packaging and processing of fish and seafood;
 - wholesale distribution and sales of fish, fish products and related foods;
 - fish and wildlife management.

**ATT-7
Proposed Zoning and Details**



**PROPOSED ZONING
1888 Gordon Street**



ATT-7 (continued)
Proposed Zoning and Details

PROPOSED ZONING: "Specialized High Density Apartment Zone with Holding Provision" - R.4B-20

Permitted Uses

Despite Section 5.4.1.2, the following additional uses shall be permitted:

- Stacked Townhouse;
- Cluster Townhouse;
- Office;
- Bake shop;
- Personal Service Establishment; and,
- Take-out Restaurant.

Regulations for Non-Residential Uses

- The maximum Gross Floor Area for the permitted non-residential uses shall not exceed a total of 1,476 square metres and only be located within a non-residential building.

Front Yard

- For the purposes of this zone, the Front Yard shall be considered the Gordon Street frontage.

Building Yard Setbacks

- Despite Table 5.4.2, Row 6, the minimum Yard setback to all buildings shall be:
 - A minimum setback from the north lot line of 12 metres.
 - A minimum setback from the south lot line of 3 metres.
 - A minimum setback to the west lot line (Gordon Street right-of-way) of 6 metres.
 - A minimum setback and consisting of a Landscaped Buffer to the east lot line of 39 metres.
 - Notwithstanding the minimum east lot line setback, a minimum Yard setback does not apply to the east lot line of the site, measured a minimum 125 metres south of Poppy Drive East.

Minimum Distance Between Buildings

- Notwithstanding Section 5.4.2.2 and Table 5.4.2, the minimum distance between the Building Face of Buildings exceeding 9 stories shall be 35 metres, measured to the base of the building at ground level.

Floor Space Index

- Despite Table 5.4.2 Row 18, the Floor Space Index (F.S.I) shall be 2.0.

ATT-7 (continued)

Proposed Zoning and Details

Maximum Building Height

- Despite Table 5.4.2 Row 10, Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map Number 73, the Maximum Building Height shall be 14 Storeys or a maximum of 50 metres in height, whichever is greater.

Maximum Density

- Despite Table 5.4.2 Row 5, the Maximum Density of the entire site shall be 175 units per hectare.

Angular Plane

- Building height shall not exceed a 51-degree Angular Plane projected from the Gordon Street Centreline R.O.W.; and,
- Building height shall not exceed a 33-degree Angular Plane projected from the Side Lot Line that is adjacent to Hawkins Drive.

Maximum Building Floor Plate Area

- Above the 11th Storey: 1,300 square metres
- Above the 13th Storey: 1,150 square metres

Private Amenity Area for Townhouses

- Notwithstanding Section 5.3.2.5.1, a minimum Private Amenity Area per Dwelling Unit for Stacked and Cluster Townhouses is not applicable.

Landscape Buffer Definition

- For the purposes of this zone, a Landscape Buffer shall mean "*the area of a Lot which is at grade and used for the growth and maintenance of natural vegetation and other landscaping.*"

Off-street Parking

- For non-residential uses, to require an off-street parking ratio of 1 parking space per 45 square metres of gross floor area.
- Despite Section 4.13.3.2.2, the minimum off-street parking size within an enclosed garage shall be 2.7 metres by 5.5 metres.

Visitor Parking

- Despite Section 4.13.6, in addition to above grade, visitor parking may be also located underground, provided the spaces are unobstructed and clearly identified as being reserved for the exclusive use of visitors.

Underground Parking Setback

- To permit an underground parking structure to be setback 0 metres from a lot line.

ATT-7 (continued)
Proposed Zoning and Details

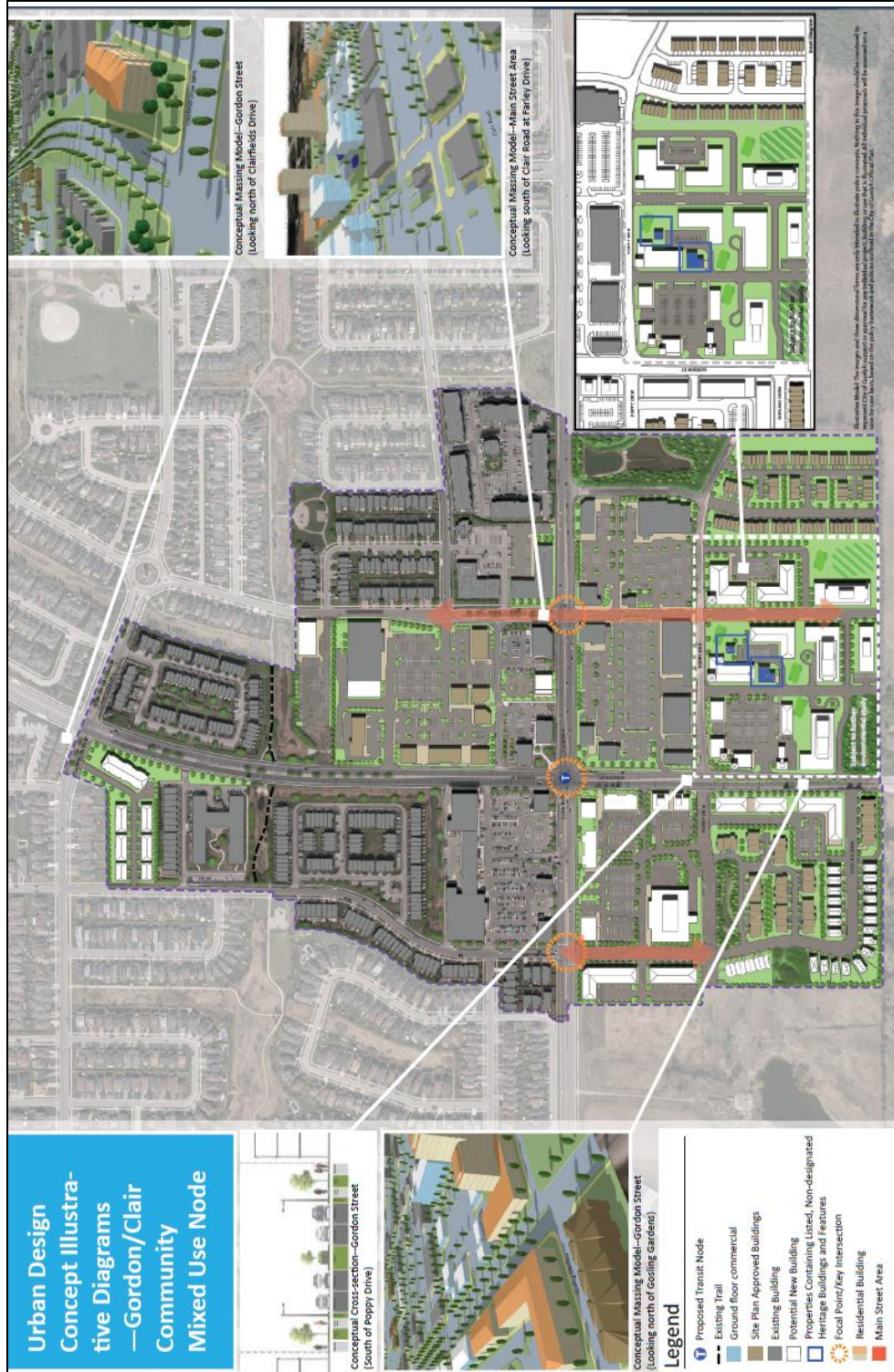
TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General Apartment	High Density Apartment	Central Business District Apartment	Infill Apartment
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m ²			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	-----		6 metres	
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	

ATT-7 (continued)
Proposed Zoning and Details

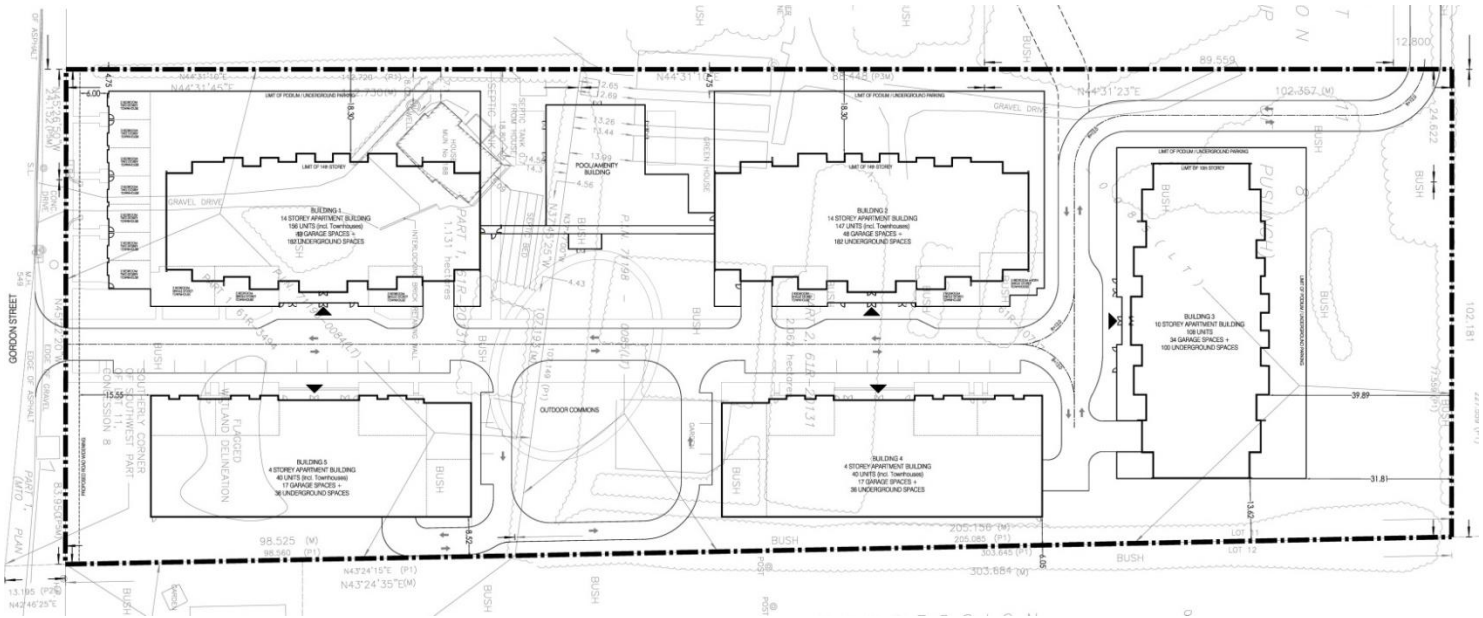
14	Off- Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

ATT-8 Gordon/Clair Community Mixed Use Node Concept



(Adopted by Council - July 11, 2016)

ATT-9
Originally Proposed Site Plan and Renderings (January 2017)



Building 1

- 14 Storey Apartment Building
- 156 units (including 10 townhouse units)

Building 2

- 14 Storey Apartment Building
- 147 units (including 3 townhouse units)

Building 3

- 10 Storey Apartment Building
- 108 units

Building 4

- 4 Storey Apartment Building
- 40 units (including 4 townhouse units)

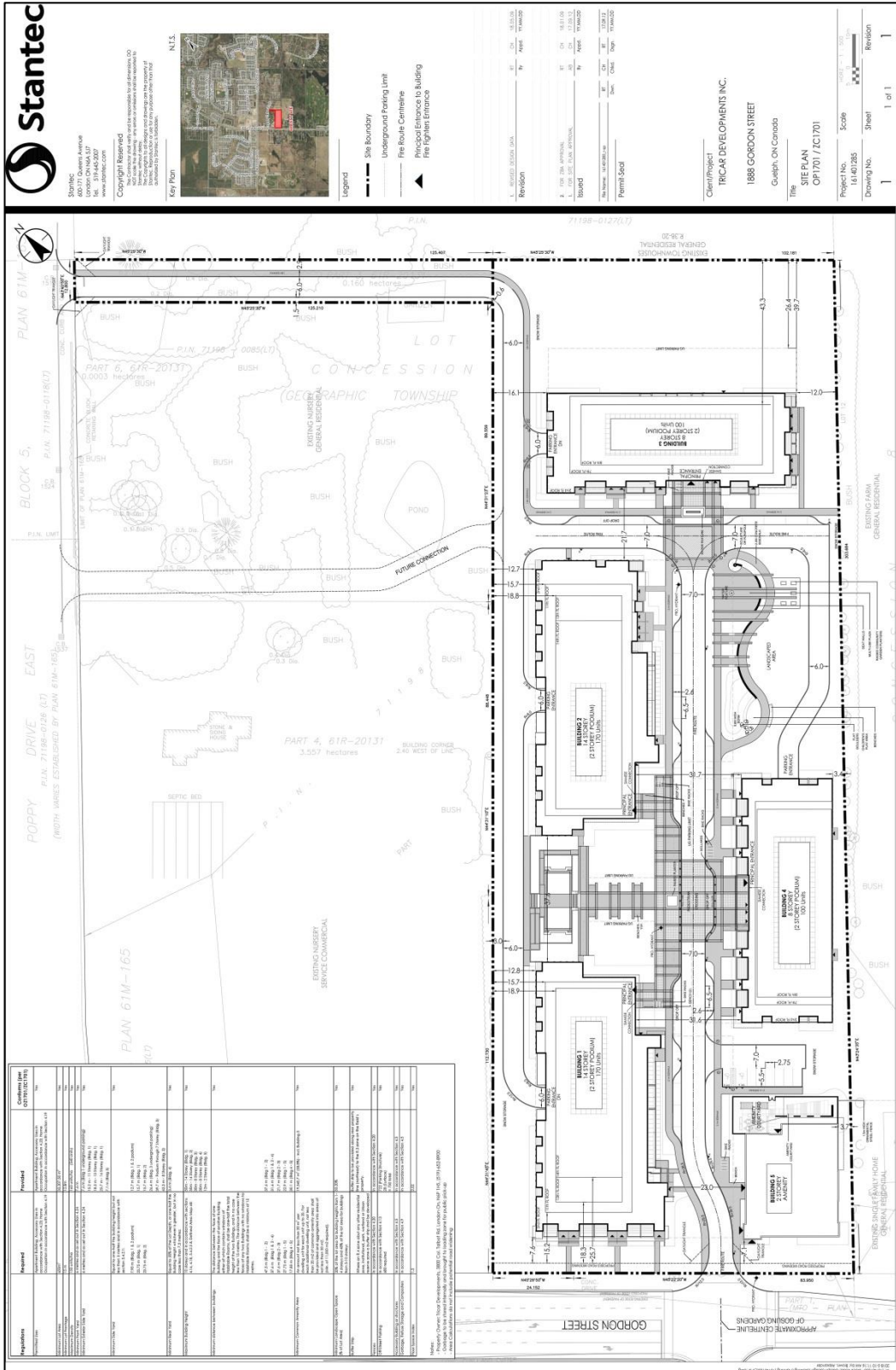
Building 5

- 4 Storey Apartment Building
- 40 units (including 4 townhouse units)

ATT-9 (continued)
Originally Proposed Site Plan and Renderings (January 2017)



ATT-10 Proposed Site Plan and Renderings (Revised November 2017)



ATT-10
Proposed Site Plan and Renderings (Revised November 2017)



Rendering A: Axonometric view of Master Plan – Looking East from Gordon Street.

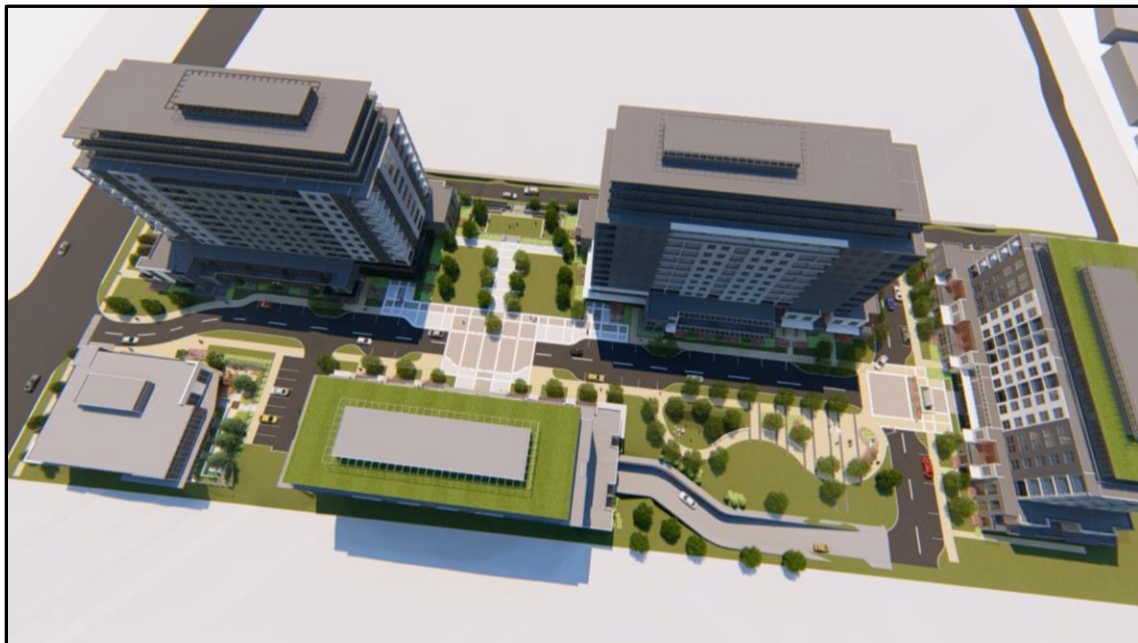


Rendering B: Street level view down internal Main Road – Looking East from Gordon Street, showing all five buildings.

ATT-10
Proposed Site Plan and Renderings (Revised November 2017)



Rendering C: Street level view down of central amenity area between Buildings 1 and 2, looking northeast.



Rendering D: Overall aerial view – Looking North.

(From revised Urban Design Brief and Digital 3-D Model flythrough, prepared by Stantec and Kasian Architecture, April 2018 and May 2018)

ATT-11
Staff Review and Planning Analysis

2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and is issued under the authority of Section 3 of the *Planning Act*. In general, the PPS promotes efficient use of land and development patterns and addresses matters of provincial interest in land use planning. As per section 4.2, all planning decisions shall be consistent with the PPS. Policy Section 1.0 – Building Strong Healthy Communities speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Policy 1.1.1 of the PPS promotes creating and sustaining healthy, liveable and safe communities. This is achieved in part by promoting efficient development and land use patterns with an appropriate range and mix of residential and employment and other uses to meet long term needs [1.1.1 a), b)]. Also, development must avoid land use patterns that may cause environmental concerns, and be cost-effective, ensuring the necessary infrastructure is in place to meet the projected needs [1.1.1 c), e), g)].

Policy 1.1.3 requires development in settlement areas to use land and resources wisely, considering opportunities for intensification and redevelopment. Specifically, densities are to be appropriate for and efficiently utilize the infrastructure and public service facilities that are planned or available. In addition, land use and development patterns in settlement areas are to be efficient, transit supportive and take into account existing building stock [1.1.3.1, 1.1.3.2 a), b), 1.1.3.3]. Appropriate development standards are to be promoted, facilitating intensification and a compact built form, while mitigating risks to public health and safety [1.1.3.4]. New growth within designated growth areas should occur next to the built up area and have a compact form and mix of uses and densities [1.1.3.6]. For housing development, new housing is to be directed to locations where appropriate levels of infrastructure and public services are and will be available to support anticipated needs [1.4.3 c)].

The proposal to permit high density residential development on the subject lands is consistent with the policies of the PPS. The proposed development represents a compact form of development within the City's settlement area that will allow the efficient use of land, infrastructure and public service facilities and be at a transit supportive density. The proposed high density residential development provides an alternative to the surrounding low and medium density residential uses, and is within easy walking distance to commercial lands within the Gordon/Clair Community Mixed Use Node. The proposal contributes to achieving an appropriate range of housing types and densities to help the City of Guelph meet projected requirements for current and future residents.

Section 1.6.6 of the PPS outlines policies for planning for sewage, water and stormwater services. Particularly for stormwater, changes in water balance should be minimized, and stormwater best management practises such as low-impact development (LID) should be promoted [1.6.6.7 e)]. The proposed development will be on full municipal services, and Engineering staff have confirmed that capacity is available to fully service the proposed development [1.6.6.2] (See Engineering staff comments in ATT-13). The developer has also proposed to include several LID techniques in their stormwater management design such as infiltration galleries and green rooftops on the apartment buildings. Detailed stormwater management design will be reviewed and finalized through site plan approval.

The PPS also states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety. The proposed zoning by-law amendment includes site specific regulations to facilitate intensification, redevelopment and a compact form.

In Planning staff's opinion, the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the 2014 Provincial Policy Statement. As the City's Official Plan is to be the main instrument for implementation of the PPS in Guelph [4.7], a more detailed review on how the proposed Official Plan and Zoning By-law Amendments are consistent with the above PPS policies as well as policies in the City's Official Plan will be outlined later in this analysis.

Provincial Growth Plan for the Greater Golden Horseshoe (Places to Grow)

The *Growth Plan for the Greater Golden Horseshoe, 2017* (the Growth Plan) is issued under the *Places to Grow Act* and works to support the achievement of complete communities, curb sprawl, protect the natural environment, support economic development, and ensure that land to accommodate forecasted population and employment growth will be available when needed, now and in the future. The Growth Plan builds on other provincial initiatives and is intended to guide decisions on growth, including policies to manage growth by building compact, vibrant and complete communities that are transit supportive in designated greenfield areas (DGA). The subject lands are within the City of Guelph settlement area and are designated and available in the City's Official Plan for urban development.

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including:

- directing growth to built-up areas where capacity exists to best accommodate population and employment growth; and
- promoting transit supportive densities and a healthy mix of residential and employment uses.

The subject lands are located within the City's DGA. Within the City's entire DGA, the minimum density is to be 50 people and jobs per hectare until such time as the next municipal comprehensive review is completed [2.2.7.2, 2.2.7.3]. The subject

lands are adjacent to the Gordon/Clair Community Mixed Use Node. The proposed development having 168.75 units per hectare will positively contribute towards meeting the Growth Plan's minimum DGA density requirement. Further, the proposal represents a compact and efficient form of development that will provide convenient access to transit and will be served by adequate community and infrastructure services.

Based on the above summary of policies, the proposed Official Plan and Zoning By-law amendment applications are consistent with and conform to the *Growth Plan for the Greater Golden Horseshoe*.

Official Plan

Since the submission of the applications on January 17, 2017, the land use designation that applied to the subject lands was changed from "General Residential" to "High Density Residential" with Official Plan Amendment 48 (OPA 48) coming into force and effect by order of the Ontario Municipal Board (OMB) on October 5, 2017. At the time the applications were submitted, the subject lands were designated "General Residential" in the Official Plan version that was in effect at the time (September 2014 Consolidation). To permit the proposed high density development, the Official Plan Amendment application as originally submitted to the City proposed to amend the land use designation from "General Residential" to "High Density Residential". However, with the OMB's decision to approve the OPA 48 in its entirety, with the exception of site specific policy appeals and one policy appeal in October 2017, the land use designation was changed to "High Density Residential" and the requirement to amend the land use designation as part of this development proposal is no longer necessary or required.

The subject property is currently designated "High Density Residential" in the Official Plan. The "High Density Residential" land use designation permits multiple unit residential buildings, generally in the form of apartments. The minimum height for multi-unit residential buildings is three (3) stories, and the maximum height is ten (10) stories. The minimum net density is 100 units per hectare, and maximum net density is 150 units per hectare.

While OPA 48 came into force and effect by decision and order of the OMB on October 5, 2017 while the applications were still being reviewed by staff, it is important to note that the Official Plan Amendment and Zoning By-law Amendment applications are still being reviewed under the policies Official Plan version that were in effect at the time (September 2014 Consolidation).

Proposed Official Plan Amendment

The Official Plan Amendment requested by the applicant has been modified to add two site specific policies to support their proposed high density residential development. The first site specific Official Plan policy requested is to increase the maximum net density from 150 units per hectare to 175 units per hectare. The second site specific Official Plan Policy requested is to increase the maximum height for multiple residential buildings from ten (10) stories to fourteen (14) stories and

also recognize the two (2) storey commercial amenity building. The Official Plan Amendment will be referred to as 'Official Plan Amendment 65' or OPA 65.

Official Plan Amendment Criteria

Policy 9.4.2 of the Official Plan provides criteria to evaluate when considering an application to amend the Official Plan. OPA 65 as proposed to add two site specific policies to increase the maximum net density and maximum height satisfies the criteria in Policy 9.4.2 of the Official Plan, as outlined below.

- a) *The conformity of the proposal to the goals and objectives of the Official Plan.*

Staff Comment: The proposed Official Plan Amendment satisfies the goals and objectives of the Official Plan. The Major Goals of the Official Plan are within Section 2.3. Goal 2.3.2 is to promote a compact and staged development pattern to maintain a distinct urban/rural separation and to avoid sprawl and premature development. The Official Plan proposes to increase the height and density of the proposed development to create a compact residential development. The development is within the Gordon/Clair Community Mixed Use Node, which is intended to accommodate a higher density of mixed uses and can provide a full range of services for the future residents. Further, the subject lands are within the City's DGA, are designated and available for development, and are adjacent to recently completed urban developments to the west and east. The proposed development provides cycling, pedestrian and vehicular connections to the north and west to existing streets, and makes provisions for a future connection to be made to the north, in accordance with the Gordon/Clair Community Mixed Use Node concept as shown in ATT-8. In Planning staff's opinion, the proposed development is a compact residential development and does not represent premature development.

Goal 2.3.4 is to direct development to areas where municipal services and related physical infrastructure are most readily or can be made available, considering existing land uses and other related factors. Engineering staff have reviewed the applications and confirmed that adequate municipal services are in place to support the proposed development. Connections to municipal services on the Poppy Drive East and Gordon Street right of way will be done at the applicant's expense. Further, road improvements on Gordon Street, including the addition of turning lanes and the signalization of the main entrance to the site from Gordon Street and Gosling Gardens will also be made at the applicant's expense. The developers has provided the City with a financial contribution to cover the estimated cost to design and construct the traffic control signals.

Goal 2.3.5 is for the City to provide for growth in a manner that ensures the efficient use of public expenditures and without financial strain upon the City. The additional height and density being requested can be sufficiently accommodated within the development, and serviced by existing infrastructure.

Goal 2.3.10 is to promote energy conservation and climate change protection through land use planning. The applicant has indicated to Planning staff that they will be including energy efficiency measures within their development, such as using centralized heating, ventilation and air conditioning (HVAC) systems, consistent with the City's Community Energy Initiative. The applicant has provided a letter summarizing how their proposal adheres to the Community Energy Initiative, and is included in ATT-12.

Goal 2.3.12 promotes development that supports a sustainable community that is sensitive to the natural environment and creates additional awareness of the City's natural heritage system (NHS). The applicant has completed an Environmental Impact Study (EIS) along with a hydrogeological assessment in support of their development. The City has reviewed these supporting technical documents, and is satisfied that the proposed development will not have a negative impact on the City's NHS.

Goal 2.3.16 is to ensure that there is an adequate supply and range of housing types and supporting amenities to satisfy the needs of all residents. The proposed development will introduce additional apartment and townhouse dwellings into the City's housing stock. The proposed high density residential development will also be within walking distance to services and amenities within the Gordon/Clair Mixed Use Community Node and within a short distance of the City's South End Community Recreation Park. Overall the proposed development will ensure that the Gordon/Clair Community Mixed Use node is surrounded by a mix and balance of housing options for residents.

Goal 2.3.21 is to recognize and sustainably manage the City's finite groundwater and surface water resources. A hydrogeological assessment as well as stormwater management report were prepared by the applicant in support of their proposed development. As part of the development, the applicant has committed to incorporate multiple low impact development measures into the future stormwater management infrastructure. City staff have reviewed the proposed reports and are satisfied that the proposed development will have no negative impact on groundwater or surface water resources, and will contribute to continuing to sustainably manage these resources.

Goal 2.3.22 is to plan and design an efficient and attractive urban landscape that reinforces and enhances Guelph's sense of place and image, while acknowledging innovative design opportunities. The applicant has prepared an urban design brief in support of their development that is consistent with the objectives of the City's Urban Design Action Plan as well as the Urban Design Concept for the Gordon/Clair Community Mixed Use Node endorsed by Council.

Section 3.3 of the Official Plan establishes the urban form policies of the City. This builds upon the major goals discussed above in Section 2.3. Policy 3.3.1 of the Official Plan requires the City to promote a compact urban form and a gradual expansion of existing urban development. Specifically, this will be achieved by several measures, such as redeveloping an existing property in

manner compatible with existing built form [3.3.1 a)], and encouraging the gradual increase in average residential density of the community [3.3.1 b)]. The subject lands are within to the City's Gordon/Clair Community Mixed Use Node, which will provide employment and shopping opportunities in close proximity.

Section 7.2 of the Official Plan has several objectives to consider for residential developments. These objectives include ensuring the proper locations of various housing types to accommodate a variety of lifestyle and housing needs [7.2b)], directing higher density housing to locations that ensure an orderly and efficient pattern of land use [7.2 g)], and to promote housing initiatives to facilitate a more compact urban form and increased variety of housing alternatives [7.2 j)]. Further, conflicts between various housing forms are to be minimized, while also maintaining the stability and character of built form in existing established residential neighbourhoods [7.2 c) d)]. The residential development objectives also encourage development in areas where necessary municipal services and infrastructure are currently available. Overall the proposed high density residential development will provide a compact form of housing that contributes to a mix of housing types in the surrounding neighbourhood and the City. The proposed apartment buildings are sited in a way that will maintain an adequate buffer and transition to adjacent existing residential development and public roadways. Engineering staff have confirmed that adequate municipal services and physical infrastructure are available for the development.

Overall, in Planning staff's opinion, the proposed Official Plan Amendment conforms to the goals and objectives of the Official Plan.

b) *Suitability of the site or area for the proposed use, especially in relation to other sites or areas of the City.*

Staff Comment: The subject lands are appropriate for a high density residential development. The subject site has been contemplated since the adoption of OPA 48 for high density development. To guide future development applications, an Urban Design Concept for the Gordon/Clair Community Mixed Use Node was prepared and endorsed by Council on July 11, 2016 (See ATT-8). The Urban Design Concept shows two fourteen (14) storey apartment buildings on the subject lands. Further, the increased residential density will allow additional units to be accommodated within the conceptual built form of the site in the Urban Design Concept, while allowing an increased variety of apartment unit sizes.

c) *Compatibility of the proposed use with adjacent land use designations.*

Staff Comment: The proposed high density residential uses with the additional height and density proposed are compatible with the adjacent land use designations to the site. The subject lands are bound to the north and west (across Gordon Street) with additional lands designated in OPA 48 for high density residential uses. The lands to the east are designated "Medium Density Residential" in OPA 48. These lands to the east, along Hawkins Drive have

recently been developed with on-street townhouses. To the south, the lands are within the future Clair-Maltby Secondary Planning Area and subject to further and on-going review as to the ultimate community structure and accompanying land uses.

The proposed layout of the apartment buildings on the site, such as minimum setbacks and angular planes, will be established through the accompanying Zoning By-law. The highest apartment buildings will be located closest to Gordon Street, and Building 3, the eight (8) storey apartment building at the most easterly portion of the site will be adequately setback from the adjacent medium density residential uses on Hawkins Drive through the establishment of a 39 metre minimum naturalized area buffer.

The existing high density residential land use for the site was established through OPA 48. The subject lands were seen as a suitable location for a high density residential development to support the Gordon/Clair Community Mixed Use Node, and also the proximity and ability to have the primary vehicular access off Gordon Street. Principle 3 of the Urban Design Concept Plan for the Gordon/Clair Mixed Use node is to locate signature and taller buildings at focal points and key intersections, and within walking distance of Gordon Street. Planning staff are of the opinion that this development proposal contributes to achieving the vision in the concept plan.

d)-e) *The need for and the market feasibility of the proposed use, in light of projected population and employment targets.*

Staff Comment: The City's Growth Management Strategy in Section 2.4.3 of the Official Plan requires the City to accommodate anticipated residential growth through planning for an ultimate population forecast of 175,000 by the year 2031. The 2017 Growth Plan for the Greater Golden Horseshoe further projects the City's population to be 191,000 in 2041. The City's Growth Management Strategy anticipates the rate of annual growth to be 1.5%. Overall, new growth is to be moderate and managed to maintain a compact and human-scale city.

The applicant's request for an Official Plan Amendment is responding to local market demand to contribute to the City's housing stock, as well as the ultimate development of these lands as envisioned by the City through the lands being redesignated through OPA 48 as High Density Residential.

It is the opinion of Planning staff that there is a need for and a market feasibility for the proposed high density residential development, in consideration of the City's plan to achieve the population projections to 2031 and also 2041 in the 2017 Growth Plan.

f) *The extent to which the existing areas of the City designated for the proposed use are developed or are available for development.*

Staff Comment: The subject lands have been redesignated to “High Density Residential” through OPA 48 coming into effect. The applicant’s Official Plan Amendment has requested additional height and density to accommodate a proposed high density residential development. To fulfill the High Density Residential land use designation on the subject lands and also the City’s vision for the Gordon/Clair Mixed Use node as expressed by through the Urban Design Concept Plan, the applicant has requested a site specific Official Plan Amendment to permit additional height and density. At the time the applications were submitted to the City in January 2017, the Official Plan in effect at the time did not contain maximum height policies for residential developments. The subject site represents one of the areas in the southern portion of the City that is most appropriate to accommodate a high density residential development.

- g) *The impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the natural environment.*

Staff Comment: The proposal represents a cost-effective and compact form of development that will make efficient use of existing services and infrastructure. Municipal services have been extended to surround the subject lands in anticipation of future development along both Gordon Street and Poppy Drive East. Engineering staff have confirmed that adequate water and sanitary capacity exists to service the proposed development (ATT-13).

Through the site plan review process, staff will evaluate solid waste management requirements, and will require the applicant to submit a Waste Management Plan. The Waste Management Plan will be adopted and adhered to through any future plan of condominium application. The applicant has indicated to staff that they intend to accommodate a three stream waste system that includes organics, recycling and garbage.

Engineering staff have reviewed and accepted a Traffic Impact Study (TIS) provided by the applicant. Upon review and discussions with the applicant’s Traffic Engineering consultant, Engineering staff have identified several required improvements to the existing road network that are influenced by the proposed development. Specifically, the applicant will be required to pay for and install a new traffic control signal at the main street entrance to the site off Gordon Street and Gosling Gardens. Additional left turning lanes will also be required to be installed along Gordon Street into the site and onto Gosling Gardens. With these improvements to Gordon Street in front of the subject lands, the traffic from the proposed development can be accommodated appropriately by the City’s transportation network. Section 4.1.1 vi of the Official Plan requires all municipal site services, including transportation networks are be adequate to accommodate development.

The applicant has provided the City with a \$500,000 security to cover the estimated cost of the design and construction of the required traffic control signals and turning lanes on Gordon Street at Gosling Gardens and the entrance to the site. Further, the applicant has also deposited a reference plan, which identifies the land required to be dedicated to the City on the Gordon Street right-of-way to accommodate the new turning lanes.

Engineering staff were recommending a holding symbol (H) be added to the site specific zoning to secure the required transportation infrastructure required to serve the site and proposed development. As the financial security was provided to the City by the property owner after Engineering staff's final comments were provided (May 4, 2018 – See ATT-13), Engineering staff have confirmed that this \$500,000 security is sufficient to no longer require the holding symbol (H).

The developer has completed an EIS as well as hydrogeological assessment of the proposed development. The City's Environmental Planner and Environmental Advisory Committee (EAC) have reviewed these documents in the context of the City's NHS, and have determined that the proposed development can be accommodated with no negative impact.

The Upper Grand District School Board did not object to the proposed development. The developer will also be required to provide parkland dedication as per Section 42 of the *Planning Act*.

Considering the above, Planning staff are of the opinion and conclude that the Official Plan Amendment meets this requirement.

h) *The financial implications of the proposed development.*

Staff Comment: The developer will be financially responsible for all infrastructure improvements and connections influenced by the development, such as servicing and utility connections, turning lanes and traffic signals. The developer will also be required to pay any development charges in place at the time building permit(s) are issued.

Planning staff have also reviewed the proposed development with Finance staff, and have arrived at estimates for annual property taxes generated by the site and development charges that will be applied at building permit issuance. These estimates are previously discussed in the body of this report. Finally, Parks Planning staff have indicated that the developer will have to provide a cash-in-lieu of parkland dedication to the City at the time of building permit issuance.

In summary, the proposed Official Plan Amendment to increase the height and density will implement the City's vision of developing this designated "High Density Residential" site within the Gordon/Clair Mixed Use Community Node. The high density residential uses proposed are appropriate to support the urban form

objectives and policies of the Gordon/Clair Mixed Use Node. This includes contributing to the creation of a well-defined focal point, ensuring a compact and efficient land use and establishing complementary and compatible land uses that are well integrated with adjacent lands in the node.

The proposed development has been designed to ensure compatibility with existing and planned development that directly abuts the subject lands, in accordance with the Gordon/Clair Community Mixed Use Node Concept Plan as approved by Council in July 2016. There is adequate servicing capacity available for the development of the subject lands, and the cost of any necessary improvements to existing roads to support the development will be the responsibility of the developer. Overall, the Official Plan Amendment conforms to the goals and objectives of the City's Official Plan, and the site is suitable for the additional height and density. OPA 65 as proposed satisfies all of the criteria required to be evaluated when considering an amendment to the Official Plan [Section 9.4].

Official Plan "High Density Residential" Land Use Designation

Policy 7.2.44 requires all high density development proposals to comply with development criteria that has been established for multiple unit residential buildings as further outlined in Policies 7.2.7 ad 7.2.45 of the Official Plan.

The four (4) criteria in Policy 7.2.7 of the Official Plan to be applied to multiple unit residential development proposals are as follows:

- a. *That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity.*

Staff Comment: As the subject lands were designated High Density Residential through OPA 48, the City, in consultation with landowners, completed an Urban Design Concept to guide the built form and massing of anticipated development within the Gordon/Clair Mixed Use Community Node. The location of the proposed apartment buildings helps to implement this vision. The Urban Design Concept was designed in a manner that the massing, appearance and siting of the development were compatible with both existing and anticipated development in the vicinity.

The proposed high density residential development has gone through a detailed urban design review, with the applicant preparing an Urban Design Brief. Staff's urban design review of the proposal has included making recommendations for several modifications from the original proposal to better fit the Council-adopted Urban Design Concept. The urban design review has also identified the need to incorporate an appropriate transition to the adjacent low-rise housing along Hawkins Drive through incorporation of a 33 degree angular plane requirement within the proposed zoning. This results in the eastern most apartment building (Building 3) being setback a minimum of 39 metres from the eastern lot line. Between Building 3 and the east lot line, the area will also be secured as a landscaped naturalized area in the recommended zoning. A significant portion of the required tree compensation will be within the naturalized area (See ATT-7).

Planning staff are satisfied that the proposed multiple residential development's built form, massing, appearance and siting is compatible with planned and existing development in the surrounding area.

- b. *The proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks, recreational facilities and public transit.*

Staff Comment: The subject lands are within easy walking distance to the Gordon/Clair Mixed Use Community Node to the north, which contains various retail, service and entertainment facilities to serve the day to day needs of residents living within this development. The layout of the proposed development has included appropriate pedestrian and vehicular connections to access the mixed use node to the north and west. The site further presents excellent access to public transit and other community facilities such as the South End Recreation Centre, parks, schools and libraries that are widely available within the southern portions of Guelph.

- c. *That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided.*

Staff Comment: City staff review of the TIS has indicated that with the required improvements to Gordon Street in front of the subject lands, the traffic from the proposed development can be accommodated appropriately. Future traffic control signals with dedicated left turning lanes will be installed at the intersection of Gordon Street and the primary site access to the main street. Revisions to the initial proposal have been made to properly align the main site access with the existing Gosling Gardens and Gordon Street intersection. This direct alignment will allow the creation of a full movement, four point intersection that can be controlled by traffic signals. The majority of the traffic to and from the site will utilize this intersection to access Gordon Street. Gosling Gardens, which is immediately west of the site has been designed in a manner to discourage through traffic. More details on Gosling Gardens are discussed later in this report.

The site will be designed around a main, central roadway. This private roadway will have on-street visitor parking and lay-by areas near the apartment building main entrances. The main central roadway adjoins another primary private roadway which leads north to Poppy Drive East. The majority of the required parking for the proposed development will be provided underground. These underground parking facilities will be accessed from secondary private service roads off the main central roadway.

Three storeys of underground/enclosed parking with 722 spaces are proposed for the four residential buildings, along with 28 surface visitor parking spaces, totaling 750 off-street parking spaces on the site. A total of

680 off-street parking spaces are required for the 540 apartment units, and the applicant is proposing an off-street parking ratio of 1 parking space per 45 square metres of gross floor area for non-residential uses. For the 1,476 square metre commercial amenity building, this would require an additional 33 parking spaces for a total of 713 on the site. Visitor and designated accessible parking spaces will be provided within this mix on-site, both at surface and underground. In Planning staff's opinion, adequate parking is being provided on site to meet the demands generated by the proposed land uses.

- d. *Adequate municipal infrastructure, services and amenity areas for the residents can be provided.*

Staff Comment: Engineering staff have reviewed the proposed development and have confirmed that adequate municipal infrastructure can be provided. The applicant will be required to make the necessary service lateral connections to provide full municipal services to the site, along with upgrading the intersection of Gordon Street and Gosling Gardens with traffic signals and turning lanes to access the site.

The proposed development exceeds the minimum required amount of amenity space. Based on the number of dwelling units provided, the applicant is required to provide 11,260 m² of common amenity space, but is exceeding this by providing 19,540.7 m² of common amenity space (including space within Building 5 – the commercial amenity building).

Growth Management Strategy

Section 2.4 of the Official Plan has policies regarding the City's Growth Management Strategy. An objective of the City's Growth Management Strategy as it pertains to developing in greenfield areas is to have a diverse mix of land uses at transit supportive densities [2.4.2 c)]. The DGA must collectively be developed to a minimum density of 50 people and jobs per hectare [2.4.10.1 a)]. Developments within the DGA will provide for a diverse mix of land uses to support vibrant neighbourhoods and have high quality urban design [2.4.10.1 d), e)]. The subject site is located within the DGA and the proposed development will have 168.75 units per hectare, which will positively contribute towards meeting the Growth Plan's minimum DGA density requirement.

Overall the proposed development consisting of 540 apartment dwelling units and 1,476 square metres of commercial amenity space will contribute to creating a complete community. The subject lands will also be well integrated within Gordon/Clair Mixed Use Community Node, providing opportunities to shop, work and play in close proximity. The proposed development is consistent with and conforms to the Growth Management policies in the Official Plan.

Community Energy Initiative

The applicant has provided a letter summarizing how their proposed development will meet the goals and objectives and support the City's Community Energy

Initiative (CEI) through the implementation of several conservation measures, energy efficient fixtures and building and construction techniques (ATT-11). This is consistent with Section 6 of the Official Plan.

Urban Design Review

Section 3.3 of the Official Plan sets out urban form policies for the City that all developments must achieve. The City is to promote a compact urban form and a gradual expansion of existing urban development through several objectives. First of all, the redevelopment of existing properties is encouraged, provided that it is done so in a manner that is compatible with existing built form [3.3.1 a)]. The proposed redevelopment of the existing property proposes to increase the density within the Gordon/Clair Mixed Use Node and to Gordon Street. The layout of the proposed apartment buildings has been done in a manner that respects and is compatible with the existing and surrounding built form. Adequate setbacks have been included to ensure privacy to the adjacent on-street townhouses along Hawkins Drive to the east. The height of one of the originally proposed apartment buildings closest to Hawkins Drive was reduced from ten (10) to eight (8) stories. Planning staff are of the opinion that the layout and massing of the current high density development is compatible with the existing built form and achieves a continued gradual increase in the average residential density of the community – particularly surrounding the Gordon/Clair Mixed Use Node.

The Urban Form policies also promote a range of building types and innovative designs to meet the diverse needs of the community [3.3.1 g)], and the reuse, revitalization and redevelopment of commercial sites that are under-utilized or no longer in use. The rear portion of the site was formerly used by the Brock Road Nursery. In 2013, this portion of the nursery was severed in anticipation of future redevelopment as it was no longer required for use of the nursery business. The apartment buildings proposed as part of the redevelopment are to contribute to adding a range of residential housing stock to the south Guelph area. The proposed apartment buildings are being strategically placed to ensure compatibility and connectivity with surrounding lands within of the Mixed Use Node.

Environmental sustainable development is to be promoted through development practices that are sensitive to the natural environment, and implementing programs such as monitoring systems to maintain environmental quality [3.3.2 a)]. The use of environmentally-friendly design concepts is also encouraged [3.3.2 c)]. The proposed development has been reviewed to ensure that there will be no negative impacts to the City's Natural Heritage System. The applicant has committed to include green roofs on all four apartment buildings.

Section 3.6 of the Official Plan contains the City's Urban Design policies. When considered in the context of the proposed development, these policies seek to create a safe, functional and attractive built environment. As part of the proposed development, the applicant has prepared an Urban Design Brief to ensure consistency with the urban design policies.

The apartment buildings proposed have been tiered, with a defined bottom, middle and top to provide an appropriately scaled street wall. The base of the apartment buildings will include townhouse units to provide additional housing form, and be oriented towards Gordon Street as well as the main internal road and exterior common amenity areas and open space areas that are central to the site. The buildings have been articulated and designed to have windows on all sides so that there are no blank facades as part of a pedestrian oriented design [3.6.8, 3.6.10]. Planning staff are recommending provisions to limit the area of the upper storey floorplates and also for a minimum separation between apartment buildings be included in the zoning.

The development has been designed to front and address Gordon Street. The townhouse units at the base of Gordon Street along with the main street will have pedestrian connections to primarily address the site's functional frontage onto Gordon Street. A sidewalk will be constructed along Gordon Street and will be able to accommodate a future pedestrian connection to the Gordon/Clair Mixed Community Use Node. The site's location is within proximity to existing transit service and is adjacent to bicycle lanes on Gordon Street. The development will be well served by all forms of transportation [3.6 g)]. The buildings will be oriented around open spaces, plazas and streets that will be on a modified grid and reflect the visual character and architectural and building material elements that are found in older, established areas of the City [3.6.9]. The vehicular and pedestrian facilities on the subject site have been designed to be connected to future developments to the north and south. This includes providing a northerly, private street extension to Poppy Drive to connect with Farley Drive (See Condition No. 14 in ATT-4). The private roadways within the proposed development are intended to provide pedestrian, cycling and vehicular connectivity within the Gordon/Clair Mixed Use Community Node, connect to the public roads surrounding the site and function like public streets.

Surface parking, amenity and open space areas on the site have been located throughout the site in strategic locations to provide for informal surveillance. The exterior amenity areas are visible and easily accessible to all buildings on the site [3.6.12 and 3.6.21]. Further, the buildings and exterior amenity areas will be designed to be accessible to all in accordance with the City's Facility Accessibility Design Manual (FADM) [3.6.1, 3.6.22].

The majority of parking has been located underground on the site to make the most efficient use of the space, create a compact development, and to reduce the amount of surface parking. Loading areas, utilities and service areas will be appropriately screened with landscaping details [3.6.14, 3.6.15, 3.6.16].

The City's Urban Design Action Plan contains a vision to transform the Community Mixed Use Nodes into "urban villages" – distinct areas of the City that are mixed-use, transit and pedestrian oriented areas and focal points for higher density housing and office and retail employment. In July 2016, an urban design concept plan was approved for the Gordon/Clair Community Mixed Use Node (See ATT-8). The approved concept plan is to be used to guide development applications in and

surrounding the Community Mixed Use Nodes. For the Gordon/Clair Mixed Use Node, the urban design concept plan establishes several key ideas such as establishing sections of Farley Drive (south of Goodwin Drive) as a main street for the surrounding neighbourhoods, and locating taller buildings south of Poppy Drive and close to Gordon Street within the lands designated as High Density Residential through OPA 48.

Planning staff have worked with the applicant to develop a design of the proposed development that reflects the urban design concept plan for the Gordon/Clair Mixed Use Node. Provisions have been made to allow for a northerly private extension of Farley Drive from the subject property through to Poppy Drive East. To secure a future connection of Farley Drive into the site through the adjacent property, Planning staff are recommending an access easement to be registered in favour of the adjacent property to the north, prior to site plan approval (See Condition No. 14 of ATT-4). Planning staff are also supportive of the lower building heights and buffers that have been created to the east property line through an increased setback and incorporation of an angular plane.

Planning staff are of the opinion that the proposed development is consistent with the urban design policies and objectives in the Official Plan and the City's Urban Design Action Plan. Planning staff are also of the opinion that the proposed high density development concept implements the vision established through the urban design concept plan for the Gordon/Clair Mixed Use Node. The recommended Zoning By-law provisions for the site (See ATT-7) will secure key site design elements such as incorporating minimum setbacks to all lot lines and between buildings, maximum heights for all five buildings, angular planes to both Gordon Street and Hawkins Drive, and maximum floor plate sizes to ensure the buildings gradually step back.

Environmental and Natural Heritage Review

The environmental policies of the Official Plan have been addressed during the review of the application through the review and approval of an Environmental Impact Report (EIS).

Although there are no mapped designated natural heritage features and areas on the subject lands in the Official Plan, the applicant was required to complete an Environmental Impact Study (EIS) due to the Halls Pond Provincially Significant Wetland (PSW) complex being approximately 120 m to the south. An EIS was also required to assess a small unmapped wetland, consider ecological functions of the subject property and to integrate the results of a tree inventory and compensation plan, hydrogeological study and geotechnical report. Through the EIS, no significant natural heritage feature such as other wetlands and/or cultural woodlands were found on the subject lands.

The subject property contains a 0.135 hectare wetland that is proposed to be removed to accommodate the proposed development. Through the environmental review it was determined that this small wetland did not meet the criteria for designation as per the Natural Heritage policies of the Official Plan. The removal of

the wetland was also reviewed by the Grand River Conservation Authority (GRCA) who have confirmed they have no concerns.

The City's Environmental Advisory Committee (EAC) reviewed the EIS submitted by the applicant, and passed a motion to conditionally accept it on November 8, 2017. EAC's conditions in accepting the EIS include the applicant preparing and updating their geotechnical and hydrogeological assessments, including a water balance, to staff's satisfaction, prior to a recommendation on the Zoning By-law Amendment. This condition has been completed to Environmental Planning and Engineering staff's satisfaction. EAC also listed several remaining items that were to be provided to staff's satisfaction prior to site plan approval. Environmental Planning staff have supported this recommendation of EAC and have included these items to be addressed at site plan approval in their comments. These items are included in ATT-4.

Tree Removal and Compensation

A total of 666 trees on the subject site are proposed to be removed. Of the trees scheduled for removal, 612 have been identified as requiring compensation as per the City's Private Tree By-law. These tree removals will be compensated by either planting 1,836 native trees or providing a \$500 cash-in-lieu payment per compensation tree to the City.

On March 7, 2018, the City issued a permit to remove a portion of trees on the subject lands. In total, this permit conditionally allowed 165 trees to be removed. Conditions of this permit required remaining trees on the subject lands to be protected at the current time, including installing protective hoarding around retained trees, removing the trees by April 1, 2018 to avoid the core breeding bird nesting period as per the federal *Migratory Birds Convention Act*. The remainder of the 612 total trees identified for removal in the Tree Inventory and Compensation Plan in the EIS will be reviewed and further considered at site plan approval.

In conclusion, Planning staff are of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment conforms with the Official Plan.

Official Plan Amendment 48

On June 5, 2012, the City adopted Official Plan Amendment No. 48 (OPA 48), a comprehensive update to the Official Plan. The Minister of Municipal Affairs and Housing approved OPA 48 with modifications on December 13, 2013. At the time the applications were submitted to the City on January 17, 2017, OPA 48 was under appeal to the Ontario Municipal Board (OMB) in its entirety and the policies not in effect. However, consideration must be given to the policies of OPA 48 since it was adopted by Council when the applications were submitted and it provides guidance for development within the City and within the context of the Provincial Growth Plan. As the applications were submitted prior to OPA 48 coming into effect, the policies from the September 2014 Consolidated Official Plan apply to the evaluation of these applications.

The OMB issued a decision and order on October 5, 2017, approving OPA 48 with modifications and the exception of site specific policy and land use appeals not applicable to the subject lands. This decision by the OMB brought the "High Density Residential" land use designation proposed from OPA 48 into effect for the subject lands.

Through the evaluation of the applications, staff have had regard for the Council adopted policies within OPA 48. In designating the subject lands "High Density Residential", OPA 48 identified the subject lands as a suitable location for a high density residential development within the Gordon/Clair Mixed Use Community Node.

OPA 48 contains several objectives for residential developments. Many of these objectives are carried over from the 2001 Official Plan, with minor modifications and additions. OPA 48 facilitates the development of a full range of housing types, affordability and densities, with development being compatible between various housing forms, non-residential uses and the general character of neighbourhoods. Further, new residential development is to be located to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling and the use of transit. The proposed development will introduce high density development to support the Gordon/Clair Mixed Use Community Node, and other amenities along Gordon Street and Clair Road. The subject site is well served by nearby shopping facilities, schools, City recreation facilities and major employment in the Hanlon Creek and Southgate Business Parks. The buildings are positioned on the subject lands in a manner that is compatible with surrounding uses and neighbourhoods. Planning staff are of the opinion that the proposed development is consistent with and meets the objectives in Section 9.3 of OPA 48 for residential land use designations.

OPA 48 builds on Policy 7.2.7 on the Official Plan (discussed earlier in this report) by applying additional criteria to evaluate multi-unit residential building development proposals against. In addition to the four criteria in Policy 7.2.7 of the Official Plan, Section 9.3.1.1 of OPA 48 also requires multi-residential developments to provide adequate vehicular access, parking and circulation [9.3.1.1.5]. Further, surface parking and driveways are to be minimized, and the development shall extend, establish and reinforce a publicly accessible street grid to ensure appropriate pedestrian, cyclist and vehicular connectivity [9.3.1.1.7, 9.3.1.1.8]. The proposed development will have its main driveway off Gordon Street, and will be controlled by traffic signals. The main driveway will align with Gosling Gardens and continue the grid network through publicly accessible roadways on the site. Provisions have also been made through the requirement to establish an easement to support the future southerly extension of Farley Drive. The majority of the parking for the site will also be underground in a three level garage.

The proposed high density residential development, with a net density of 175 units per hectare, is in general conformity with the subject site's "High Density Residential" land use designation. In OPA 48, developments within the High Density Residential designation are to be at a density between 100 and 150 units per

hectare. In Planning staff's opinion, the increase in density can be accommodated as the proposed buildings are strategically placed and massed appropriately on the site in a manner that is compatible with surrounding land uses. In addition, the appropriate infrastructure will be provided concurrently with this proposal, as explained previously in this report.

Overall, the proposed Zoning By-law Amendment and Official Plan Amendment conform to the goals and objectives of OPA 48.

Zoning By-law

Proposed Zoning By-law Amendment

The requested rezoning of the subject site to the R.4B-20 on the subject lands is appropriate to accommodate the development of a high-density apartment building with an associated commercial amenity building.

Specialized and Site-Specific Zoning Provisions

The applicant has requested the following site specific provisions be included in the Zoning By-law for the subject lands:

- To add Stacked and Cluster Townhouses as permitted uses;
- to add Office, Take-out restaurant and Personal Service Establishment as permitted uses within the commercial amenity building;
- to permit a maximum density of 175 units/ha;
- to permit a maximum building height of fourteen (14) storeys or a maximum of 50 metres in height, whichever is greater;
- for building heights to not exceed a 51-degree Angular Plane projected from the Gordon Street Centreline R.O.W. and a 33-degree Angular Plane projected from the Side Lot Line that is adjacent to Hawkins Drive;
- to require a minimum separation distance between any two buildings over nine (9) stories of 35 metres, measured to the base of the building at ground level;
- to permit a minimum off-street parking size within an enclosed garage of 2.7 metres by 5.5 metres;
- for non-residential uses, to require an off-street parking ratio of 1 parking space per 45 square metres of gross floor area; and
- to permit a maximum floor space index (FSI) of 2.0.

Through further review of the most current submission, Planning staff are also recommending the following specialized zoning provisions be added to the list above and be included in the Zoning By-law Amendment to secure various elements of the proposed site design:

- To recognize the Gordon Street frontage as the front yard;
- to limit the maximum Gross Floor Area for the permitted non-residential uses to 1,476 square metres and for the non-residential uses only be located within the commercial amenity building;
- to require a minimum setback from the north lot line of 12 metres;
- to require a minimum setback from the south lot line of 3 metres;
- to require a minimum setback to the west lot line (Gordon Street right-of-way) of 6 metres;
- to require a minimum setback and consisting of a landscaped buffer to the east lot line of 39 metres. Further, to recognize the north south roadway and entrance to the site from Poppy Drive East, to not apply a minimum yard setback to the east lot line of the site, measured a minimum 125 metres south of Poppy Drive East (length of north-south roadway segment);
- to require a minimum distance between the building face of buildings exceeding 9 stories to be 35 metres, measured between the base of the buildings at ground level;
- to include a definition of Landscape Buffer, meaning “the area of a Lot which is at grade and Used for the growth and maintenance of natural vegetation and indigenous species and other landscaping”;
- to require a maximum floorplate for building stories:
 - stories 1 to 11 – no minimum floor plate;
 - stories 12 to 13 – 1,300 m²;
 - storey 14 – 1,150 m²;
- to permit an underground parking structure to be setback 0 metres from a lot line;
- to not require a minimum private amenity area per dwelling unit for stacked and cluster townhouses; and
- to permit visitor parking to also be located underground, provided the spaces are unobstructed and clearly identified as being reserved for the exclusive use of visitors.

Consultation and Communication

Public Meeting

The statutory Public Meeting for this application was held before Council on April 10, 2017. Notification for the Public Meeting was mailed to City departments, local boards and agencies and all property owners within 120 metres of the subject lands on March 17, 2017. Details on the Public Meeting were also advertised in *The Guelph Tribune* on March 16, 2016. Further details on the public notifications for these applications can be found in ATT-15.

At the Public Meeting, several delegates addressed Council and staff on the applications. Council requested staff review and respond to several aspects of the development including traffic impacts, increased density, increased building height, shadow impacts, the possibility of the internal roadways being public, tree removals, waste collection, alignment with the Community Energy Initiative (CEI), and servicing capacity. These aspects of the proposed development have been discussed throughout this report.

Modifications to Applications

On November 3, 2017, the applicant submitted revised applications to the City, which included design changes to their proposed development. The design changes were made in response to comments received by members of the public, agencies and City staff since the Public Meeting in April 2017. These changes include reducing the total number of apartment buildings on the subject lands from five to four, reducing the height of Building 3 from ten (10) stories to eight (8) stories, relocating the commercial amenity building from between Buildings 1 and 2 to a new standalone building at the southwest corner of the site, increasing the number of units from 491 to 540 through the allocation of smaller unit sizes, and replacing the 2, four (4) storey buildings with one, eight (8) storey building. The entrance to underground parking for Buildings 1 and 2 was also relocated to the north side of the buildings from the south side off the main roadway.

Planning staff sent a Notice of Revised Application to prescribed agencies, City departments and surrounding property owners. Based on direction received by Council, Planning staff increased the radius of property owners that received this notice from the subject lands to 200 metres from 120 metres. The applicant hosted a Neighbourhood Information Meeting and Open House on January 23, 2018 to present the revisions to the public and obtain further input.

Response to Public Comments

Hawkins Drive On-Street Townhouses

The initial proposal has been modified for Building 3 to have a greater east yard setback from the property line shared with the Hawkins Drive townhouses. Further, the height of Building 3 has been reduced from ten (10) to eight (8) stories. The massing of Building 3 has also been further refined to include new building stepbacks on the upper storey and mechanical penthouse. The reduction in height and setback on the upper storey has increased the angular plane to the east property line.

In the Urban Design Brief, the applicant has completed a sightline analysis of the revised building height and location from the rear yards of the townhouses on Hawkins Drive. Without considering any vegetation, trees and other landscaping that will be planted between Building 3 and the east lot line, only the upper three stories will be visible.

The east yard setback is proposed to be 39 metres between Building 3 and the east lot line to the townhouse properties along Hawkins Drive. Between Building 3 and

the east lot line is a proposed 0.24 hectare naturalization area. This naturalization area will receive a significant portion of the applicant's proposed tree compensation plantings. It is anticipated that the naturalized area will act as a further soft buffer between Building 3 and the Hawkins Drive townhouses, with a tree canopy cover that will grow and naturally increase over time.

The applicant has also completed a four season shadow study for the entire development. Results of the shadow study indicate that the rear yards of the Hawkins Drive townhouses will be partially covered in mid to late afternoon on during the winter solstice (i.e. December 21). The rear yards of the most southerly townhouses on Hawkins Drive will also be partly covered in shadows in the evening hours during the spring and summer equinox (i.e. March 21 and September 21). Overall, reasonable solar access within the adjacent rear yards on Hawkins Drive is maintained. The additional shadowing impacts on Hawkins Drive are the result of Building 3 – one of the eight (8) storey apartment buildings. Through the incorporation of a significant setback and naturalized buffer, the buildings are not expected to produce any negative impacts with respect to shadowing or loss of privacy due to intrusive overlook. No unreasonable loss of sunlight throughout the year to adjacent properties is expected.

Traffic

The initial proposal showed the main internal private roadway as not completely aligning with the existing "T" intersection of Gosling Gardens with Gordon Street. Through reviewing the initial submission, Traffic and Engineering staff requested the applicant modify their proposal so the new private driveway aligned with the existing intersection of Gordon Street and Gosling Gardens.

Gosling Gardens is designated as a 'local road' in the City's Official Plan. As per Policy 8.2.17.4 a) of the Official Plan, local roads are to be a low speed design, having the capacity for two lanes of traffic, usually undivided, with through traffic discouraged. When Gosling Gardens was constructed with the development of the Bird Landing Subdivision (1897 Gordon Street) in 2015, design considerations were implemented to discourage through traffic. Two of these existing design measures that have been implemented include a sharp 90 degree curve in the subdivision as well as the timing of the traffic signals at Gosling Gardens and Clair Road West to give priority to Clair Road West.

Further, Council imposed a draft plan of subdivision condition for the Bird Landing Subdivision (1897 Gordon Street) that will require traffic calming along the residential portion of Gosling Gardens on the west side of Gordon Street. The specific form of traffic calming mechanism is still to be determined and will likely be in the form of speed bumps at the time final surface asphalt is installed. Final surface asphalt will not be applied to Gosling Gardens until the remaining two multi-residential development blocks in the subdivision are completed in the coming years.

ATT-12
Community Energy Initiative Commitment



January 6, 2017

Mr. Todd Salters
General Manager, Planning and Building Services
City of Guelph

Dear Mr.Salters:

RE: Tricar's Commitment to the Community Energy Initiative, 1888 Gordon Street

We will be filing an application for an Official Plan amendment and Zoning By-law amendment for the above lands in order to permit a high and medium density condominium apartment buildings.

The Tricar Group has been developing luxury condominiums and apartment buildings for 30 years with a reputation for innovative design combined with un-paralleled luxury, quality and value. We are very excited to continue the success from the River House and River Mill projects.

Tricar is committed to providing a high density community in the Clair / Gordron area. The majority of vehicular parking will be provided below grade (700 parking stalls), allowing approximately 40 percent of the site to be landscaped area in order to reduce the amount of surface asphalt and the urban heat island effect. The site is located with access to public transportation and active pedestrian and cycling routes in order to minimize the use of vehicles.

Storm watermangment will be designed to capture and recharge the existing ground water system, it is estimated 80% of the runoff volume is converted to groundwater. Our design features will include the use of high efficiency boilers and chiller / cooling towers systems for heating and cooling, low E windows, natural light, energy efficient lighting,each unit will have individual access to heating/cooling, lighting controls and electric meters. The building is proposed with a tri-sorter garbage chute and internal refuge rooms for storage.

During construction, a construction waste management plan will be implemented and local materials will be sourced in order to reduce the environmental impact on the transportation system.

We look forward to providing an attractive and sustainable development in the heart of the City.

Regards,



Chris Leigh

cc: Chris Devriendt, Senior Planner, City of Guelph

3800 Colonel Talbot Road, London, Ontario N6P 1H5
Phone: (519) 652-8900 ▼ Fax: (519) 652-8905
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ATT-12 (continued)
Community Energy Initiative Commitment

Community Energy Initiative – 1888 Gordon Street, Guelph

SITE SUSTAINABILITY OVERVIEW

Urban Development	A dense and well utilized site serviced by vehicular and active transportation to the downtown core. Integrates an active pedestrian connection between new and existing developments. The project incorporates high density residential to support and complement the Clair/Gordon Commercial Node.
Existing and Proposed Trees	New trees on site and in the public right of way will contribute to the urban canopy, and new growth will add to the overall rejuvenation of the urban forest. It will provide a pleasant visualization for the existing adjacent buildings, as well as occupants of the proposed.
Site Lighting	Site lighting will be designed to direct to the ground and not to the sky.
Alternative Transportation	The site is adjacent to public transportation routes, pedestrian and cycling networks and has on-site bicycle storage. Future residents will have many active transportation choices, and the site is served by nearby retail and commercial uses within walking distance. The active pedestrian connection provides residents ease of access to the commercial/retail node.
Carbon Dioxide	The design and construction of the building will take into consideration the electrical and natural gas consumption for each major plant and electrical systems. Design will be balanced to provide more efficient equipment. Part of the design exercise will be to target larger electrical loads and the selection of the most efficient solution.
Landscape and Exterior Design	The landscaped areas will provide for an aesthetically enhanced streetscape, façade and entrance design to the building. A large open space area is proposed central to the site contributing to 40% landscaped open space for the site.
Heat Island	The building proposes light-colored building materials which have proven effective in reflecting more light. The roof will use lighter-coloured surfaces compared to a typical asphalt roof, which does not reflect a lot of solar radiation. The majority of parking is underground to reduce the heat island effect for this site.
Exterior Design	Through responsible building design, mixes of building materials will be evaluated and selected to decrease the heat island effect and be energy efficient. The design of the new building will be subject to the recently amended Ontario Building Code requirements, particularly by energy modeling design evaluation approach, which largely influences the percentage of glazing, glazing type, building opening's orientation, etc. By the use of a responsible balance of materials and orientation, an energy efficient design will be synergized in an

ATT-12 (continued)
Community Energy Initiative Commitment

	aesthetically pleasing and sustainable structure.
Storm Water Management	A creative stormwater approach has been taken to use a treatment train system and Low Impact Development (LID) techniques. Infiltration of all water will occur in two infiltration galleries located on site. Amended soils and swales will be used to contribute to the green infrastructure of this site.
Building Sustainability	The building design, materials, and equipment have been selected and will be incorporated such that the building is sustainable in the long term. Sections of window walls will be designed in compartments to reduce the overall large expansion and contraction properties attributed with glass. The use of precast exterior wall panels and coating provides improved life cycle façade with minimal fading or delamination as found in other materials.

WATER EFFICIENCY

Water Efficient Landscaping	Drought resistant landscape material will be specified as much as possible.
Reduced Water Consumption - Domestic Use	Low-flow faucets, toilets, and showerheads will be incorporated throughout the units to reduce water consumption. The intent is for hot water domestic supply to come via condensing boiler systems. Heated storage tanks will be utilized to reduce fluctuations in the requirement for hot water under peak demand. Allowing for on-site storage reduces the amount of time required by residents to wait for hot water to come from centralized systems.
Reduced Water Consumption - Heating & Cooling	Through the integration of a chiller and condensing boilers, the heating and cooling systems will be completely closed looped systems. The evaporation losses and energy efficiencies will be minimized, even more than a conventional heating and cooling system.

ENERGY & ATMOSPHERE

Design Features – Mechanical Systems	The buildings HVAC system is centralized, individual controls will be provided in units for heating, cooling and lighting. The use of condensing boilers will be installed. Variable speed pumps for heating and cooling will be incorporated with integrated building controls. The intent is for hot water domestic supply to come via condensing boiler systems. Heated storage tanks will be utilized to reduce fluctuations in the requirement for hot water under peak demand. Through the integration of high efficiency chiller/cooling tower systems and condensing boilers, the heating and cooling systems will be completely closed looped systems. The evaporation losses and energy efficiencies will be minimized, even more than a conventional heating and cooling system.
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ATT-12 (continued)
Community Energy Initiative Commitment

Design Features – Electrical	Energy efficient lighting will be utilized throughout the building. High efficiency florescent lighting will be utilized in most common areas which require 100% illumination at all time (parking garage, corridors, and stairs), and consideration for motion detection devices and/or LED lighting will be taken into consideration. Natural light is accommodated in all units and common areas to reduce the need for electrical consumption. Energy efficient appliances will be the standard inclusion for all units.
Electrical Metering and Controls	Utilities will be separately metered for individual units making residents aware of energy consumption. The building manager will be responsible for common areas and to monitor and reduce energy consumption. Common areas to be separately metered for electrical and natural gas.

MATERIALS & RESOURCES

Regional Materials	The vast majority of materials are available locally (800km radius as defined in LEED standard), limiting environmental impact of source supply transportation.
Low Emitting Materials	Low VOC materials will be used where possible, including, membranes, soy based polyurethane insulation, paints, carpeting, etc.
Collection of Recyclables	Collection of recyclables will be in accordance with City by-laws. A collection room will be located in the base of the building with ample room for additional bins.
Building Materials	High recycled content material to be specified where possible. Renewable finishes (such as flooring) will be offered as choices to purchasers of residential units.
Construction Waste Management	A construction waste diversion program will be in effect during the construction period. On-site concrete washing out will not be done on-site, back washing of the concrete truck will be done at the batching plant.

INDOOR ENVIRONMENT QUALITY

System Controllability	Each unit will have access to individual controls for heating, cooling, lighting, and ventilation.
Natural Ventilation	Operatable windows are provided for every unit and individual balcony.
Low VOC emitting Materials	Low VOC materials will be utilized where possible.
Natural Light	The building provides natural light to all regularly utilized spaces, other than the below grade parking garage.

INNOVATION & DESIGN PROCESS

Sustainable Consultants	The building and units will be designed and developed with input from accredited sustainable consultants. The building will be constructed to SB10 of the Ontario Building Code, energy modeling will be completed and applied to the building design to exceed the requirements of SB10.
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ATT-13
Agency and City Department Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning*		√	Subject to conditions in Attachment 4
Engineering*		√	Gordon Street intersection improvements to be secured,;; Subject to conditions in Attachment 4
Environmental Planning*		√	Subject to conditions in Attachment 4
Urban Design*		√	
Parks Planning*		√	Subject to conditions in Attachment 4
Zoning	√		
Source Water Protection	√		
Guelph Transit	√		
Guelph Hydro*		√	Underground hydro service provisions; Locational provisions for transformers, Subject to conditions in Attachment 4
Upper Grand District School Board*		√	Placement of school notice sign, notice clauses for residents; Subject to conditions in Attachment 4
Wellington Catholic District School Board	√		
Guelph Police Service	√		
Guelph Fire	√		
Grand River Conservation Authority*		√	
Guelph Wellington Development Association	√		
Union Gas Ltd.	√		
Canada Post*		√	Arrangements for community mailbox facilities

* letter/email attached

ATT-13 (continued)
Agency and City Department Comments



MEMO

FILE: 16.131.001

TO: Michael Witmer
FROM: Development and Environmental Engineering
DEPARTMENT: Engineering Services
DATE: May 4, 2018
SUBJECT: 1888 Gordon Street - Zoning By-law and Official Plan Amendment (OP1701/ZC1701)

The application is for a Zoning By-law and Official Plan Amendment to permit the development of four multi-storey apartments as well as an amenity building which is proposed to include a mixed office/commercial space. The current zoning is Agricultural and Agricultural Commercial with a land designation of General Residential.

The comments below are in response to the review of the following plans & reports:

- Functional Servicing Report – Stantec Consulting Ltd. (Rev. April 18, 2018)
- Hydrogeological Servicing Report – Stantec Consulting Ltd. (Rev. April 24, 2018)
- Traffic Impact Study – Stantec Consulting Ltd. (September 2017, technical memorandum January 2018)
- “Gordon Street Lane Configuration” – Stantec Consulting Ltd. (received March 1, 2018).

1. Road Infrastructure:

Gordon Street abutting the subject property is designated as a four (4) lane arterial road with asphalt pavement, curb and gutter for the north portion of the site. The southerly section of the subject frontage is rural cross-section with asphalt pavement, granular shoulders and shallow ditches.

Poppy Drive East abutting the subject property is designated as a two (2) lane collector road with asphalt pavement, curb and gutter and concrete sidewalk on the north side of the street and on the south side up until the east property limit of the site. An existing 0.3m reserve (part 6, 61R-20131) is to be lifted to permit vehicular access prior to site plan approval.

2. Traffic Study, Access, Parking and Transportation Demand Management

The highlights of the traffic analysis, review of the conceptual design for Gordon Street road improvements and subsequent discussions with the applicant include the following;

- The need for traffic control signals and northbound and southbound left turn lanes at Gordon Street and the development access/Gosling Gardens. These improvements are required for direct access to the development.
- The northbound and southbound left turn lanes require road widening on the east side of Gordon Street to accommodate the proposed lane configuration which also includes the continuation of the on-street bike lanes and the addition of sidewalks to accommodate bicycle and pedestrian traffic. As such, a road widening dedication of 3 metres will be required along the frontage of the subject lands.

These works are to be implemented in conjunction with the construction of the new access onto Gordon Street.

Engineering Services
Infrastructure, Development & Enterprise

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ATT-13 (continued)
Agency and City Department Comments



MEMO

Please note that parking demand and supply for the site is to be reviewed by Planning/Zoning staff.

The addition of the requested road improvements on Gordon Street and signalization of the intersection of the development access/Gosling Gardens as well as the proposed installation of speed cushions on sections of Gosling Gardens will hopefully assist in addressing the neighbourhood's concerns with traffic using Gosling Gardens as a "short cut" between Clair Road and Gordon Street.

3. Municipal Services:

Gordon Street

Currently within the Gordon Street right-of-way, the only municipal service available is a 400mm diameter watermain which is proposed to provide service to Buildings 1 & 5. The existing 200mm sanitary sewer within the Gordon Street right-of-way is dry and is anticipated to service future development to the south within the Clair-Maltby Secondary Plan area.

Poppy Drive East

Existing servicing stubs within the right-of-way of Poppy Drive East were provided during the construction of the Pergola Subdivision, Phase 2. The service sizes are as follows:

- 200mm diameter sanitary sewer approximately 2.6 metres in depth;
- 200mm diameter watermain approximately 2.0 metres in depth.

It has been confirmed that adequate sanitary and water capacities are available to service the proposed development. A proposed oversized sanitary sewer (1200mm by 1800mm) with a flow control manhole will provide sanitary storage at a controlled release rate for this development as well as the lands to the north (1858 Gordon Street) with the overall sewage drainage area of 6.90 ha. The Developer is to provide a servicing easement in favour of these lands to provide access to the oversized sewer.

The Developer shall be advised that there is potential for marginal water supply pressures under certain conditions such as peak hour demand scenario at locations with elevation greater than 345 m height above mean sea level (AMSL) and average day demand scenario at locations with elevation greater than 339 m height AMSL in the existing water system. Any means to mitigate this water pressure scenario to meet current Ontario Building Code standards on site, is the responsibility of the Developer.

3. Storm Water Management:

The subject lands do not have access to a municipal storm sewer to service the proposed development. As such, the site has been designed to store and infiltrate the 100 year storm event. The infiltration that is proposed shall also provide water balance on-site which closely mimics the predevelopment condition of the lands. The Functional Servicing Report (FSR) mentions the potential for on-site infiltration of clean roof runoff as well as the collection and polishing through a treatment train of the surface water flows. Extensive geotechnical and permeameter testing of the soils has confirmed that the land and location of the proposed infiltration galleries will perform as advised.

The hydrogeological report had been peer reviewed by the consultant, Cole Engineering Group Ltd., and

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ATT-13 (continued)
Agency and City Department Comments



MEMO

Engineering staff are relying on their feedback and comments for the development proposal in regards to any impacts or changes to the groundwater functions and how the proposed stormwater management mitigates these impacts. These comments can be found under separate cover.

The cost of all the storm water management works and quality controls will be the responsibility of the owner. A grading, erosion/sedimentation control and servicing plan will also have to be submitted for review and approval as part of the site plan application.

4. Environmental:

The Developer has submitted a Phase 1 Environmental Site Assessment (ESA) in accordance with current City guidelines which describes the current conditions of the subject property. City staff has reviewed the ESA and is satisfied that the report was conducted in manner consistent with all Acts, Regulations and Guidance documents provided that a Letter of Reliance from a Qualified Person (QP) is submitted prior to final site plan approval and/or real property interests.

The Developer will also be required to ensure that all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned prior to site grading and servicing in accordance with current MOE regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer.

5. Staff Recommendations:

It is recommended that a Holding Symbol (H) be applied restricting the proposed use of the land until the following conditions, which are required to ensure funding of necessary infrastructure, have been met:

1. The actual cost of the design and construction of **traffic control signals and road improvements to accommodate the northbound and southbound left turn lanes at the Gordon Street and Gosling Gardens/development access intersection** as shown on "*Gordon Street Lane Configuration*" prepared by Stantec Consulting Ltd., required to accommodate direct access to the proposed development, shall be secured to the City's satisfaction. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the estimated cost as determined by the General Manager/City Engineer for the design and construction of traffic control signals and the road improvements to accommodate the northbound and southbound left turn lanes required to provide direct access to the proposed development shall be secured to the City's satisfaction. Additionally, a **3 metre road widening across the frontage of the subject lands** necessary to accommodate the intersection improvements on Gordon Street shall be deeded at no cost to the City, free of all encumbrances, prior to final site plan approval.

The following conditions are provided as information to Council and will be imposed through site plan approval unless noted otherwise.

1. That the Developer shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General

Engineering Services
Infrastructure, Development & Enterprise

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ATT-13 (continued)
Agency and City Department Comments



MEMO

Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.

2. The Developer acknowledges and agrees that ensuring the suitability of the land from an environmental engineering perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.
3. Prior to the site plan approval or prior to any construction or grading on the lands, the Consultant shall certify that all properties to be developed and/or conveyed to the City pose no risks to public health and safety and to the environment and can be developed for proposed uses.
4. Prior to site plan approval and prior to the City accepting any real property interests, the applicant shall provide a Reliance Letter from a Qualified Person (QP) to indicate that despite any limitations or qualifications included in the report, the City is authorized to rely on all information and opinion provided in the reports.
5. Prior to site plan approval and prior to any construction or grading on the lands, the Developer shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:
 - i. a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
 - ii. a grading, drainage and servicing plan prepared by a Professional Engineer for the site;
 - iii. a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction;
 - iv. a construction traffic access and control plan for all phases of servicing and building construction.
6. The Developer shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies and reports outlined in subsections 5 i) to 5 iv) inclusive.
7. The Developer shall pay to the City the actual cost of the construction of the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cut and/or curb fill.
8. That the Developer grades, develops and maintains the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was

Engineering Services
Infrastructure, Development & Enterprise

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ATT-13 (continued)
Agency and City Department Comments



MEMO

built as it was approved by the City and that it is functioning properly.

9. The Developer agrees, prior to final site plan approval, to grant a servicing easement in favour of the adjacent lands (1858 Gordon Street) over the rear portion of the site (Part 3, 61R-20131) to accommodate a future connection to the oversized sanitary sewer.
10. That the Developer will ensure that any existing domestic wells as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to site plan approval and prior to any construction or grading on the lands.
11. The Developer acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.
12. The Developer agrees to stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150mm (6") to the satisfaction of the General Manager/City Engineer.
13. That all electrical services to the lands are underground and the Developer shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to site plan approval and prior to any construction or grading on the lands.

Terry Gayman, P. Eng.
Manager, Infrastructure, Development &
Environmental Engineering

Allister McIlveen
Manager, Transportation Services

Michelle Thalen, C.Tech
Development Technologist

Engineering Services
Infrastructure, Development & Enterprise

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ATT-13 (continued)
Agency and City Department Comments

INTERNAL MEMO



DATE April 30, 2018
TO **Chris DeVriendt, Manager of Development Planning**
FROM David de Groot, Senior Urban Designer
DIVISION Planning Services
DEPARTMENT Planning, Engineering & Environmental Services
SUBJECT **1888 Gordon Street: Official Plan Amendment and Zoning By-law
Amendment Application
Urban Design Comments**

Urban Design Staff have the following comments based on the Urban Design Brief, dated April 18, 2018 from Stantec and Kasian.

Background

The vision articulated in the Urban Design Action Plan is to transform, over time, the city's five major Community Nodes into distinct "urban villages"—mixed-use, transit and pedestrian oriented places that provide focal points for civic life, higher-density housing, office and retail employment, and live-work opportunities.

The City's Official Plan created a policy framework and vision for evolving these "urban villages". The Council-adopted, OPA 48 provides additional direction regarding implementing the vision for the Mixed Uses Nodes over the long-term. OPA 48 was adopted by Council on June 5, 2012 and is now in effect with the exception of site specific policy appeals.

In addition, for the Gordon/Clair Community Mixed Used Node an urban design concept plan and related principles were endorsed by Council in July 2016. Staff were further directed to use the Urban Design Concept Plans, Principles and Illustrative Diagrams to guide the review of development applications within these nodes.

As articulated and shown in the [concept plan](#), the following key ideas are included:

- Establishing the sections of Farley Drive (generally south of Goodwin Drive) as a Main Street for the surrounding neighbourhoods (i.e. including on-street parking, street trees and other pedestrian amenities);
- Introduction of a modified grid road pattern that creates adaptable urban blocks and that promotes connectivity and pedestrian/cyclist movement; and,
- Generally, locate taller residential buildings south of Poppy Drive within the High Density Residential designation and within walking distance of Gordon Street.

Urban Design Comments

Staff acknowledges that the applicant has been working with City Staff and that overall design of the concept plan have been refined and improved.

Many of the ideas outlined in the urban design brief are strongly supported including:

- The creation of a strong central spine/street;
- Townhouses at the base of buildings;
- Lower building heights and creating buffers near the east property lines through the use of angular planes/setbacks; and,

ATT-13 (continued)
Agency and City Department Comments

Chris DeVriendt, Manager of Development Planning
1888 Gordon Street: Official Plan Amendment and Zoning By-law Amendment
Application
Urban Design Comments
Page 2 of 2

- Showing a north-south street that plans for a connection with Farley Street.

Through this process, staff has concentrated on a number of key issues which have been positively addressed by the applicant including:

- The inclusion of green roofs;
- Landing the buildings well and integrating into the landscaping plans (e.g. transitions between public and private spaces);
- Function and usability of open spaces, such as the addition of a naturalized playground;
- Creating buffers to adjacent to properties; and,
- Shaping the building tops.

Generally Urban Design staff is supportive of the general approach to the design of the site as outlined in the Urban Design Brief (April 18, 2018).

There are still some outstanding issues identified that will require additional changes. Staff feels these are generally minor in nature and can be addressed through the site plan process. These include:

- Adding additional glazing to Building 1 adjacent to Gordon Street (as has been shown on Building 2).
- Looking for opportunities to add doors facing the central courtyard between buildings 1 and 2.
- Adequate soil volumes for street trees is critical. Consideration of alternative technologies (Silva Cell) to achieve soil volumes, especially in areas where there is competing need for hard pavement, is strongly encouraged.
- Providing a detail for pedestrian level lighting and street lighting for the internal streets.
- Street furniture such as bicycle parking, benches etc.
- Generally implementing the recommendations of the wind study.
- Keeping in mind bird-friendliness strategies in the design of the elevations.
- Materials and colours including railings, bricks colours etc. and including reducing the extent of exposed concrete foundations.

Prepared By:
David de Groot
Senior Urban Designer
519.822.1260 ext. 2358
David.deGroot@guelph.ca

ATT-13 (continued)
Agency and City Department Comments

**INTERNAL
MEMO**



DATE May 9, 2018
TO **Chris DeVriendt, Manager Development Planning**
Michael Witmer, Development Planner
FROM Adèle Labbé, Environmental Planner
DIVISION Policy Planning and Urban Design
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT 1888 Gordon Street 4th submission

I have reviewed the third submission provided in support of the proposed development at 1888 Gordon including:

- Environmental Impact Study Update (January 9, 2018)
- Hydrogeological Assessment Version 4 (April 24, 2018);
- Functional Servicing Report (April 18, 2018); and
- Tree Preservation Plan (January 31, 2018).

Environmental Planning has worked with the proponent through this process since 2014 beginning with the terms of reference for the EIS. The EIS was scoped to investigate a small (0.135ha) unmapped wetland feature on site as well as to consider environmental impacts to adjacent portions of the Natural Heritage System including portions of Hall's Pond Provincially Significant Wetland (PSW).

The execution of the field program and EIS reports conclude that there are no natural heritage feature on site that meet criteria for designation for preservation outlined in our Official Plan policies. Specifically, there are no other wetlands or cultural woodlands on site. The GRCA also concluded that the small unmapped wetland on site does not meet criteria for preservation through their policies. An EIS Addendum dated January 9, 2018 was accepted by staff with the following notes:

- The EIS lacks a target ecological community identified (using ELC) that complement the goal of re-instating habitat for locally significant birds such as the Northern Flicker and Baltimore Oriole.
- The EIS requires more information required to inform the water balance mitigation techniques (i.e., infiltration measures) and lacks an opinion as to whether or not increased recharge may have an impact on natural heritage features further downstream/adjacent in the Hanlon Creek system.
- The EIS lacks an analysis of the potential dewatering impacts on adjacent natural heritage features.
- Required revisions to the Dwarf Clearweed relocation plan.
- Note that it is estimated that the proponent could be required to provide cash-in-lieu to compensate for tree loss. Compensation plantings will reduce the cash-in-lieu requirements; however, as presented on the conceptual landscape plan, there is a very limited space for compensation plantings.

Through the recent resubmission of the Hydrogeological Report and FSR, the water balance concerns have been resolved with acknowledgement of increased

ATT-13 (continued)
Agency and City Department Comments

Chris DeVriendt and Michael Witmer
March 16, 2018
RE: 1888 Gordon 3rd submission
Page 2 of 3

infiltration. Staff appreciate the green roof addition and continue to recommend additional LIDs be incorporated to assist with equalizing the water balance (i.e., rain gardens, water re-use, etc.). As well additional LIDs should be included within the treatment train approach to assist with a multi barrier approach to water quality.

The Dwarf Clearweed relocation plan has been updated and finalized. The relocation should be undertaken shortly.

It should be noted that the applicant was provide a Tree Removal permit for a 165 trees was provided in March to assist with site preparation (demolition and site lateration) outside of the core breeding bird period. These removals were all undertaken outside of the small wetland area and limited to the front of the property where the previous dwelling was located.

As such, Environmental Planning has no further concerns with the proposal and recommends the following conditions of approval.

Recommended conditions:

Prior to site plan approval and/or tree removal and/or site alteration, the Developer shall provide the following tot eh satisfaction of the General Manager of Planning, Building and Urban Design:

- An updated Tree Inventory and Preservation Plan, including an indication of trees that will be transplanted and their transplant locations, if applicable, as well as updated compensation calculations;
- Cash-in-lieu compensation for any trees in fair to excellent condition to be removed that cannot be compensated through proposed restoration plantings at a 3:1 replacement ratio;
- A Detailed Landscape Plan that includes streetscape and landscaping with native and non-invasive species, integrated with locations for proposed LIDs;
- A detailed Vegetation Compensation Plan for the compensation plantings at the rear of the site. This plan shall include a target ELC community and specific function goals as it relates to locally significant species as well as a maintenance and a post-implementation monitoring plan.
- A detailed Vegetation Relocation Plan for the locally significant plant species to nearby natural heritage system, including target location, timing, monitoring plan and any other specialized requirements;
- A wildlife rescue plan to support the removal of wetland (MAMM3) including the acquisition of a Wildlife Collector's Permit, lead time to accommodate search and rescue of wildlife, a biologist on site at all times during the removal, and any other special requirements. A follow up report to that documents the removal will be required once complete.

ATT-13 (continued)
Agency and City Department Comments

Chris DeVriendt and Michael Witmer
March 16, 2018
RE: 1888 Gordon 3rd submission
Page 3 of 3

- A dewatering plan which demonstrates how downstream/adjacent natural heritage features will be protected through monitoring and adaptive management triggers during development;
- A during construction monitoring plan focused on the ESC measures, installation of LID measures, tree preservation and establishment of landscaping / restoration plantings;
- A salt management plan.



Adèle Labbé
Environmental Planner

Policy Planning and Urban Design
Infrastructure, Development and Enterprise
Location: City Hall

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C Michelle Thalen, Development Technologist, City of Guelph

File # OP1701/ZC1701

ATT-13 (continued)
Agency and City Department Comments

INTERNAL MEMO



DATE April 19, 2017
TO **Chris DeVriendt**
FROM Jyoti Pathak
DIVISION Parks and Recreation – Park Planning
DEPARTMENT Public Services
SUBJECT 1888 Gordon Street – Proposed Zoning By-Law Amendment (File # ZC 1701) and Official Plan Amendment (File # OP1701)

Park Planning has reviewed the notices of 'Complete Applications' dated February 15, 2017 and 'Public Meeting' dated March 21, 2017 and the following documents submitted in support of the applications:

1. Planning Justification Report, prepared by Stantec Consulting Ltd, dated February 3, 2017
2. Environmental Impact Study, prepared by Stantec Consulting Ltd, dated January 10, 2017
3. Urban design Brief, prepared by Stantec Consulting Ltd and Kasian Architecture Ontario Inc., dated December 19, 2016
4. Hydrogeological Assessment, prepared by Stantec Consulting Ltd, dated January 11, 2017
5. Geotechnical Engineering Report, prepared by LVM, dated January 14, 2017
6. Conceptual Development Plan and Building Elevations, prepared by Kasian Architecture Ontario Inc., dated January, 2017

Subject Lands:

The subject lands are located on the east side of Gordon Street, south of Poppy Drive East. The site is approximately 3.19 hectares in size and contains one single detached dwelling and accessory building, with the remainder of the site vacant.

Proposed Development:

The proposed development consists of 6 buildings, containing approximately 491 residential units. This includes:

- two, fourteen (14) storey residential apartment buildings at the northerly portion of the site with a linking single storey amenity building;
- a ten (10) storey residential apartment building at the easterly portion of the site; and
- two four (4) storey residential apartment buildings at the southerly portion of the site.

All buildings, with the exception of the 10 storey building at the rear of the site, have townhouses at the base facing Gordon Street or the internal private roadway

ATT-13 (continued)

Agency and City Department Comments

Page 2 of 3

and central public plaza. Vehicular access to the site is proposed from Gordon Street with a second access at the rear of the site providing a connection to Poppy Drive to the north. Three storeys of underground/enclosed parking are proposed for each of the five residential buildings, totaling 701 parking stalls.

Purpose and Effect of Zoning By-law Amendment Application

The purpose of the proposed Zoning By-law Amendment is to rezone the subject lands from the "C.3-4" (Agricultural Commercial) Zone and "A" (Agricultural) Zone in the Township of Puslinch By-law to a Specialized R.4B-? (High Density Residential) Zone to permit high density residential development on the subject site. The following specialized permitted uses and zoning regulations are being requested through the proposed zoning by-law amendment application:

- to add townhouses as a permitted use;
- to permit a maximum density of 175 units/ha (in lieu of 150 units/ha);
- to permit a minimum side yard setback of 4.8 metres (in lieu of ½ the building height);
- to permit a maximum building height of 14 storeys (in lieu of 10 storeys);
- to permit a minimum distance between buildings that contain windows of habitable rooms to 20 metres (in lieu of ½ the building height);

Park Planning offers the following comments:

Official Plan Amendment:

Park Planning has no objection to the proposed change to the Official Plan to redesignate the subject lands from the current "General Residential" land use designation to the "High Density Residential" land use designation with a maximum residential density of 175 units per hectare.

Zoning Bylaw Amendment:

Park Planning has no objection to the proposed Zoning By-Law to rezone the subject lands from the "C.3-4" (Agricultural Commercial) Zone and "A" (Agricultural) Zone in the Township of Puslinch By-law to a Specialized R.4B-? (High Density Residential) Zone; subject to the conditions outlined below.

Parkland Dedication:

Based on the current development concept, payment in-lieu of parkland conveyance is recommended for this development in accordance with City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545) and By-law (2007)-18225 or any successor thereof. The calculation of the parkland dedication rate will depend on the details of the approved development and rate in effect at the time of the issuance of any building permits.

Conditions of Development:

Park Planning recommends the following development approval conditions:

ATT-13 (continued)
Agency and City Department Comments

Page 3 of 3

1. The Developer shall **pay cash in-lieu of parkland** for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225) or any successor thereof, prior to issuance of any building permits; and
2. Prior to Site Plan approval, the Owner shall provide **a long form appraisal report** prepared for The Corporation of the City of Guelph for the purposes of calculating the amount of payment in-lieu of parkland conveyance pursuant to s.42 of the Planning Act, to the satisfaction of the Deputy CAO of Public Services. The value of the land shall be determined as of the day before the day the first building permit is issued. The long form appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Deputy CAO of Public Services. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment in-lieu of parkland conveyance.

Summary:

The above comments represent Park Planning's review of the proposed development. Based on the current information provided, park planning supports the proposed changes subject to the conditions outlined above.

Regards,

Jyoti Pathak, **Park Planner**
Parks and Recreation
Public Services

T 519-822-1260 x 2431
E jyoti.pathak@guelph.ca

C. Janet Sperling, Manager of Open Space Planning

File # P:\CommunityServices\Riverside_Park Planning\PLANNING\SOUTH DISTRICT\Zoning By-Law & Official Plan Amendments\1888 Gordon Street\20170419 1888 Gordon Street OP1701 ZC1701.doc

ATT-13 (continued)
Agency and City Department Comments



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

October 23rd, 2017

City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Attention: Chris DeVriendt, Senior Development Planner

**Re: Official Plan Amendment and Zoning By-Law Amendment OP1701/ZC1701 – 1888
Gordon Street, Guelph**

We have reviewed the following information in support of the proposed Official Plan Amendment and Zone Change application:

- Functional Serving Report for 1888 Gordon Street, City of Guelph, ON (prepared by Stantec Consulting Ltd., dated September 7th, 2017)
- Hydrogeological Assessment for 1888 Gordon Street, City of Guelph, ON (prepared by Stantec Consulting Ltd., dated January 11th, 2017 and revised September 7th, 2017)

Comments

Based on the information provided GRCA has no objections to the proposed Official Plan and Zoning Bylaw Amendment.

EIS Report

1. All previously issued comments relating to the first submission of the EIS (January 10, 2017) have been adequately addressed and no further information is requested. All recommendations and mitigation measures outlined in the EIS should be fully implemented.

Engineering

2. We still require the proponent to delineate the approximate location of ponding areas and the extent of ponding for the 100 year storm event on site plan drawings.

ATT-13 (continued)
Agency and City Department Comments

3. The provided SWM criteria requires all runoff up to the 100 year storm event to be infiltrated, however the results provided in Table 4 show some runoff volume and peak flow for all events under the post-development conditions which have been attributed to unsaturated runoff from grass areas. The proposed mitigation has been described as insuring that soils are not compacted and providing more depression storage. This assumption does not appear to be very accurate. The design has been done assuming the soils are not compacted and yet there is some excess runoff. As such other best management practices may need to be implemented to infiltrate all events up to the 100 year storm event.

Should you have any further questions or comments please feel free to contact myself at 519-621-2763 ext. 2236.

Yours truly,



Nathan Garland
Resource Planner
Grand River Conservation Authority

cc: The Tricar Group, 3800 Colonel Talbot Rd, London, ON N6P 1H5
Stantec Consulting Ltd. c/o Chris Hendriksen, 600-171 Queens Ave, London, ON N6A 5J7

ATT-13 (continued) Agency and City Department Comments



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

February 22, 2018

PLN: 18-13
File Code: R14
Sent by: mail & email

Chris DeVriendt
Manager of Development Planning
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, Ontario N1H 3A1
chris.devriendt@guelph.ca

Dear Mr. DeVriendt;

**Re: Third Submission - OP1701/ZC1701 – Tricar Group
1888 Gordon Street, Guelph**

Planning staff at the Upper Grand District School Board has the Notice of Resubmission for the above noted development. Be advised that the Planning Department has **no concerns** with the resubmission. The board's original conditions submitted December 20, 2017 (listed below) remain applicable.

- Education Development Charges shall be collected prior to the issuance of a building permit
- The developer shall agree in the condominium declaration that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) is provided to allow children to walk safely to school or to a designated bus pickup point
- The developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developers expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighbourhood
- The developer agrees in the condominium declaration to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."

ATT-13 (continued)
Agency and City Department Comments

- The developer agrees in the condominium declaration to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

This development currently falls within the board's Clair Road Development Area (DA). A DA is a geographically distinct area within the board which does not form part of a school attendance area. Students from these areas are assigned temporary accommodation at holding schools that have space available, and temporary school assignments are reconsidered each year.

Should you require additional information, please feel free to contact me.

Sincerely,



Emily Bumbaco
Planning Technician
emily.bumbaco@ugdsb.on.ca

ATT-13 (continued)
Agency and City Department Comments



395 Southgate Drive
Guelph, ON N1G 4Y1
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February 23, 2017

Chris DeVriendt
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

RECEIVED
FEB 27 2017
BUILDING

Dear Mr. DeVriendt:

Re: 1888 Gordon Street (File No. OP1701/ZC1701)

We would like to submit the following comments concerning this application:

Given the existing site plan, dated January 10, 2017:

1. Hydro supply for this development will be from an existing overhead pole line on the west side of Gordon Street.
2. The hydro services for this development should be underground except for pad-mounted transformers.
3. A minimum distance of 3.0 metres must be maintained between any dwelling units and pad-mounted transformers.
4. A minimum distance of 1.5 metres must be maintained between any driveways/entrances and distribution poles, street light poles or pad-mounted transformers. Any relocations required would be done at the owner's expense.
5. Areas of 6.5 metres by 5.0 metres are required at, or adjacent to, each building for three-phase pad mounted transformers. The specific locations of the transformers must be arranged with the Guelph Hydro Technical Services Department.

Sincerely,

GUELPH HYDRO ELECTRIC SYSTEMS INC.

A handwritten signature in blue ink, appearing to read "A. Kappheim", is written over a horizontal line.

A. Kappheim, P.Eng
Distribution Engineer
AK/gc

395 Southgate Drive, Guelph ON N1G 4Y1 www.guelphhydro.com

ATT-13 (continued) Agency and City Department Comments



March 20, 2017

Chris DeVriendt, Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
City Of Guelph
1 Carden Street
Guelph, ON N1H 3A1
Email: chris.devriendt@guelph.ca

Reference: OP1701/ZC1701 – 1888 Gordon St

Canada Post has reviewed the above noted plan and in order to provide service to the proposed area, Canada Post requests that the owner/developer comply with the following guidelines:

1. The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
2. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
3. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations.
4. The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
 - An appropriately sized sidewalk section (concrete pad), as per Canada Post specifications to place the Community Mailboxes on.
 - Any required walkway across the boulevard, as per municipal standards.
 - Any required curb depressions for wheelchair access.
 - **The owner/developer will confirm to Canada Post that the final secured locations of the Community Mailbox sites will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.**

www.canadapost.ca

www.postescanada.ca

ATT-13 (continued) Agency and City Department Comments

- 2 -

The owner/developer further agrees to determine, provide and maintain a suitable and safe temporary Community Mailbox location(s) to be "fit up" prior to first occupancy. This temporary site will be utilized by Canada Post until the above mentioned criteria is completed at the permanent CMB site locations. This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied.

In addition, Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Should this subdivision application be approved, please provide notification of the new civic addresses assigned as soon as possible.

If the description of the project changes, please forward an update to our office in order to assess any possible impacts.

For any concerns pertaining to our mail delivery policy requirements, please contact the undersigned

Regards,

Ian R MacNeil

Canada Post Corporation

Delivery Planning - Planification de la livraison

955 Highbury Ave N - 955 Av Highbury N
London ON N5Y 1A3

email: ian_macneil@canadapost.ca <mailto:ian_macneil@canadapost.ca>

☎ : 519-777-6249

ATT-14 Hydrogeology Peer Review



May 2, 2018
Our Ref: 2018-0005

City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

**Attention: Mr. Michael Witmer
Development Planner
Planning, Urban Design and Building Services**

**Re: Peer Review of Revised Hydrogeological Assessment for Proposed Zoning By-law
Amendment at 1888 Gordon Street, Guelph**

Dear Mr. Witmer,

Cole Engineering Group Ltd. (COLE) is pleased to provide you with this draft letter that outlines the results of our Peer Review of the Revised Hydrogeological Assessment report completed by Stantec in support of the proposed Zoning By-law Amendment at 1888 Gordon Street, Guelph. The report was revised on April 24, 2018 to address earlier review comments provided by COLE and City staff in February 2018 and a subsequent meeting at the City on April 10, 2018. In addition, Stantec's revised Functional Servicing Report (April 18, 2018) was also briefly reviewed as part of this peer review.

The following documents were included in this peer review:

- Hydrogeological Assessment, 1888 Gordon Street, City of Guelph, Ontario, Version 3 (Stantec, revised April 24, 2018).
- Functional servicing Report, 1888 Gordon Street, Guelph, Ontario (Stantec, revised January 2018).

1. Comments

The previous peer review comments are summarized below in black font and the corresponding new peer review comments, based on the latest revisions, are provided in red.

1. Surficial geologic mapping of the area presented in Figure 2 does match the Ontario Geological Survey (OGS) surficial mapping (MRD128 digital dataset).

This has been addressed; Figure 2 matched OGS MRD128 mapping

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2. The projected base elevation of Infiltration Gallery 1 is 0.65 m below this highest groundwater level (344.50 masl, from Table 4). Based on the Low Impact Development Stormwater Management Planning and Design Guide (TRCA 2010) and the Stormwater Management Criteria (TRCA 2012), the bottom of infiltration facilities should be at least 1 m above the seasonally high water table.

This has been addressed; as outlined in the report, each infiltration gallery will be 1.0 m above the interpreted high groundwater table.

3. An analysis of groundwater mounding would be useful in order to understand the impacts of post-development infiltration measures on the water table height locally and also relative to building basement elevations. Specifically, mounding under Infiltration Gallery 1 should be investigated as the groundwater level under this gallery is already a concern without mounding.

This has been completed. COLE acknowledges the completed groundwater mounding as being accurate and complete. This analysis indicates that mounding will not intersect the bottom of infiltration gallery 1 during any precipitation event. In contrast, mounding is expected to intersect infiltration gallery 2 and 3 during all precipitation events. It should be noted that this will affect the function of the infiltration galleries by causing a delay in the recharge of the accumulated water. Additional discussion is provided below (#10).

4. The current elevation of building basements is uncertain and does not appear to be mentioned in the Hydrogeological Assessment or FSR report. Section 2.1 of the FSR report indicates that there will be 0.5 m of separation between the underside of building foundations and the seasonally high water table; however, the foundation elevations are not stated and it is uncertain if this criteria is met. Further, the Geotechnical Report (LVM 2014) indicates that the lower level of the underground parking is to be at an elevation of approximately 343 masl. Based on an elevation of 343 masl the seasonally high water table will be approximately 2 m above this (345.15 masl). If the foundations are to be wholly or partially beneath the groundwater table, some discussion of potential mitigation measures is warranted.

This has been addressed. Section 7.1 in the Hydrogeology Report provides the elevations of the underside of each of the building foundations. When compared to the established high groundwater table (345.15 m AMSL), each foundation underside is > 0.5 m above the high water table. Please note that the seasonal high groundwater table elevation given on page 7.1 of the hydrogeology report (344 m AMSL) is incorrect. The correct elevation (345.15 m AMSL) is given on page 7.2.

5. Methods used to calculate design infiltration rates followed the guidelines outlined in the TRCA Stormwater Management Criteria, 2012.

No change required.

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6. Hydraulic conductivities obtained from infiltration testing ranged over three orders of magnitude from 1.4×10^{-4} m/s to 2.0×10^{-7} m/s. This range in hydraulic conductivity was determined to accurately represent the range of sediment types (from silty fine sand to gravelly fine sand) documented from the test pits based on literature values (Freeze and Cherry 1979).

No change required.

7. Infiltration tests were conducted at the proposed base elevation and approximately 1.5 m below the base elevation within the proposed location of Infiltration Galleries 1 and 3. Since the existing ground surface elevation at the proposed location for Infiltration Gallery 2 is currently below the expected base elevation, representative infiltration tests were completed approximately 20 m northeast of the gallery footprint where the existing ground surface is approximately equal to the expected base elevation. This alternative location of infiltration testing for Gallery 2 was determined to be adequate due to the proximity, similar elevation, and similar resulting infiltration rates to that obtained at galleries 1 and 3.

No change required.

8. The pre-development water balance for the Site does not seem to consider the additional runoff and evaporation that would result from the 5% impervious area that currently exists on the Site.

This does not appear to have been addressed, regardless is not considered a significant issue.

9. We agree that there will be an increase in post-development recharge, when infiltration measures are employed. Have potential impacts of increasing recharge been considered? Are there alternatives to reduce the surplus in recharge that could be explored (e.g., green roofs etc.)?

The discussion was provided in the FSR regarding potential measures to reduce the amount of surplus recharge (e.g., green roofs etc.). Note that the analysis provided may have underrepresented the potential surplus in recharge in the post development scenario (it assumed that only 80% of the runoff would become recharge). Therefore, it is possible that the recharge surplus could be greater than that stated.

10. Groundwater mounding analysis would be useful to understand the impacts of the increased post-development groundwater recharge on building foundations, the nearby Halls Pond PSW Complex etc.

Groundwater mounding was completed for each of the infiltration galleries and the results were presented in the text and graphically in the Hydrogeology Report. COLE acknowledges the completed groundwater mounding as being accurate and complete. This results indicated that:

- Mounding will not intersect the bottom of Infiltration Gallery 1 during any precipitation event.

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- Mounding is expected to intersect Infiltration Galleries 2 and 3 during all precipitation events. It should be noted that this may affect the function of the infiltration galleries by causing a delay in the recharge of the accumulated water; however, there should be sufficient volume within the LIDs to accommodate this.
- The elevated groundwater table related to surrounding properties are provide on Figures 10, 11, and 12. Based on the analysis provided, impacts on neighbouring properties are not anticipated.

The mounding water table intersecting Infiltration Galleries 2 and 3 during certain storm event means that those galleries will not be recharging water during that time period. However, the water should subsequently recharge once the water table subsides. There is not a concern from a Stormwater Management perspective. City staff may wish to review this issue against any relevant design policies.

11. The monthly water balance results are provided in an appendix but not discussed. A review of the monthly pre- and post-development water balance results show a large infiltration deficit in April. Discussion of the groundwater recharge deficit in April and any impacts should be included, especially since in the pre-development water balance most of the annual recharge occurs in April.

This was discussed in the Functional Servicing Report.

12. It was noted that the rooftop ponding over three days exceeds the typical 72 hour minimum draw down period. Please revise accordingly.

As per Table 6 of the FSR, the drain times are below 72 hours. The comment has been addressed.

13. To reduce the risk of potential localized high groundwater fluctuations that could cause instability to building foundations, it is recommended that opportunities to expand the footprint of the infiltration galleries with shallower depths be explored.

The comment has been addressed. Infiltration gallery one is now shallower.

14. In Section 6.3, details on the infiltration galleries should refer to section 6.4.

The comment has been addressed.

15. The water quality control calculations were provided; however, the water quality requirements for the Site should also be indicated in the design criteria section (Section 6.1.2).

The comment has been addressed.

16. The 3 hr Chicago storm event are typical storms for a Site plan with a drainage area smaller than 1.0 ha. Given the Site is over 3.2 ha in size, the runoff volume is more critical than peak flows, using only the 3 hr Chicago storm is not conservative. Therefore, a 6 hour Chicago event should also be evaluated for quality control requirements.

The 6 hour Chicago event was not modelled, however, this does not appear to be a significant issue.

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17. Please confirm that a minimum of 5 m setback is provided between the infiltration galleries and the building foundations, as per the building code.

From scaling the servicing drawing, it appears that the 5 m setback has been provided. The comment has been addressed.

18. An operation and maintenance manual for the infiltration galleries should be provided at detailed design.

The comment should be addressed at detailed design.

19. In general, we concur that the infiltration gallery should work based on the assumptions in the FSR (i.e., soil percolation rates, groundwater table, 3-hr rainfall, etc.) with the exception of during the Regional Storm, and notwithstanding the concerns highlighted above. During the Regional Storm event, an emergency overland spill route is provided. However, concerns were mentioned above regarding 6-hr storm, and 3-day ponding. If Stantec can confirm / address these concerns and City staff agree with a 3-day ponding duration on the rooftops, then the overall SWM concept is acceptable.

The comment has been addressed.

2. Closure

This Peer Review was prepared for the benefit of the City of Guelph. Our Peer Review findings are based on information provided in the referenced reports. We have assumed that the information presented is true and accurate. We cannot be held responsible for the Site conditions should they differ from those reported.

Yours sincerely,
COLE ENGINEERING GROUP LTD.

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ATT-15
Public Notification Summary

January 17, 2017	Applications for Official Plan Amendment and Zoning By law Amendment (Files OP1701 and ZC1701) submitted to the City
February 9, 2017	Applications deemed complete by Planning staff
February 15, 2017	Notice of Complete Application mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
February 24, 2017	Notice sign placed on property
March 16, 2017	Public Meeting Notice advertised in the <i>Guelph Tribune</i>
March 17, 2017	Notice of Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
April 10, 2017	Statutory Public Meeting of City Council
November 3, 2017	Revised Applications for Official Plan Amendment and Zoning By law Amendment (Files OP1701 and ZC1701 submitted to the City
November 23, 2017	Notice of Revised Applications mailed to prescribed Agencies, City departments and surrounding property owners within 200 metres
January 23, 2018	Neighbourhood Information Meeting and Open House hosted by Applicant/Developer on Revised Applications
January 25, 2018	Notice of Third Resubmission mailed to prescribed Agencies, City departments
May 30, 2018	Notice of Decision Meeting sent to parties that commented on applications or requested notice
June 11, 2018	City Council Meeting to consider staff recommendation