DATE    JANUARY 12, 2009

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

O Canada
Silent Prayer
Disclosure of pecuniary Interest

PUBLIC MEETING TO HEAR APPLICATIONS UNDER SECTIONS 17, 34 AND 51 OF THE PLANNING ACT

1) 340 CLAIR ROAD EAST
   Proposed Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment (File 23T-02502/ZC0706) – Ward 6
   a) Staff presentation by Al Hearne
   b) Brian Blackmere, Reid’s Heritage Homes
   c) Delegations (limited to a maximum of ten minutes)
      i) Dan Duszczyzyn, Wellington County Separate School Board
   d) Staff summary

2) 1467 GORDON STREET
   Proposed Official Plan Amendment and Zoning By-law Amendment (File OP0501/ZC0502) – Ward 6
   a) Staff presentation by Chris DeVriendt
   b) Astrid Clos, Astrid J. Clos Planning Consultants
   c) Delegations (limited to a maximum of ten minutes)
      i) Alfred Artinger, Reid’s Heritage Homes
      ii) Chris Sims, Gamsby & Mannerow
   d) Staff summary

3) 1897 GORDON STREET (Bird Property)
   Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment (File 23T-8505/OP0801/ZC0306) – Ward 6
   a) Staff presentation by Chris DeVriendt
   b) Astrid Clos, Astrid J. Clos Planning Consultants
c) Delegations (limited to a maximum of ten minutes)
   i) Tom Krizsan, Thomasfield Homes
   ii) Chris Sims, Gamsby & Mannerow (available to answer questions)
   iii) Steven Aboud, Aboud & Associates (available to answer questions)
   iv) Bill Banks, Banks Groundwater (available to answer questions)

d) Staff summary

PLANNING CONSENT DECISIONS
"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

DELEGATIONS
(limited to a maximum of five minutes)

1) 35 BROCKVILLE AVENUE: Proposed Zoning By-law Amendment (ZC0804) – Ward 1
   a) Norm Anderson

2) 300 Grange Road: Proposed Draft Plan of Subdivision and Zoning By-law Amendment (23T-07505/ZC0711) – Ward 1
   a) Neil Rocha

3) 294, 312 and 316 Grange Road: Proposed Draft Plan of Subdivision and Zoning Amendment (23T-7502/ZC0705) – Ward 1
   a) Astrid Clos, Astrid J. Clos Planning Consultants
   b) Shawn McGuire (available to answer questions)
   c) Fraser Robinson, Burnside and Associates (available to answer questions)
   d) Jim Horton, Wentworth Consulting (available to answer questions)
   e) Neil Rocha

BY-LAWS:
Resolution – Adoption of By-laws (Councillor Farrelly)
"THAT By-law Number (2009)-18704 is hereby passed."
## BYLAWS

### January 12, 2009

<table>
<thead>
<tr>
<th>By-law Number (2009)-18704</th>
<th>To designate a Community Improvement Project Area. (downtown)</th>
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<td>A by-law to designate a Community Improvement Project Area within the Corporation of the City of Guelph. (downtown)</td>
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### ADJOURNMENT
TO Guelph City Council

SERVICE AREA Community Design and Development Services
DATE January 12, 2009

SUBJECT 340 Clair Road East - Draft Plan of Residential Subdivision and associated Zoning Bylaw Amendment (File 23T-02502/ZC0706) Ward 6

REPORT NUMBER 09-01

RECOMMENDATION
"THAT Report 09-01 regarding a revised Draft Plan of Residential Subdivision and associated Zoning By-law Amendment application regarding Phase 4 of the Westminster Woods East Subdivision (File 23T-02502/ ZC0706) applying to property municipally known as 340 Clair Road East, City of Guelph, from Community Design and Development Services dated January 12, 2009, BE RECEIVED."

SUMMARY;
This report provides updated information on a revised application requesting approval of a draft plan of residential subdivision and associated zoning bylaw amendment from Westminster Woods Limited (See Schedule 1).

BACKGROUND
The large-scale Westminster Woods East Subdivision has been both approved and developed in phases over the past several years (See Schedule 5).

The original complete application for subdivision and zoning approval of Phase 4 was received on January 19, 2007. The statutory Public Meeting was held on March 3, 2008. Report 08-21 from Community Design and Development Services dated March 3, 2008 provided background information. The subdivision plan that was presented to Council at that time is attached in Schedule 4.

Issues that were raised at the March 3, 2008 Public Meeting of Council included:
- The use of dual zoning was questioned given the need to provide a full range and mix of housing types including apartments and townhouses.
- The need for a convenience commercial site in the plan, in a convenient, central location and within walking distance for neighbourhood residents.
- Consideration of other non-residential uses including a church site and the opportunity for live/work units in the plan.
- The need for the 'greenfields' subdivision to meet Places to Grow minimum density criteria.
- The provision of a complete network of sidewalks in the neighbourhood to support a walkable community.
COUNCIL REPORT

Since the March 2008 Public Meeting, the owner has been working with Staff to respond to the issues. The latest formal revision to the application was received on November 18, 2008. Based on the substantial changes made to the application, there is a need for further public notification and a second Public Meeting.

The second statutory Public Meeting on January 12, 2009 is intended to ensure that updated information is communicated to the public and agencies for comments. A Notice of the latest revision to the application was circulated to agencies, surrounding property owners and placed in the local newspaper on December 19, 2008. After the second January 12, 2009 Public Meeting, once the application is reviewed and all issues are addressed, the application will be presented to City Council along with a Staff recommendation in early 2009.

Location
The application presented to Council at the March 3, 2008 Public Meeting proposed 168 to 213 dwelling units on 10.07 hectares (24.88 acres) of land (See Schedule 4). The latest revised application proposes a range of 579 to 668 dwelling units on a total site area of 25.52 hectares (63 acres) (See Schedule 5).

The subject lands are located on the west side of Victoria Road and are bounded to the west by Phases 2 and 3 of the Westminster Woods residential community, to the south by Clair Road, to the north by the Pine Ridge East residential community and to the east by Victoria Road South (See Schedule 1). The lands represent the remaining balance of the Westminster Woods East development lands.

Official Plan Designation
The existing land use designations on Schedule 1 of the Official Plan applying to the subject property are "General Residential ", "Medium Density Residential" and Non-Core Greenlands Overlay. These designations are illustrated and explained in Schedule 2. Schedule 2 of the Official Plan also identifies the lands in the "Other Natural Heritage Features" area and the Arkell Springs Water Resource Protection Area (See Schedule 2).

Existing Zoning
The subdivision lands are currently zoned 'Agriculture' under the Puslinch Township Zoning By-law 19/85 (See Schedule 3).

REPORT
Description of Proposed Plan of Subdivision
The owners are asking to subdivide the subject property in accordance with the draft plan of subdivision attached in Schedule 5 and are asking for draft plan approval on the entire balance of the Westminster Woods East development lands. The subdivision proposes 85 residential lots for single-family detached dwellings (Lots 1-85), two large blocks for medium and high-density multiple residential development (Blocks 86 and 87), a block for a specialized commercial/residential development (Block 88), one block for a Wellington District Catholic School Board elementary
school site (Block 89) and two blocks along Clair Road and Victoria Road for common element condominium landscape features (Blocks 90 and 91). The lot and block sizes and subdivision breakdown for the proposed plan is detailed in **Schedule 5**.

Block 86 is proposed with a dwelling unit range of 230 to 272 units while Block 87 is proposed with a unit count range of 264 to 311 units. The subdivision proposes a total residential unit count range of between 579 to 668 dwelling units. The owner intends to develop Blocks 86 and 87 with a housing mix that varies from a 6-plex townhouse type housing form to a 24-plex apartment form, depending on market demand (See **Schedule 6**). Based on average household occupancies of 3.2 persons per dwelling unit for singles and 2.5 persons per unit for the balance of the proposal, the expected density range is 78.48 to 88.28 persons/jobs per hectare.

The subdivision proposal would complete both the Colonial Drive and Baxter Drive road connections and Blocks 86, 87, and 88 are proposed to be serviced by a private road network. Open space landscape features which are intended to become part of the common element condominium landscape features that has been established in earlier phases of the Westminster Woods subdivision are planned on Blocks 90 and 91 on the plan.

The Wellington District Catholic School Board is planning to acquire Block 89 when the plan is registered, so construction can commence on a large elementary school building that will include a childcare component. The Wellington District Catholic School Board has emphasized that construction of the building will take 14 months and in order to open the school in September 2010, the subdivision plan must be registered and the Board must start construction in May 2009. A plan illustrating the proposed first phase of development which includes the proposed school site is attached in **Schedule 6**.

**Description of Proposed Zoning Bylaw Amendment**

To implement the proposed draft plan of subdivision, the owner is asking to rezone 18 lots to a Specialized R.1B (Single-Detached Residential) Zone, 29 lots to the R.1C (Single-Detached Residential) Zone and 38 lots to the R.1D (Single-Detached Residential) Zone, Blocks 86 and 87 to a Specialized R.3A/R.4A (Townhouse/Apartment) Zone, Block 88 to a Specialized CR (Commercial/Residential) Zone and Block 89 to the I.1 (Institutional) Zone. The details of the proposed zoning are attached in **Schedule 7**.

**Support Documents**

In support of the entire plan of subdivision for Westminster Woods East, the developer submitted the following reports and information which have since been accepted by the review agencies:


The owner's list of energy conservation measures to be incorporated into the development of Phase 4 to support the Community Energy Plan (CEP) is highlighted in Schedule 8.

Public and Agency Comments
To date, agencies commenting on the former proposal (Schedule 4) have been supportive of the next phase of development and there have been no concerns expressed by the surrounding property owners. The latest revised proposal (Schedule 5) will be circulated for comments on December 19, 2008.

Staff Review
The review of this application will address the following issues:

- Review criteria outlined in Section 51(24) of The Planning Act (subdivision control).
- Evaluation of the proposal against the land use designations and policies of the Official Plan, including the need for an Amendment to the Official Plan for the proposed commercial Block 88.
- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation including density requirements.
- Review of the proposed phasing and timing in compliance with the Developments Priority Plan (DPP) and the City's large-scale subdivision phasing policy.
- CEP considerations.
- Review of the proposed Zoning.
- Confirmation that the plan provides a full mix of housing types.
- Confirmation that the plan provides convenience commercial facilities in a central location to the neighbourhood.
- Confirmation that other non-residential uses have been included in the plan.
- Confirmation of a complete sidewalk network throughout the neighbourhood.
- The urgency of timing for the Wellington District Catholic School Board to acquire Block 89 and develop the site to meet the September 2010 school opening deadline.

Once the application is reviewed and all issues are addressed, a report from Community Design and Development Services with a recommendation for refusal or approval will be considered at a future meeting of Council.

FINANCIAL IMPLICATIONS
Financial implications will be reported in the future Community Design and Development Services recommendation report to Council.
COMMUNICATIONS
The original Notice of Application was mailed May 4, 2007. The second Notice of Application and Public Meeting for the revised proposal was mailed and advertised in the Guelph Tribune on February 8, 2008. The statutory Public Meeting was held March 3, 2008. Notice of the second Public Meeting scheduled for January 12, 2009 was mailed and an advertisement was placed in the local newspaper on December 19, 2008.

ATTACHMENTS
Schedule 1 – Location Map
Schedule 2 – Existing Official Plan Land Use Designations and Policies
Schedule 3 – Existing Zoning
Schedule 4 - Draft Plan of Subdivision Presented at Original Public Meeting of City Council on March 3, 2008 (now superseded)
Schedule 5 - Proposed Phase 4 Draft Plan of Subdivision
Schedule 6 - Proposed Phase 4 Concept Plans
Schedule 7 – Proposed Phase 4 Zoning
Schedule 8 - Proposed Conservation Measures

Prepared By:
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Schedule 1
Location Map
Proposed Phase 4 of Westminster Woods East Plan of Subdivision

KEY PLAN

metric scale
0 100 200 300 400 500
Schedule 2
Existing Official Plan Land Use Designations and Policies

5.7 Arkell Springs Water Resource Protection Area
5.7.1 The City is reliant on the majority of its water supply coming from the Arkell Springs located to the southeast of the City. A portion of the recharge area associated with these spring grounds is located within the City of Guelph, and is identified as such on Schedule 2. Policies respecting the protection of these spring grounds are outlined in subsection 4.3, Water Resources.

SECTION 6: NATURAL HERITAGE FEATURES
6.1 Introduction
This section of the Plan provides policy for the protection of features and ecological functions of Guelph’s natural environment. The policies of this section are intended to identify and provide a level of protection for lands representing the full spectrum of Guelph’s natural heritage features and ecosystems.

Natural heritage features are important for their environmental and social values and as a legacy of the natural landscapes of the area. These features include areas containing wetlands, forested areas, wildlife habitats for terrestrial and aquatic species (including endangered and threatened species), valleylands, areas of natural and scientific interest (ANSI), environmental corridors and ecological linkages.

Natural heritage features are included within the Greenslands System as identified on Schedule 1 to this Plan. Subsection 7.13 of this Plan provides land use policies respecting lands within the Greenslands System.

A more refined illustration of the various forms of natural heritage features that have been currently inventoried in the City is outlined on Schedule 2. The following categories are outlined on this Schedule: Provincially Significant Wetlands, Areas of Natural and Scientific Interest, Locally Significant Wetlands and Other Natural Heritage Features.

The “Other Features” category includes lands that primarily comprise environmental corridors, ecological linkages and buffers to natural heritage features. The specific delineation of any of these features on the Schedule is intended to indicate the primary function that is associated with the lands outlined on the Schedule. However, this feature delineation does not create a mutually exclusive classification of natural features, e.g. animal habitat is found in all natural heritage feature areas.

Objectives
a) To recognize and identify existing natural features and their associated ecological functions in the City that should be preserved and/or enhanced.
b) To provide ecologically-appropriate recreational and educational opportunities in the unique natural areas incorporated into the urban form and structure of the City.
c) To protect, preserve and enhance land with unique or environmentally significant natural features and ecological functions.
d) To maintain and enhance natural river valleys, vistas and other aesthetic qualities of the environment.

e) To promote the continued integrity and enhancement of natural features by interconnecting these features with environmental corridors and ecological linkages, where possible.

f) To establish a comprehensive systems approach to the protection and enhancement of natural heritage features.

g) To ensure development activities on lands adjacent to natural heritage features do not detrimentally impair the function and ecological viability of the abutting heritage feature.

h) To provide a clear and reasonable mechanism for assessing the impact of applications for land use change on natural features and functions.

**General Policies**

6.1.1 The City requires the protection of natural heritage features and their associated ecological functions and also encourages their enhancement where appropriate. The City also encourages feature protection in areas adjacent to the Municipality's boundaries.

1. In addition to implementing the other policies of this Plan, the City may use one or more of the following alternative means to protect natural heritage features:

   a) The acquisition of lands;

   b) Requesting the Grand River Conservation Authority to acquire those lands associated with a hydrologic function and/or suitable for conservation purposes;

   c) Entering into agreements with landowners using measures such as the use of conservation easements to secure the protection of lands;

   d) Encouraging landowners to preserve or convey land to a public agency or land trust;

   e) Implementing municipal by-laws to protect lands.

6.1.2 Where any land is delineated as a natural heritage feature on Schedule 2 and the land is under private ownership, this Plan does not intend that such land is open to the general public, or that the lands will be purchased by the City or any other public agency.

6.1.3 The City shall undertake public infrastructure works and actions that are consistent with the protection of natural heritage features. In instances where infrastructure works may impinge upon these areas, the City will give consideration to the impacts of its proposed actions, consider alternatives and implement measures to minimize impacts.

6.1.4 Natural heritage features and their associated ecological functions are a central component of the Greenlands System as outlined in subsection 7.13.

**General Residential’ Land Use Designation**

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential development shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing
forms. *Multiple unit residential buildings* will be permitted without
amendment to this Plan, subject to the satisfaction of specific development
criteria as noted by the provisions of policy
7.2.7. Residential care facilities, *lodging houses, coach houses* and garden
suites will be permitted, subject to the development criteria as outlined in the
earlier text of this subsection.
7.2.32 Within the 'General Residential' designation, the net density of
development shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the net density of
development on lands known municipally as 40 Northumberland Street, shall
not exceed 152.5 units per hectare (62 units per acre).
7.2.33 The physical character of existing established low density residential
neighbourhoods will be respected wherever possible.
7.2.34 Residential lot *infill*, comprising the creation of new low density
residential lots within the older established areas of the City will be
encouraged, provided that the proposed development is compatible with the
surrounding residential environment. To assess compatibility, the City will
give consideration to the existing predominant zoning of the particular area
as well as the general design parameters outlined in subsection 3.6 of this
Plan. More specifically, residential lot *infill* shall be compatible with adjacent
residential environments with respect to the following:
a) The form and scale of existing residential development;
b) Existing building design and height;
c) Setbacks;
d) Landscaping and amenity areas;
e) Vehicular access, circulation and parking; and
f) Heritage considerations.
7.2.35 Apartment or townhouse *infill* proposals shall be subject to the
development criteria contained in policy 7.2.7.

'Medium Density Residential' Land Use Designation
7.2.36 The predominant use of land within areas designated as 'Medium
Density Residential' on Schedule 1 shall be for *multiple unit residential
buildings*, such as townhouses, row dwellings and walk-up apartments. It is
not intended that housing forms such as *single detached* or *semi-detached*
units shall be permitted. Residential care facilities and *lodging houses* may be
permitted by the provisions of this Plan.
a) Within the Medium Density Residential designation at the northeast side
of the intersection of York Road and Wyndham Street South, detached
and semi-detached housing forms are permitted with frontage onto York
Road, Wyndham Street South and Richardson Street provided that the
overall density of development within the Medium Density Residential
designation in this location complies with Section 7.2.38.
7.2.37 The 'Medium Density Residential' designation has been outlined on
Schedule 1 in instances where there is a clear planning intent to provide for
the following:
a) Medium density housing forms in new growth areas to assist in providing
opportunities for *affordable housing*;
b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
c) A variety of housing types and forms to be situated throughout all areas of the community; and
d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.

7.2.38 The net density of development shall be a minimum of 20 units per hectare (8 units/acre) and a maximum of 100 units per hectare (40 units/acre), except as provided for in policy 7.2.10.

7.2.39 Medium density residential development proposals shall generally comply with criteria established for multiple unit residential buildings in policy 7.2.7 of this Plan, and shall be regulated by the Zoning By-law.

7.2.40 In addition to being permitted on land designated ‘Medium Density Residential’, multiple unit residential buildings may be permitted without an amendment to this Plan on land designated ‘General Residential’ where such proposals generally comply with the criteria 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.

Non-Core Greenlands Overlay
7.13.5 The lands associated with the Non-Core Greenlands overlay on Schedule 1 may contain natural heritage features, natural feature adjacent lands and natural hazard lands that should be afforded protection from development. The following natural features and their associated adjacent lands are found within the Non-Core Greenlands area: fish habitat, locally significant wetlands, significant woodlands, significant environmental corridors and ecological linkages, significant wildlife habitat. In many instances these natural features also have hazards associated with them which serve as development constraints.

1. Policies relating to natural heritage features are contained in Section 6 of this Plan.
2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

7.13.6 Development may occur on lands associated with the Non-Core Greenlands overlay consistent with the underlying land use designation in instances where an environmental impact study has been completed as required by subsection 6.3 of this Plan, and it can be demonstrated that no negative impacts will occur on the natural features or the ecological functions which may be associated with the area. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of any identified natural heritage feature as part of such environmental impact study.

7.13.7 It is intended that the natural heritage features associated with the Non-Core Greenlands overlay are to be protected for their ecological value and function. The implementing Zoning By-law will be used to achieve this objective by placing such delineated features from an approved environmental impact study in a restrictive land use zoning category.

7.13.8 Development may occur on lands associated with the Non-Core Greenlands overlay where the matters associated with hazard lands as noted in Section 5 can be safely addressed. In addition, development within the flood fringe areas of the Two Zone Flood Plain will be guided by the policies of subsection 7.14.
Schedule 3
Existing Zoning

REFER TO THE TOWNSHIP OF PUSLINCH ZONING BY-LAW

SUBJECT LANDS

TOWNSHIP OF PUSLINCH

SUBJECT LANDS
Schedule 4
Draft Plan Presented at Original Public Meeting of City Council on March 3, 2008 (now superseded)
PHASE 4

AREA TABLE
RESIDENTIAL LOTS lots 1-93 ____________________________ 4.04 ha
MEDIUM DENSITY block 94 ____________________________ 2.30
SEPARATE ELEMENTARY SCHOOL block 95 ____________ 2.04
OPEN SPACE / LANDSCAPE FEATURE block 96 _______ 0.10
ROADS ____________________________ 1.59±
TOTAL ____________________________ 10.07 ha±

ROADS
26.0m (85) R.O.W. ____________________________ 25 m
20.0m (66) R.O.W. ____________________________ 425
17.0m (56) R.O.W. ____________________________ 375
TOTAL ____________________________ 825 m

Roadway lengths indicated refer to right of way lengths, not centreline lengths.

UNIT COUNT
15.3m (50) Single ____________________________ 18u
12.2m (40) Single ____________________________ 29
11.0m (30) Single ____________________________ 21
9.2m (30) Single ____________________________ 25
MEDIUM DENSITY ____________________________ 75-120
TOTAL ____________________________ 168-213u
Schedule 5
Proposed Draft Plan of Subdivision
Phase 4 of Westminster Woods East Plan of Subdivision
Schedule 5
Proposed Draft Plan of Subdivision
Phase 4 of Westminster Woods East Plan of Subdivision
PHASE 4

AREA TABLE

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<td>Residential Lots 1-85</td>
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<td>Medium Density / High Density Blks 86 &amp; 87</td>
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<td>Specialized Commercial/Residential Blk. 88</td>
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<td>Separate Elementary School Block 89</td>
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<td>Open Space/Landscape Feature Blocks 90 &amp; 91</td>
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<td><strong>Total</strong></td>
<td><strong>25.52 ha±</strong></td>
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ROADS

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<td>17.0m (55')</td>
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Roadway lengths indicated refer to Right of Way lengths, not centreline lengths.

UNIT COUNT

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<td>12.2m (40') Single</td>
<td>C 29</td>
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<td>11.0m (35') Single</td>
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<td>Medium / High Density</td>
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<td><strong>Total</strong></td>
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-18-
Schedule 6
Proposed Phase 4 Subdivision Concept
Schedule 6
Proposed Phase 4 Subdivision Concept
Illustrating Phase One Site Plan
Schedule 7
Proposed Zoning

Description of Zones proposed in Phase 4
- R.1B – Single-detached – minimum 15 metres of frontage and 460m² minimum lot area.
- R.1C – Single-detached – minimum 12 metres of frontage and 370m² minimum lot area.
- R.1D – Single-detached – minimum 9 metres of frontage and 275m² minimum lot area.
- R.3A – Cluster Townhouses and in accordance with Section 5.3.1 of the Zoning Bylaw.
- R.4A – Apartment Dwellings and in accordance with Section 5.41 of the Zoning Bylaw.
- I.1 – Institutional – in accordance with Section 8.1 of the Zoning Bylaw.

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<tr>
<th>Lots / Blocks</th>
<th>Land Use</th>
<th>Zoning</th>
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<tbody>
<tr>
<td>Lots 1-5; 23-39; 55-61</td>
<td>Single Detached Residential Min. Frontage of 12 metres</td>
<td>R.1C</td>
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<tr>
<td>Lots 6-22; 40</td>
<td>Single Detached Residential Min. Frontage of 15 metres and sideyard of 1.2 metres</td>
<td>R.1B-?</td>
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<tr>
<td>Lots 41-54; 62-85</td>
<td>Single Detached Residential Min. Frontage of 9 metres</td>
<td>R.1D</td>
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<tr>
<td>Block 86</td>
<td>Medium Density / High Density Residential</td>
<td>R.3A-? / R.4A-? Specialized Zone – See Below</td>
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<tr>
<td>Block 87</td>
<td>Medium Density / High Density Residential</td>
<td>R.3A-? / R.4A-? Specialized Zone – See Below</td>
</tr>
<tr>
<td>Block 88</td>
<td>Specialized Commercial Residential</td>
<td>CR-?</td>
</tr>
<tr>
<td>Block 89</td>
<td>Institutional – Catholic Elementary School</td>
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<td>Block 90</td>
<td>Open Space Landscape</td>
<td>P2</td>
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<tr>
<td>Block 91</td>
<td>Open Space Landscape</td>
<td>P2</td>
</tr>
</tbody>
</table>
R.3A-?/R.4A-? SPECIALIZED ZONE – BLOCK 86 (North of Frederick Dr.)

PERMITTED USES

Residential Uses
- Duplex Dwelling
- Townhouse – Cluster & Stacked
- Apartment Building

Amenity / Open Space Uses
- Active and / or passive Recreational Facilities
- Play Equipment
- Informal Play Area
- Picnic Areas
- Wading Pool and/or Water Spray Area
- Outdoor Skating Rink
- Amenity / Recreation Centre

REGULATIONS

Minimum Dwelling Units
230 Dwelling Units

Maximum Dwelling Units
272 Dwelling Units

Minimum Gross Floor Area (per unit)
50 square metres

Minimum Front Yard
a) From a public Street – 4.5 metres
b) From a private Street – 4.5 metres from the nearest sidewalk

Maximum Building Height
4 Storeys

Maximum Block Coverage
No more than 40% of the lot or block area shall be covered by buildings or structures.

Minimum Common Amenity Area
An amount not less than 30m2 per dwelling unit shall be provided and aggregated into areas of not less than 50m². Amenity area shall be designed and located so that the length does not exceed 4 times the width.

Minimum Landscaped Open Space Area (% of Block Area)
30% of the Block Area
Minimum Off-Street Parking for Each Dwelling Unit
Townhouse - 1.5 spaces
Apartment – 1 space

Separation Distance Requirements for Townhouses and Apartment Buildings
The distance between any two buildings shall in no case be less than 4.0m and meet OBC requirements.

Frontage on a Street
Despite section 4.1, access from a block, Building or Street in the ? Zone to a public Street may be provided by way of a private Street.

Maximum Number of Dwelling Units in a Row
12 Dwelling Units

R.3A-? /R.4A-? SPECIALIZED ZONE – BLOCK 87 (South of Frederick Dr.)

PERMITTED USES

Residential Uses
- Duplex Dwelling
- Townhouse – Cluster & Stacked
- Apartment Building

Amenity / Open Space Uses
- Active and / or passive Recreational Facilities
- Play Equipment
- Informal Play Area
- Picnic Areas
- Wading Pool and/or Water Spray Area
- Outdoor Skating Rink
- Amenity / Recreation Centre

REGULATIONS

Minimum Dwelling Units
264 Dwelling Units

Maximum Dwelling Units
311 Dwelling Units

Minimum Gross Floor Area (per unit)
50 square metres

Minimum Front Yard
  c) From a public Street – 1.0 metre
d) From a private Street – 4.5 metres from the nearest sidewalk

Maximum Building Height
4 Storeys

Maximum Block Coverage
No more than 45% of the lot or block area shall be covered by buildings or structures.

Minimum Common Amenity Area
An amount not less than 30m² per dwelling unit shall be provided and aggregated into areas of not less than 50m². Amenity area shall be designed and located so that the length does not exceed 4 times the width.

Minimum Landscaped Open Space Area (% of Block Area)
30% of the Block Area

Minimum Off-Street Parking for Each Dwelling Unit
Townhouse - 1.5 spaces
Apartment – 1 space

Separation Distance Requirements for Townhouses and Apartment Buildings
The distance between any two buildings shall in no case be less than 4.0m and meet OBC requirements.

Frontage on a Street
Despite section 4.1, access from a block, Building or Street in the ? Zone to a public Street may be provided by way of a private Street.

Maximum Number of Dwelling Units in a Row
12 Dwelling Units

CR-7 SPECIALIZED COMMERCIAL / RESIDENTIAL ZONE – BLOCK 88

PERMITTED USES

Residential Uses
• Duplex Dwelling
• Townhouse – Cluster & Stacked
• Apartment Building

Commercial Uses
• Convenience Store
• Dry Cleaning Outlet
• Financial Establishment
• Florist
- Laundry
- Library
- Medical Clinic
- Medical Office
- Office
- Personal Service Establishment
- Restaurant
- Restaurant (take-out)
- Veterinary Service
- Day Care Centre
- Video Rental Outlet
- Gas Bar
- Art Gallery
- Accessory Use

Amenity / Open Space Uses
- Active and / or passive Recreational Facilities
- Play Equipment
- Informal Play Area
- Picnic Areas
- Wading Pool and/or Water Spray Area
- Outdoor Skating Rink
- Amenity / Recreation Centre

REGULATIONS

Minimum Dwelling Units
59 Dwelling Units

Maximum Dwelling Units
70 Dwelling Units

Minimum Gross Floor Area (per dwelling unit)
50 square metres

Maximum Gross Floor Area – Commercial
2,973 m2

Maximum Building Height
4 Storeys

Maximum Block Coverage
No more than 45% of the lot or block area shall be covered by buildings or structures.

Minimum Common Amenity Area
An amount not less than 30m2 per dwelling unit shall be provided and aggregated into areas of not less than 50m2. Amenity area shall be designed and located so that the length does not exceed 4 times the width.
Minimum Landscaped Open Space Area (% of Block Area)
30% of the Block Area

Minimum Off-Street Parking for Each Unit
Townhouse - 1.5 spaces
Apartment – 1 space
Commercial – 1 space per 75 m2 of gross floor area

Separation Distance Requirements for Townhouses and Apartment Buildings
The distance between any two buildings shall in no case be less than 4.0m and meet OBC requirements.

Frontage on a Street
Despite section 4.1, access from a block, Building or Street in the Zone to a public Street may be provided by way of a private Street.

Maximum Number of Dwelling Units in a Row
12 Dwelling Units
<table>
<thead>
<tr>
<th><strong>Sustainable Sites</strong></th>
<th><strong>Standard Specification</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Development</td>
<td>A compact and well utilized site helps contain urban sprawl</td>
</tr>
<tr>
<td>Urban Development-erosion and sedimentation control</td>
<td>A comprehensive erosion and sedimentation control plan is in effect throughout redevelopment of the site.</td>
</tr>
<tr>
<td>Existing &amp; Proposed Trees</td>
<td>New tree planting contributes to the overall rejuvenation of the urban forest.</td>
</tr>
<tr>
<td>Site Lighting</td>
<td>The project incorporates exterior light fixtures with refractor and cut-off shields to control light pollution, with energy efficient operation controlled by light sensors.</td>
</tr>
<tr>
<td>Alternative Transportation</td>
<td>Planned bus route along Goodwin Drive and Colonial Drive. Bicycle racks will be provided. Walking trails incorporated throughout development and adjacent open space area.</td>
</tr>
<tr>
<td>Landscape and Exterior Design</td>
<td>The project incorporates the use of light colored surface paving and terrace/balcony materials where practical to increase reflectivity &amp; decrease heat island effect</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Water Efficiency</strong></th>
<th><strong>Standard Specification</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Water efficient Landscaping</td>
<td>Drought resistant soft landscape material will be specified as much as possible</td>
</tr>
<tr>
<td>Landscape Irrigation</td>
<td>Automated drip irrigation systems which maximize utility of applied water are specified and only in areas where it would be essentially required</td>
</tr>
<tr>
<td>Storm Water Management</td>
<td>Controlled roof drains provided to control flow rate of storm water</td>
</tr>
<tr>
<td>Reduced Water Consumption</td>
<td>Low flow faucets and showerheads and low volume flush toilets (HET high efficiency toilets) where possible</td>
</tr>
<tr>
<td>Drain Water Recovery</td>
<td>Drainwater Heat recovery will be provided in majority of units. Reducing Gas consumption by 30-40%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Energy &amp; Atmosphere</strong></th>
<th><strong>Standard Specification</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Features</td>
<td>Project complies with ban on ozone-depleting refrigerant gases</td>
</tr>
<tr>
<td>Design Features-mechanical systems</td>
<td>Building’s HVAC systems are centralized and heat recovery ventilators (HRV’s or ERV’s) are incorporated in the majority of the central air return systems.</td>
</tr>
<tr>
<td>Design Features</td>
<td>Low E windows reduce heat gains and heat loss</td>
</tr>
<tr>
<td>Design Features-mechanical systems</td>
<td>High efficiency boilers will be used to save natural gas</td>
</tr>
<tr>
<td>Design Features-mechanical systems</td>
<td>Cooling equipment will be min 14 seer capacity, efficiency. This exceeds the MNEC and CBC.</td>
</tr>
<tr>
<td>Design Features-Electrical</td>
<td>Lighting for residences will be min 75% CFL (or comparable energy efficient lighting alternative)</td>
</tr>
<tr>
<td>Design Features-Mechanical Systems</td>
<td>Insulated and Sealed supply and return plenums will be specified in majority of units. Ensures efficient distribution of heating/cooling/ventilation.</td>
</tr>
<tr>
<td>Electrical Metering and Controls</td>
<td>Individual real-time energy and GHG (greenhouse gas) monitoring devices installed in majority of units. Makes occupants aware/conscious of energy use (kW &amp; $) and ghg emissions.</td>
</tr>
<tr>
<td>Electrical Metering</td>
<td>Occupancy sensors provided in service rooms with intermittent occupancy to reduce hydro</td>
</tr>
<tr>
<td>and Controls</td>
<td>consumption</td>
</tr>
<tr>
<td>----------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>Electrical Metering</td>
<td>Perimeter day lighting controls to conserve hydro (lights turn off automatically when natural lighting is sufficient)</td>
</tr>
<tr>
<td>and Controls</td>
<td></td>
</tr>
</tbody>
</table>

**Materials & Resources**

<table>
<thead>
<tr>
<th>Regional Materials</th>
<th>The vast majority of materials utilized are available locally (800km radius as defined in the LEED standard) limiting environmental impact on source supply transportation.</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Emitting Materials</td>
<td>Low VOC emitting materials where possible. Examples include, low VOC paints, recycled content carpet, etc.</td>
<td>X</td>
</tr>
<tr>
<td>Collection of Recyclables</td>
<td>In compliance with City by-laws</td>
<td>X</td>
</tr>
<tr>
<td>Building Materials</td>
<td>High recycled content material to be specified wherever possible</td>
<td>X</td>
</tr>
<tr>
<td>Construction Waste Management</td>
<td>A construction waste management plan will be implemented</td>
<td>X</td>
</tr>
</tbody>
</table>

**Indoor Environmental Quality**

<table>
<thead>
<tr>
<th>System Controllability</th>
<th>Each resident will have access to individual controls for the Heating, Cooling, Lighting and Ventilation</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Ventilation</td>
<td>All occupied spaces have access to an operable window</td>
<td>X</td>
</tr>
<tr>
<td>Low VOC emitting materials</td>
<td>See above (materials)</td>
<td>X</td>
</tr>
<tr>
<td>Natural Light</td>
<td>The building provides natural light to 100% of regularly occupied spaces</td>
<td>X</td>
</tr>
</tbody>
</table>

**Innovation & Design Process**

<table>
<thead>
<tr>
<th>LEED Accredited Professional</th>
<th>The design team is headed by a LEED Accredited Professional</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sustainable Consultants</td>
<td>Residences and units will be designed/developed with input from accredited &quot;sustainable&quot; consultants (i.e LEED AP's, Energy Auditors, etc)</td>
<td>X</td>
</tr>
</tbody>
</table>
TO

Guelph City Council

SERVICE AREA

Community Design and Development Services

DATE

January 12, 2009

SUBJECT

1467 Gordon Street: Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP0501/ZC0502) – Ward 6

REPORT NUMBER

09-03

RECOMMENDATION

"THAT Report 09-03 regarding a Proposed Official Plan Amendment and Zoning By-law Amendment to permit the development of a commercial and office building applying to property municipally known as 1467 Gordon Street, and legally described as Part of Lot 1, Registered Plan 74 and Part of Lot 17, Concession 7, City of Guelph, from Community Design and Development Services dated January 12, 2009, BE RECEIVED".

SUMMARY

This report provides information on an application requesting approval of an Official Plan Amendment and Zoning By-law Amendment application (OP0501/ZC0502) from Astrid J. Clos Planning Consultants on behalf of Reid’s Heritage Homes Limited.

BACKGROUND

An application for an official plan amendment and zoning by-law amendment has been received for the property municipally known as 1467 Gordon Street to permit the development of a two-storey commercial and office building. This is a revised application from an earlier commercial and office development proposal that involved additional properties to the south at 1475, 1483 and 1499 Gordon Street, which was circulated May 10, 2005. The owner of the subject lands has requested that this current proposal be brought forward separately from these other properties included in this initial application.

Location

The subject site is a 0.22 hectare parcel located at the southwest corner of the intersection of Gordon Street and Heritage Drive (see Location Map on Schedule 1). Adjacent land uses consist of residential development to the north and west, and office, commercial and residential development on the east side of Gordon Street. The adjacent properties to the south fronting onto Gordon Street that were part of the original application include two single detached dwellings and the existing vehicle service station at 1483 Gordon Street (Brock Road Garage).
Official Plan Designation
The existing Official Plan land use designations that apply to the subject lands are "Medium Density Residential". The Official Plan designations and relevant policies are included in Schedule 2.

Existing Zoning
The subject site is currently zoned R.1B (Residential Single Detached) Zone.

REPORT
Description of Proposed Official Plan Amendment
The subject site’s current “Medium Density Residential” Official Plan designation permits non-residential uses that are complementary to and serve the needs of residential neighbourhoods (see Schedule 2). This includes convenience commercial uses that are limited in size to a maximum gross floor area of 300 square metres. The applicant is requesting a site specific Official Plan Amendment to permit an “office” as an additional non-residential use in a residential area and to permit a total floor area of 975 square metres.

Description of Proposed Zoning By-law Amendment
The applicant proposes to amend the zoning on the subject property to a Specialized C.1 (Convenience Commercial) Zone to add “office” as a permitted use. The zone change application also includes the request to permit a maximum floor area of 975 square metres, where the zoning by-law permits a maximum of 400 square metres. The proposed zoning concept is shown on Schedule 4.

The density of the proposal, as calculated under “Places to Grow”, is approximately 26 persons and jobs per hectare.

Staff Review
The review of this application will address the following issues:

- Evaluation of the proposal against the relevant policies of the Official Plan.
- Site design and compatibility with adjoining residential neighbourhood.
- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation.
- Review of the proposed zoning.
- Community Energy Plan conformity.
- Consideration of the merits of the Official Plan Amendment (Section 9.3 of Official Plan attached in Schedule 2).

Once the application is reviewed and all issues are addressed, a report from Community Design and Development Services with a recommendation will be considered at a future meeting of Council.
FINANCIAL IMPLICATIONS
Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

COMMUNICATIONS
The Notice of Application and Notice of Public Meeting was circulated on December 18, 2008.

ATTACHMENTS
Schedule 1  – Location Map
Schedule 2  – Official Plan Designations and Relevant Policies
Schedule 3  – Proposed Development Concept
Schedule 4  – Proposed Zoning

Prepared By:
Chris DeVriendt
Senior Development Planner

Recommended By:
R. Scott Hannah
Manager of Parks and Development Planning

Recommended By:
Jim Riddell
Director of Community Design and Development Services
SCHEDULE 2
Existing Official Plan Designations
SCHEDULE 2 (continued)

Relevant Official Plan Policies

'Medium Density Residential' Land Use Designation

7.2.36 The predominant use of land within areas designated as 'Medium Density Residential' on Schedule 1 shall be for multiple unit residential buildings, such as townhouses, row dwellings and walk-up apartments. It is not intended that housing forms such as single detached or semi-detached units shall be permitted. Residential care facilities and lodging houses may be permitted by the provisions of this Plan.

a) Within the Medium Density Residential designation at the northeast side of the intersection of York Road and Wyndham Street South, detached and semi-detached housing forms are permitted with frontage onto York Road, Wyndham Street South and Richardson Street provided that the overall density of development within the Medium Density Residential designation in this location complies with Section 7.2.38.

7.2.37 The 'Medium Density Residential' designation has been outlined on Schedule 1 in instances where there is a clear planning intent to provide for the following:

a) Medium density housing forms in new growth areas to assist in providing opportunities for affordable housing;
b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
c) A variety of housing types and forms to be situated throughout all areas of the community; and
d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.

7.2.38 The net density of development shall be a minimum of 20 units per hectare (8 units/acre) and a maximum of 100 units per hectare (40 units/acre), except as provided for in policy 7.2.10.

7.2.39 Medium density residential development proposals shall generally comply with criteria established for multiple unit residential buildings in policy 7.2.7 of this Plan, and shall be regulated by the Zoning By-law.

7.2.40 In addition to being permitted on land designated 'Medium Density Residential', multiple unit residential buildings may be permitted without an amendment to this Plan on land designated 'General Residential' where such proposals generally comply with the criteria in policy 7.2.7.
SCHEDULE 2 (continued)

Non-Residential Uses in Residential Areas

7.2.26 Within designations of this Plan permitting residential uses, a variety of small scale institutional uses may be permitted that are complementary to, and serve the needs of residential neighbourhoods. Such non-residential uses include: schools, churches, day care centres, municipal parklands and recreational facilities. In addition, convenience commercial uses that provide goods and services primarily to the residents in the surrounding neighbourhood may also be permitted. These convenience uses will be limited by the Plan to a maximum gross leasable floor area of 300 square metres (3,200 square feet) on a property.

7.2.27 Non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and which preserves the amenities of the residential neighbourhood.
1. In addition to implementing the objectives and policies of subsection 3.6, Urban Design, non-residential uses shall:
   a) Be located on an arterial or collector road;
   b) Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
   c) Have adequate landscaping and screening to promote compatibility with adjacent activities;
   d) Have sufficient off-street parking, circulation and access points; and
   e) Have adequate municipal services.

2. Non-residential uses will be encouraged to concentrate at neighbourhood "nodes".
3. Despite the criteria identified in subsection 7.2.27.1 (a), several properties located on local roads within the St. Patrick’s Ward neighbourhood (area 2 on Schedule 5) will continue to support a variety of business land uses in addition to any permitted residential land uses. The intent of this policy is to provide for a range of compatible business land uses where adjacent to residential areas. The specific range of permitted land uses will be defined in the implementing Zoning By-Law. This policy applies to the following properties known municipally as 199 Alice Street, 59 Duke Street, 66 Duke Street, 81 Duke Street, 37 Empire Street, 92 Ferguson Street, 23 Garibaldi Street and 60 Ontario Street.

7.2.28 The development criteria of policy 7.2.27 will be used to assess the merits of a rezoning application for new non-residential uses on properties presently not zoned to permit these activities.

7.2.29 The provision of home day care shall be permitted in areas designated for residential land use. Day care centres may be permitted by site-specific amendment to the Zoning By-law.
SCHEDULE 2 (continued)
Official Plan Review Criteria

9.3 Official Plan Amendments
9.3.1 It is the policy of Council that any provision of this Plan may be amended pursuant to the requirements of the Planning Act.

9.3.2 When considering an application to amend the Official Plan, Council shall consider the following matters:
   a) The conformity of the proposal to the goals and objectives of this Plan;
   b) Suitability of the site or area for the proposed use, especially in relation to other sites or areas of the City;
   c) Compatibility of the proposed use with adjacent land use designations;
   d) The need for the proposed use, in light of projected population and employment targets;
   e) The market feasibility of the proposed use;
   f) The extent to which the existing areas of the City designated for the proposed use are developed or are available for 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; and
   h) The financial implications of the proposed development.

9.3.3 Council shall provide information regarding a proposed amendment to the Official Plan to such boards, commissions, agencies and the public that may have an interest in it. Prior to approving a proposed amendment, Council shall afford such organizations and the public an opportunity to submit comments.

9.3.4 Council shall, prior to approving an amendment to this Plan, provide information and hold a public meeting for the purposes of obtaining public input concerning the proposal, subject to the provisions of the Planning Act.
SCHEDULE 3
Proposed Development Concept

Residential

1453 Gordon
(Office Residential)

HERITAGE DRIVE

1475
(Existing Dwelling)

1481
Vehicle Service
Establishment
(Brock Road Garage)

STREET

GORDON

CONVENIENCE COMMERCIAL
CONCEPTUAL SITE PLAN
REID'S HERITAGE HOMES

LEGAL DESCRIPTION
PART OF LOT 74
REGISTERED PLAN
AND PART OF LOT 7, CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF FUSUNNI)
CITY OF GUELPH

SITE DATA
ZONING: CONVENIENCE COMMERCIAL (C.1) ZONE

ZONING COMPLIANCE

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>(1000\text{ft}^2)</td>
<td>(1300\text{ft}^2)</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Lot Frontage</td>
<td>(60\text{ft})</td>
<td>(60\text{ft})</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>(12\text{ft})</td>
<td>(12\text{ft})</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Side Yard</td>
<td>(15\text{ft})</td>
<td>(15\text{ft})</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Story Height</td>
<td>(30\text{ft})</td>
<td>(30\text{ft})</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Lot Set Back</td>
<td>(27\text{ft})</td>
<td>(27\text{ft})</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Lot Set Back Per Floor Area</td>
<td>(227\text{ft}^2)</td>
<td>(227\text{ft}^2)</td>
<td>Yes</td>
</tr>
<tr>
<td>Total Area (First Floor)</td>
<td>(1300\text{ft}^2)</td>
<td>(1300\text{ft}^2)</td>
<td>Yes</td>
</tr>
<tr>
<td>Proposed FAR (per floor)</td>
<td>1.6</td>
<td>1.6</td>
<td>Yes</td>
</tr>
</tbody>
</table>

City of Guelph Council Report
Page 9 of 10
RECOMMENDATION
“THAT Report 09-02 regarding a Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment for approval of a residential subdivision development applying to property municipally known as 1897 Gordon Street, and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, from Community Design and Development Services dated January 12, 2009, BE RECEIVED.”

SUMMARY
This report provides information on an application requesting approval of a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment application (23T-08505/OP0801/ZC0306) from Astrid J. Cios Planning Consultants on behalf of Thomasfield Homes Limited.

BACKGROUND
An application for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment has been received for the property municipally known as 1897 Gordon Street (Bird Property). The proposal is a request to develop the property for residential use. The application was deemed to be a complete application on November 19, 2008.

Location
The subject site is a 5.12 hectare parcel located south of Clair Road on the west side of Gordon Street (see Location Map on Schedule 1). The property consists primarily of open space and plantation and contains an existing residential dwelling.
**Official Plan Designation**
The existing Official Plan land use designations that apply to the subject lands are "General Residential" and "Non-Core Greenlands Overlay". The Official Plan designations and relevant policies are included in **Schedule 2**.

**Existing Zoning**
The subject lands are zoned Agricultural (A) Zone in the Township of Puslinch Zoning By-law.

**REPORT**
**Description of Proposed Plan of Subdivision**
The application is a request to subdivide the subject property in accordance with the draft plan of subdivision attached in **Schedule 3**. Details of the proposed subdivision are also included in **Schedule 3**.

The draft plan includes a total of 136 residential units, consisting of 33 single detached dwellings, 36 townhouse units and 67 retirement residential apartment units to be accommodated through the redevelopment of the existing residential building on the property. A 0.11 hectare stormwater management block at the northern portion of the site (Block 36) and a 0.24 hectare open space block (Block 37) are also incorporated within the plan. The proposed draft plan also includes a small 0.04 hectare future development block (Block 38) as a 5 metre strip of land flanking the rear lot lines of the adjacent existing properties fronting Gordon Street. The primary access to the site is from Gordon Street, with secondary access provided through the extension of Gosling Gardens to a future municipal right-of-way from Gordon Street.

The density of the proposed subdivision, as calculated under “Places to Grow”, is approximately 60 persons per hectare.

**Description of Proposed Official Plan Amendment**
The proposed Official Plan Amendment is a request to redesignate the proposed apartment block (Block 35 on **Schedule 3**) from the current "General Residential" designation to the "High Density Residential" designation. The general character of development permitted within the current "General Residential" designation is low-rise housing forms at a maximum density of 100 units per hectare. The applicant is requesting that this 0.67 hectare apartment block be redesignated from "General Residential" to "High Density Residential". The "High Density Residential" land use designation has a minimum net density of development of 100 units per hectare and a maximum density of 150 units per hectare.

The relevant High Density Residential Official Plan policies are included in **Schedule 4**.
Description of Proposed Zoning Bylaw Amendment
To implement the proposed draft plan of subdivision, the owner wishes to rezone the subject property from the current Agricultural (A) Zone, as referred to in the Township of Puslinch Zoning By-law, to the R.1C (Single Detached Residential) Zone, the R.3A (Cluster Townhouse) Zone, the R.4A (General Apartment Zone) and the P.1 (Conservation Land) Zone. The P.1 Zone would apply to the proposed stormwater management block and the open space block.

The proposed zoning concept is provided in Schedule 6.

Supporting Documents

Staff Review
The review of this application will address the following issues:

- Review criteria outlined in Section 51(24) of The Planning Act (subdivision control).
- Evaluation of the proposal against the General Residential, High Density and Non-Core Greenlands Overlay policies of the Official Plan.
- Consideration of the merits of the Official Plan Amendment (Section 9.3 of Official Plan attached in Schedule 5).
- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation.
- Growth Management Strategy
- Review of the proposed zoning.
- Community Energy Plan conformity.
- Review timing in relation to the Development Priorities Plan and phasing policy.

Once the application is reviewed and all issues are addressed, a report from Community Design and Development Services with a recommendation will be considered at a future meeting of Council.

FINANCIAL IMPLICATIONS
Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

COMMUNICATIONS
The Notice of Application and Notice of Public Meeting was circulated on December 18, 2008.
ATTACHMENTS
Schedule 1  – Location Map
Schedule 2  – Official Plan Designations and Relevant Policies
Schedule 3  – Proposed Draft Plan of Subdivision and Details
Schedule 4  – "High Density Residential" Official Plan Policies
Schedule 5  – Official Plan Amendment Review Criteria
Schedule 6  – Proposed Zoning and Details

Prepared By:
Chris DeVriendt
Senior Development Planner

Recommended By:
R. Scott Hannah
Manager of Parks and Development Planning

Recommended By:
Jim Riddell
Director of Community Design and Development Services
SCHEDULE 1
Location Map

[Map showing the location of Subject Lands within a 120 m circulation area, with road and street names such as Clair Rd. W and Clair Rd. E.]
SCHEDULE 2
Existing Official Plan Designations

[Map of the area showing land use designations, with 'SUBJECT LANDS' highlighted.]

SCHEDULE 1
LAND USE PLAN
- GENERAL RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- CENTRAL BUSINESS DISTRICT
- INDUSTRIAL AREA
- MIXED USE
- OTHER RESIDENTIAL CENTERS (MIDRIS)
- NEIGHBORHOOD CENTERS (HHR)
- SERVICE COMMERCIAL
- GENERAL COMMERCIAL
- MIXED OFFICE/RESIDENTIAL
- INDUSTRIAL
- MIXED BUSINESS
- CORPORATE BUSINESS PARK
- OTHER INDUSTRIAL
- INSTITUTIONAL/RESEARCH PARK
- OPEN SPACE
- CORRIDORS
- NON-CORE GREENBELT Overlay
- WINDWALL POLICY AREA/FLOODPLAIN
- WASTE MANAGEMENT
- RESERVE LANDS
- FUTURE STUDY AREAS
- POTENTIAL SCHOOL SITES
SCHEDULE 2 (continued)

Relevant “General Residential” Official Plan Policies

'General Residential' Land Use Designation

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential development shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. Multiple unit residential buildings will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, lodging houses, coach houses and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.

7.2.32 Within the 'General Residential' designation, the net density of development shall not exceed 100 units per hectare (40 units/acre).

1. In spite of the density provisions of policy 7.2.32 the net density of development on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).

7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

7.2.34 Residential lot infill, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed development is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot infill shall be compatible with adjacent residential environments with respect to the following:

a) The form and scale of existing residential development;
b) Existing building design and height;
c) Setbacks;
d) Landscaping and amenity areas;
e) Vehicular access, circulation and parking; and
f) Heritage considerations.

7.2.35 Apartment or townhouse infill proposals shall be subject to the development criteria contained in policy 7.2.7.
SCHEDULE 3
Proposed Draft Plan of Subdivision
SCHEDULE 3 (continued)
Proposed Draft Plan of Subdivision Details

LAND USE SCHEDULE

<table>
<thead>
<tr>
<th>LOTS/BLOCKS</th>
<th>LAND USE</th>
<th>AREA</th>
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<tbody>
<tr>
<td>Lots 1-33</td>
<td>Single-Detached Residential</td>
<td>1.60 hectares</td>
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<td>Medium Density Residential</td>
<td>1.49 hectares</td>
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<td>Block 35</td>
<td>High Density Residential</td>
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<td>Block 36</td>
<td>Stormwater Management</td>
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<td>Block 37</td>
<td>Open Space</td>
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<td>Block 38</td>
<td>Future Development</td>
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<td></td>
<td>Roads</td>
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<td>TOTAL AREA</td>
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DWELLING UNIT BREAKDOWN

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<th>LOTS/ BLOCKS</th>
<th>UNIT TYPE</th>
<th>UNITS (minimum – maximum)</th>
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<tbody>
<tr>
<td>Lots 1-33</td>
<td>Single-detached dwelling</td>
<td>33</td>
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<tr>
<td>Block 34</td>
<td>Cluster Townhouse</td>
<td>36</td>
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<tr>
<td>Block 35</td>
<td>Apartment units</td>
<td>67</td>
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<tr>
<td>TOTAL UNITS</td>
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<td>136</td>
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</tbody>
</table>
SCHEDULE 4
“High Density Residential” Official Plan Policies

‘High Density Residential’ Land Use Designation

7.2.41 The predominant use of land within areas designated as ‘High Density Residential’ on Schedule 1 shall be for multiple unit residential buildings, generally in the form of apartments.

7.2.42 The ‘High Density Residential’ designation has been outlined on Schedule 1 in instances where there is a clear planning intent to provide for the following:
   a) High density housing forms in new growth areas to assist in providing opportunities for affordable housing;
   b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
   c) A variety of housing types and forms to be situated throughout all areas of the community; and
   d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.

7.2.43 The net density of development shall not occur at less than 100 units per hectare (40 units/acre) and shall not exceed 150 units per hectare (61 units/acre), except as provided for in policy 7.2.10.

7.2.44 High density residential development proposals shall comply with the development criteria established for multiple unit residential buildings as outlined in policies 7.2.7 and 7.2.45 and shall be regulated by the Zoning By-law.

7.2.45 The establishment of a new high density residential use, not within a ‘High Density Residential’ designation on Schedule 1, will require an amendment to this Plan. When considering such amendments to this Plan, the criteria of policy 7.2.7 will be considered, as well as the following:
   a) That the proposal is located in proximity to major employment, commercial and institutional activities; and
   b) That the proposal is located on an arterial or collector road.

7.2.46 Within the “High Density Residential” designation on the University of Guelph lands on the east side of Edinburgh Road South, development will comply to special standards established in the Zoning Bylaw to recognize this area as an integrated housing complex comprised of individual apartment buildings on separate parcels.
   a) In spite of the maximum density provisions of Policy 7.2.43, net density of residential development on the lands known municipally as 400, 420 and 430 Edinburgh Road South shall not occur at a density of less than 73 units per hectare and shall not exceed 150 units per hectare.
SCHEDULE 5
Official Plan Amendment Review Criteria

9.3 Official Plan Amendments
9.3.1 It is the policy of Council that any provision of this Plan may be amended pursuant to the requirements of the Planning Act.

9.3.2 When considering an application to amend the Official Plan, Council shall consider the following matters:
   a) The conformity of the proposal to the goals and objectives of this Plan;
   b) Suitability of the site or area for the proposed use, especially in relation to other sites or areas of the City;
   c) Compatibility of the proposed use with adjacent land use designations;
   d) The need for the proposed use, in light of projected population and employment targets;
   e) The market feasibility of the proposed use;
   f) The extent to which the existing areas of the City designated for the proposed use are developed or are available for 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; and
   h) The financial implications of the proposed development.

9.3.3 Council shall provide information regarding a proposed amendment to the Official Plan to such boards, commissions, agencies and the public that may have an interest in it. Prior to approving a proposed amendment, Council shall afford such organizations and the public an opportunity to submit comments.

9.3.4 Council shall, prior to approving an amendment to this Plan, provide information and hold a public meeting for the purposes of obtaining public input concerning the proposal, subject to the provisions of the Planning Act.
SCHEDULE 6
Proposed Zoning

Legend:
- R.3A Cluster Townhouse Zone
- R.1C Residential Single Detached Zone
- R.4A General Apartment Zone
- P.1 Conservation Land Zone

Key Map:
- Gordon Street
- Proposed Municipal Road
- Stormwater Management Block 33 0.33 ha
- Cluster Townhouse Block 34 1.49 ha
- Apartment Block 35 0.67 ha
- Road 1
- Lots 1 to 23

Legal Description:
Part of Lot 11, Concession 7
(Twenty-First Concession, Guelph)
City of Guelph
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<th>LOTS/BLOCKS</th>
<th>LAND USE</th>
<th>ZONING</th>
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<tr>
<td>Lots 1-33</td>
<td>Single Detached Residential</td>
<td>R.1C</td>
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<td>Min. Lot Frontage – 12m</td>
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<tr>
<td>Blocks 34, 38</td>
<td>Cluster Townhouses</td>
<td>R.3A</td>
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<td>Min. Lot Frontage - 18m</td>
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<tr>
<td>Block 35</td>
<td>Apartment</td>
<td>R.4A</td>
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<td>Min. Lot Frontage - 15m</td>
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<td>Block 36</td>
<td>Stormwater Management</td>
<td>P.1</td>
</tr>
<tr>
<td>Block 37</td>
<td>Open Space</td>
<td>P.1</td>
</tr>
</tbody>
</table>
SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate Council’s consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution.

A Planning Consent Decisions

<table>
<thead>
<tr>
<th>REPORT</th>
<th>DIRECTION</th>
</tr>
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<tbody>
<tr>
<td>1. 35 BROCKVILLE AVENUE: PROPOSED ZONING BY-LAW AMENDMENT – (ZC0804)WARD 1</td>
<td>Approve</td>
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</tbody>
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THAT Report 09-04 dated January 12, 2009 regarding an application for a Zoning By-law Amendment for 35 Brockville Avenue from Community Design and Development Services be received;

AND THAT the application by Van Harten Surveying Inc. for a Zoning By-law Amendment (File ZC0804) from the R.1B Zone to a Specialized R.2-?? affecting the property known as 35 Brockville Avenue and legally described as Lot 9, Registered Plan 24, City of Guelph, be approved in the form of a Specialized R.2-?? (H) Holding Zone, in accordance with the regulations set out in Schedule 2 of Community Design and Development Services Report 09-04, dated January 12, 2009;

AND THAT Guelph City Council has determined that no further public notice is required in respect to the proposed Zoning By-law Amendment to the Specialized R.2-?? (H) Zone, (File ZC0804) in accordance with Section 34(17) of the Planning Act.
2. **300 Grange Road: Proposed Draft Plan of Subdivision and Zoning By-law Amendment (23T-07505/ZC0711) – Ward 1**

THAT Report 09-07 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment applying to property municipally known as 300 Grange Road, City of Guelph, from Community Design and Development Services dated January 12, 2009, be received;

AND THAT the application by Van Harten Surveying Inc. on behalf of Gateway Homes Inc. for a Proposed Draft Plan of Residential Subdivision applying to property municipally known as 300 Grange Road, and legally described as Part Lot 6 and 7, Registered Plan 53, Division “C”, City of Guelph, BE APPROVED, subject to the conditions outlined in Schedule 2 of Community Design and Development Services Report 09-07 dated January 12, 2009;

AND THAT the application by Van Harten Surveying Inc. on behalf of Gateway Homes Inc. for a Zoning Bylaw Amendment from the UR (Urban Reserve) Zone in the City of Guelph Zoning By-law to the Residential Single Detached R.1D Zone, the R.3A Cluster Townhouse Zone, the R.3B On-Street Townhouse Zone, a Specialized R.3B-? On-Street Townhouse Zone and the P.2 Neighbourhood Park Zone affecting the property municipally known as 300 Grange Road and legally described as Part Lot 6 and 7, Registered Plan 53, Division “C”, City of Guelph, be approved in the form outlined in Schedule 2 of Community Design and Development Services Report 09-07 dated January 12, 2009.

3. **294, 312 and 316 Grange Road: Proposed Draft Plan of Subdivision and Zoning Amendment (23T-7502/ZC0705) – Ward 1**

THAT Report 09-06 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment applying to property municipally known as 294, 312 and 316 Grange Road, City of Guelph, from Community Design and Development Services dated January 12, 2009, be received;

AND THAT the application by Astrid J. Clos Planning Consultants on behalf of Lunor Group Inc. and Fabbian Homes Inc. for a Proposed Draft Plan of Residential Subdivision applying to property municipally known as 294, 312 and 316 Grange Road, and legally described as Lot 8, Registered Plan 53, Division “C”, City of Guelph, BE APPROVED, subject to the conditions outlined in Schedule 2 of Community Design and Development Services Report 09-06 dated January 12, 2009;
AND THAT the application by Astrid J. Clos Planning Consultants on behalf of Lunor Group Inc. and Fabbian Homes Inc. for a Zoning Bylaw Amendment from the UR (Urban Reserve) Zone and Specialized Residential Single Detached (R.1B-35) Zone in the City of Guelph Zoning By-law to the Residential Single Detached R.1D Zone, a Specialized Residential Single Detached R.1D-? Zone, the Residential Semi-Detached R.2 Zone, the On-Street Townhouse R.3B Zone, a Specialized On-Street Townhouse R.3B-? Zone, and the Neighbourhood Park P.2 Zone affecting the property municipally known as 294, 312, and 316 Grange Road, and legally described as Lot 8, Registered Plan 53, Division “C”, City of Guelph, BE APPROVED in the form outlined in Schedule 2 of Community Design and Development Services Report 09-06 dated January 12, 2009.

4. DOWNTOWN COMMUNITY IMPROVEMENT PROJECT AREA

THAT Report 09.01 regarding the designation of a Downtown Community Improvement Project Area from Economic Development and Tourism Services dated January 12, 2009 be received;

AND THAT Council adopt the by-law attached hereto as Attachment 1, designating the Downtown as a Community Improvement Project Area pursuant to Section 28(2) of the Planning Act;

AND THAT council direct staff to prepare a plan suitable for adoption as a Community Improvement Plan for the Downtown Community Improvement Project Area.
TO

Guelph City Council

SERVICE AREA

Community Design and Development Services

DATE

January 12, 2009

SUBJECT

35 Brockville Avenue: Proposed Zoning By-law Amendment (Ward 1)

REPORT NUMBER

09-04

RECOMMENDATION

"THAT Report 09-04 dated January 12, 2009 regarding an application for a Zoning By-law Amendment for 35 Brockville Avenue from Community Design and Development Services BE RECEIVED; and

THAT the application by Van Harten Surveying Inc. for a Zoning By-law Amendment (File ZC0804) from the R.1B Zone to a Specialized R.2-?? affecting the property known as 35 Brockville Avenue and legally described as Lot 9, Registered Plan 24, City of Guelph, BE APPROVED in the form of a Specialized R.2-?? (H) Holding Zone, in accordance with the regulations set out in Schedule 2 of Community Design and Development Services Report 09-04, dated January 12, 2009; and

THAT Guelph City Council has determined that no further public notice is required in respect to the proposed Zoning By-law Amendment to the Specialized R.2-?? (H) Zone, (File ZC0804) in accordance with Section 34(17) of the Planning Act."

SUMMARY

This report provides information and planning analysis for a Zoning By-law amendment application for lands known as 35 Brockville Avenue to permit a semi-detached dwelling.

BACKGROUND

An application was received from Van Harten Surveying Inc. for a Zoning By-law amendment for the property municipally known as 35 Brockville Avenue. The application was deemed by the City to be a complete application on July 8, 2008.

The statutory public meeting was held on September 2, 2008. Report 08-94 from Community Design and Development Services dated September 2, 2008 provided background information related to this application. Issues or concerns related to the application raised at the public meeting include:

- Compatibility with the neighbourhood and streetscape
- Whether the proposed housing form (semi-detached dwelling) is compatible with the surrounding detached housing
- Functionality of the proposed parking areas and driveways
- Current status of on-street parking on Brockville Avenue
- Whether the trees along the northerly property line and the oak tree in the back yard can, and should, be retained
- Proposed setback of the house from the front and side yards
- Are accessory units proposed and will they be allowed?
- The status of the site clean up and when the large hole will be filled?

These issues are considered in the Planning Analysis section of this report.

After the public meeting, the applicant requested a change to the application to make the zoning more flexible to allow either a single detached or semi-detached dwelling. Planning staff support this request and consider the change to be minor, as a single-detached house is allowed in the current zoning. Because this change occurred after the Planning Public Meeting, under Section 34(17) of the Planning Act, Council must decide whether this change warrants further public notice.

**Location**
The subject property is located on the west side of Brockville Avenue, between York Road and Bell Avenue (see Schedule 1). The site is surrounded by a variety of single detached houses. This site is currently vacant. A single-detached house was demolished in 2007 after it was contaminated by an oil spill. The site is in the process of being cleaned and is required to receive a Record of Site Condition from the Ministry of Environment upon completion.

**Official Plan Designation**
The existing Official Plan land use designation that applies to the subject lands is “General Residential” (see Schedule 3).

**Existing Zoning**
The subject site is currently zoned R.1C-3 in the Zoning By-law. The specialized zoning permits the minimum front and exterior side yards to be 6 metres or the average of the setbacks of adjacent properties.

**REPORT**
**Description of the Proposed Zoning By-law Amendment**
The applicant wishes to rezone the property from the Specialized R.1C-3 zone to a Specialized R.2 zone to permit either a semi-detached or single-detached dwelling.

The applicant’s intent is to build a semi-detached dwelling, but has asked for the specialized regulation to also allow a single-detached house to be built on the lot.

If Council approves this application and a semi-detached house is proposed to be built, the applicant will need to submit an associated application for consent to sever the lot through the Committee of Adjustment to subdivide the semi-detached dwelling and lot into two parcels.

The proposed zoning, site layout, and front elevation of the proposed dwelling are provided in Schedules 2, 4 and 5.

**Public Comments**
The Notice of Application was circulated to agencies and area residents on August 11, 2008. Comments were received from one area resident ahead of the meeting. A petition against the application was submitted by another area resident and it contained 48 signatures from residents on Brockville Avenue, Dodds Avenue and Bell Avenue. Six residents signed in to the Planning Public Meeting on September 2, 2008 and two residents spoke at the meeting.

The applicant subsequently held an informal meeting with the neighbourhood to discuss the proposal on October 19, 2008. After this meeting some neighbours that had signed the original petition provided letters that were supportive of the application. The letters and petitions both for and against this application are included in Schedule 6.

Planning Analysis

The proposal to rezone this site to allow a semi-detached dwelling reflects the intensification policies of the Provincial Policy Statement and Places to Grow Act that focus on increasing density and land use efficiency in both built-up and greenfield areas.

This proposal also meets the intent of relevant Official Plan policies for residential lands as shown in Schedule 3. Most relevant to this application are infill policies regarding compatibility of the new development with the surrounding existing built neighbourhood. This proposal is compatible with surrounding uses in terms of scale and building form. Specialized zoning regulations are recommended to provide compatible setbacks and conditions are included in Schedule 2 requiring staff review of a site plan and elevation and design drawing for any new dwelling to ensure compatibility. Staff are satisfied that this proposal meets the policies of the Official Plan.

Proposed Zoning

The zoning proposed for this site is a Specialized R.2 (Semi-detached Residential). The specialized regulations would allow for either a detached or semi-detached house to be built. The specialized regulations were requested by the applicant after the Planning Public Meeting. Under Section 34(17) of the Planning Act, Council must determine whether the change to the application warrants additional public notice or whether the application can proceed to decision. Planning staff consider the change in application to be minor because a single-detached house is allowed in the current zoning on the site and recommend that no further notice is necessary (See third resolution proposed under Recommendations on Page 1 of this report).

For both a single or a semi-detached house, a specialized regulation has been added to require a maximum front yard setback of 8 metres. This regulation has been included to keep the house near the street and better aligned with the neighbouring houses. If a single-detached house were to be built, the proposed zoning would require that the R.1C-3 zone regulations were met, which is the same zone as the surrounding uses.
As of early November, clean up of the property following the oil spill has been completed and the process of filling the hole left from removal of the previous house is underway. The applicant is required to have a Record of Site Condition (RSC) from the Ministry of Environment as proof that clean up has been completed and the site is suitable to build on for residential use. It is expected that this process will be completed in the first half of 2009 but in the interim staff recommend to place a H (Holding zone) on the property to ensure that clean up is completed prior to the specialized zoning taking effect.

Compatibility
There was some concern raised at the public meeting about the application being compatible with the surrounding neighbourhood. The specialized regulations in the zoning provide flexibility to build either a single or semi-detached unit on site. Either housing type is compatible and fits well on the street which is mainly single-detached houses. Limiting the setback of the building will also better ensure compatibility with the existing streetscape, though there is currently great variation in lot size, house size and setbacks along the street. Schedules 4 and 5 provide a site plan and front elevation for a proposed semi-detached dwelling, which could be developed on the property. While these plans are conceptual at this time, staff are satisfied that a new semi-detached dwelling could be developed on this property in keeping with the existing neighbourhood. To ensure compatibility, staff are recommending two conditions requiring the elevation and design of the new dwellings, plus a site plan to be submitted to the satisfaction of the Director of Community Design and Development Services, prior to the issuance of any building permit (see Conditions 10 and 11 in Schedule 2).

Accessory Apartments
If a single detached house is built, there is the option to build an accessory apartment within it, similar to any other single-detached house that meets the zoning by-law regulations for accessory apartments. The semi-detached houses however, would not be permitted to have accessory apartments because they do not have wide enough lot frontages to allow for the 5.0 metre wide driveway required in the zoning regulations.

Parking
A lack of available on-street parking and further congestion from on-street parking was raised as a concern by residents at the public meeting. A related concern was that the proposed house was too close to the street to allow the future residents to park in front of it without encroaching on neighbouring properties.

On Brockville Avenue, parking is allowed overnight; year round, only on the westerly side of the street from 29 Brockville Avenue to 59 Brockville Avenue. Only one property, which is adjacent and to the south of the subject property has no driveway or off-street parking space; the rest all appear to have at least one space which is the requirement of the City’s Zoning By-law. The majority of properties on this street have adequate space to park more than one car.

The applicant has worked with staff and altered the driveway and parking area for each proposed semi-detached unit to better accommodate vehicle parking. The
applicant now proposes a driveway on each side of the proposed semi-detached dwelling to the back of the dwelling units where the required off-street parking space would be located. This arrangement would also allow for garages to be built in the rear yards if desired, which would be a similar lot layout to many other houses on the street. This design also satisfies the City’s Zoning By-law regulation, that where a parking space is not provided in an attached garage or carport, a 3 metre side yard must be maintained. The applicant has also provided a slightly wider driveway in front of the house that would also be suitable for parking a vehicle. A 0.6 metre landscaped side yard is provided along both the northern and southern property lines. This further buffers the driveways from the neighbouring lots and provides adequate space to access parked vehicles. This proposed layout also still allows space for public parking on the street in front of the proposed semi-detached dwelling.

Trees
There has also been concerns expressed about the possible removal of a large oak tree currently situated in the middle of the property and three smaller trees situated along the northerly property line.

It is likely that the large oak tree in the centre of the lot will be removed prior to building either a single or semi-detached house on the site. It is located close to the proposed building envelope and parking area. Two of the trees along the northerly property line are fully on the subject site and would need to be removed to allow for the northerly driveway for the semi-detached house. The third tree straddles the property line and could be retained. There is also a coniferous tree in the southerly front yard of the property that would need to be removed to accommodate the southerly driveway for the proposed semi-detached dwelling.

The applicant wishes to remove the oak tree because of its location and because it’s health may have been compromised by the oil leakage and clean up of surrounding soil over the past year. In response to concerns by the neighbourhood, the applicant has offered to plant three new trees along the northerly property line in the rear yard, and a condition has been included to ensure this in Schedule 2.

Planning staff have no concern about the removal of the trees. The City’s current Tree By-law allows residential property owners in the city to plant and remove trees on their own property as they wish, provided that the lot is less than 0.7 acres in size. The City does encourage the planting of trees on residential lots to improve the City’s tree canopy. Staff support the applicant’s attempt to address this concern by proposing to replace the trees in an area that will also benefit the neighbour to the north.

Summary
Staff are satisfied that the proposed semi-detached dwelling is compatible with the surrounding existing residential uses and that concerns raised have been suitably addressed in the specialized zoning regulations and conditions. Planning staff recommend approval of the proposed zoning by-law amendment in accordance with the regulations and conditions in Schedule 2 of this report.
COMMUNITY ENERGY PLAN (CEP)
The applicant is interested in building the new single or semi-detached dwellings in
way that is both energy and water efficient, but is not able to commit to specific
efficiency measures before the zoning is approved. In order to ensure water and
energy efficient measures are implemented, a condition has been included in
Schedule 2 which requires the applicant to include both water and energy efficient
measures in the design of the building before a building permit is issued for the
site.

CORPORATE STRATEGIC PLAN
Urban Design and Sustainable Growth Goal #1: An attractive, well-functioning and
sustainable City.

FINANCIAL IMPLICATIONS
Financial implications are based on the construction of two semi-detached housing
units and a total site area of 0.858 hectares.

Projected Taxation
- Estimated @ $2,600/unit = $5,200 per year

Development Charges
- Two residential units @ $11,269/unit = $22,538

DEPARTMENTAL CONSULTATION
The agency and staff comments received during the review of the application are
included on Schedule 8.

COMMUNICATIONS
Key dates for public notification are included on Schedule 9.

ATTACHMENTS
Schedule 1 – Location Map
Schedule 2 – Regulations
Schedule 3 – Official Plan Designation
Schedule 4 – Proposed Zoning and Site Plan
Schedule 5 – Proposed Front Elevation
Schedule 6 – Circulation Comments
Schedule 7 – Public Notification Summary

Prepared By:
Katie Nasswetter
Senior Development Planner
Planning

Recommended By:
R. Scott Hannah
Manager of Development and Parks

Recommended By:
James N. Riddell
Director of Community Design and Development Services
SCHEDULE 2

Proposed Zoning By-law Amendment Regulations and Conditions

The property affected by this Zoning By-law Amendment is municipally known as 35 Brockville Avenue and legally described as All of Lot 9, Registered Plan 24, City of Guelph.

The following zoning is proposed:

Specialized R.2-? (H) Residential Semi-detached, Holding Zone

Regulations

For the Specialized R.2-? Zone:

Permitted Uses

In accordance with the provisions of Section 5.2.3.6.1 of Zoning By-law (1995)-14864, as amended.

Regulations for Single Detached Dwellings

In accordance with the provisions of Sections 4 and 5.1.3.3.3 of Zoning By-law (1995)-14864, as amended, with the following additions or exceptions:

Table 5.1.2 Row 6

Maximum Front Yard

A Maximum Front Yard of 8 metres is permitted

Regulations for Semi-Detached Dwellings

In accordance with Section 5.2.2 of Zoning By-law (1995) – 14864, as amended, with the following additions or exceptions:

Table 5.2.2 Row 5

Maximum Front Yard

A Maximum Front Yard of 8 metres is permitted

Holding Provision

Purpose:
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph.

**Holding Provision Conditions:**

Prior to the removal of the holding symbol "H", the owner shall complete the following conditions to the satisfaction of the City:

1. The City shall receive a Record of Site Condition from the Ministry of Environment showing the site has been properly rehabilitated.

2. The owner enters into an agreement, registered on title, containing the conditions of approval endorsed by Council.

**Conditions**

The following conditions will be imposed as conditions of consent and included in the Holding zone:

1. Prior to issuance of a building permit and prior to any construction or grading on the lands, the owner shall have a Professional Engineer design a grading and drainage plan for the site, satisfactory to the City Engineer.

2. Prior to issuance of a building permit of the lands, the developer shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.

3. That the applicant enters into a Storm Sewer Agreement, as established by the City, providing a grading and drainage plan, registered on title, prior to issuance of a building permit of the lands and prior to any construction and grading of the lands.

4. That the developer shall pay development charges to the City in accordance with By-law Number (2004)-17361, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and The Wellington Catholic District School Board, as amended from time to time, or any Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereto.

5. That the applicant shall pay to the City cash-in-lieu of park land dedication in accordance with By-law (1989)-13410, as amended from time to time, or any successor thereof, prior to the endorsement of the deeds, at the rate in effect at the time of the endorsement.

6. The owner shall pay to the City the actual cost of construction of the new driveway entrance(s) and the required curb cut/fill and furthermore, prior to issuance of a building permit, the owner shall pay to the City the estimated cost of driveway entrances and the required curb cut/fill, as determined by the City Engineer.
7. That the owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.

8. The owner shall be responsible for the entire cost of removal of existing services prior to issuance of a building permit.

9. The owner shall pay the actual cost of constructing and installing any service laterals required and furthermore, prior to issuance of a building permit, the owner shall pay to the City the estimated cost of the service laterals, as determined by the City Engineer.

10. That the elevation and design for the new dwelling(s) on this parcel be submitted to, and approved by the Director of Community Design and Development Services, prior to the issuance of a building permit for the new dwelling(s).

11. That a site plan be prepared for this parcel indicating:
   a. The location and design of the new dwelling(s);
   b. The location and the extent of driveway and legal off-street parking space(s) for the dwelling(s); and
   c. Grading, drainage and servicing information as required by the Director of Community Design and Development Services

   All of the above to be submitted to, and approved by, the Director of Community Design and Development Services, prior to the issuance of a building permit for the new dwelling(s).

12. The developer agrees to plant three trees in the rear yard adjacent to the northerly property line of the existing lot to the satisfaction of the Director of Community Design and Development Services to compensate for tree removal.

13. Prior to issuance of a building permit, the owner shall provide the City with written confirmation that the dwelling unit(s) on the subject site will be constructed to a standard that implements energy efficiency in order to support the Community Energy Plan to the satisfaction of the Director of Community Design and Development Services.
SCHEDULE 3

Relevant Official Plan Policies

7.2 Residential

Objectives

a) To ensure an adequate amount of residential land to accommodate the anticipated population growth over the planning period.
b) To ensure proper location and suitable distribution for the various housing types necessary to accommodate a diversity of lifestyles and housing needs.
c) To minimize potential conflicts between various housing forms and between residential and non-residential uses.
d) To maintain the stability and character of the built forms in existing established residential neighbourhoods.
e) To encourage residential development in those areas where the necessary municipal services and related physical infrastructure are currently available.
f) To promote housing initiatives to facilitate community revitalization, a more compact urban form and an increased variety of housing alternatives.
g) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups:
h) To encourage conservation and rehabilitation of older housing in order to maintain the stability and character of the existing established residential neighbourhoods.
i) To provide flexible regulation of renovations, conversions and land use changes to minimize visual change and to ensure compatibility.

'General Residential' Land Use Designation

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential development shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. Multiple unit residential buildings will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, lodging houses, coach houses and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.

7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

7.2.34 Residential lot infill, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed development is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot infill shall be compatible with adjacent residential environments with respect to the following:

a) The form and scale of existing residential development;
b) Existing building design and height;
c) Setbacks;
d) Landscaping and amenity areas;
e) Vehicular access, circulation and parking; and
f) Heritage considerations.
SCHEDULE 5
Proposed Front Elevation
## SCHEDULE 6
Circulation Comments

<table>
<thead>
<tr>
<th>RESPONDENT</th>
<th>NO OBJECTION OR COMMENT</th>
<th>CONDITIONAL SUPPORT</th>
<th>ISSUES/CONCERNS</th>
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<tbody>
<tr>
<td>Planning</td>
<td>✓</td>
<td></td>
<td>Subject to Schedule 2</td>
</tr>
<tr>
<td>Engineering*</td>
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<td>Subject to Schedule 2</td>
</tr>
<tr>
<td>Zoning*</td>
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<td>Heritage Guelph</td>
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<td></td>
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<td>Police Service</td>
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<tr>
<td>GRCA*</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Norm Anderson*</td>
<td></td>
<td></td>
<td>Concern about parking, house setback</td>
</tr>
<tr>
<td>Dana Samlal*</td>
<td></td>
<td></td>
<td>Petition about property values, on-street parking and uniformity (with 48 signatures from neighbourhood residents)</td>
</tr>
</tbody>
</table>

*correspondence attached
We provide the following comments in regard to the above-noted application for a zone change from Single detached residential (R.1C.3) zone to a Semi-detached residential (R.2) zone.

(A) Infrastructure Status and Implications

1. Road Infrastructure
The subject property is situated on the west side of Brockville Avenue, south of York Road and north of Bell Avenue and the Eramosa River. Brockville Avenue is a 2 lane local road with grassed boulevards and sidewalk on both sides of the street. The width of the right-of-way along Brockville Avenue is 14.6 meters along with a road width of 9.24 meters.

2. Municipal Services
The services available along the property on Brockville Avenue include: 225mm diameter sanitary sewer at a depth of approximately 1.83 meters; 835mm diameter storm sewer at a depth of approximately 3.9 meters; and a 100mm diameter watermain. Engineering records indicate that the existing house is serviced with a sanitary sewer and water service constructed approximately in 1950.

(B) Recommended Conditions of Approval
The following conditions are recommended for approving this zone change application:

1. Prior to issuance of a building permit and prior to any construction or grading on the lands, the owner shall have a Professional Engineer design a grading and drainage plan for the site, satisfactory to the City Engineer.
2. Prior to issuance of a building permit of the lands, the developer shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.

3. That the applicant enters into a Storm Sewer Agreement, as established by the City, providing a grading and drainage plan, registered on title, prior to issuance of a building permit of the lands and prior to any construction and grading of the lands.

4. The owner shall pay to the City the actual cost of construction of the new driveway entrance(s) and the required curb cut/fill and furthermore, prior to issuance of a building permit, the owner shall pay to the City the estimated cost of driveway entrances and the required curb cut/fill, as determined by the City Engineer.

5. That the owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.

6. The owner shall be responsible for the entire cost of removal of existing services prior to issuance of a building permit.

7. The owner shall demolish the existing dwelling prior to issuance of a building permit.

8. The owner shall pay the actual cost of constructing and installing any service laterals required and furthermore, prior to issuance of a building permit, the owner shall pay to the City the estimated cost of the service laterals, as determined by the City Engineer.

9. That prior to the passing of the zone change by-law, the owner shall enter into an agreement with the City, registered on title, satisfactory to the City Solicitor, covering the conditions noted above and to develop the site in accordance with the approved plans.
INTERNAL MEMO

DATE August 19, 2008
TO Katie Nasswetter
FROM Pat Sheehy
DIVISION Building Division
DEPARTMENT CDDS
SUBJECT 35 Brockville Avenue-ZC0805

Katie, in response to your Public Meeting Notice of August 11, 2008, Zoning Services have the following comment.

The proposed zoning is to be R.2 Semi-Detached Residential. Zoning notes that the proposed setback is acceptable in terms of the block face calculation.

Zoning has concerns with the proposed parking for both sides of the structure.

Zoning regulations for the size of exterior spaces is 2.5m x 5.5m. However, the Shared Rental Housing regulations added that a minimum of 0.6m must be allowed for landscaped treatment from the side lot line. This requires that the side yard setback be 3.1m to permit the parking area to comply to regulations.

The sketch attached to the Notice provides only 3.05 metres. This situation needs to be addressed before approval of the Zoning Amendment. The applicant should either increase the side yard setback or have specialized zoning. The other option would be Committee of Adjustment approval at a later date.

Thanks

Pat Sheehy
Senior By-law Administrator
Building Division
Zoning Services
Date: August 25, 2008

RE: Application for Zoning By-law Amendment
35 Brockville Avenue, City of Guelph

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the zoning By-law Amendment.

BACKGROUND:

1. Resource Issues:
   No resource features of interest were identified on or adjacent to this property.

2. Legislative/Policy Requirements and Implications:
   None identified in our review.

3. Additional Information/Suggestions provided in an advisory capacity:
   A plan review fee of $350.00 is required for the processing of the review request.

Yours truly

Fred Natolooph
Supervisor of Resources Planning
Resources Planning

* These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.
This letter is in regards to the proposed development at 35 Birchdale Ave. I live on the south side at it is a long narrow lot 27.5' wide with no drive way, so I am forced to park on the street.

The Applicant, Van Harten Surveying Inc. is requesting a zoning change on the property. It is now zoned R.1C-3 Single detached residential. And he is requesting it be zoned R.2S Semi-detached residential, which would split the lot in half. This would mean two new family's and quite possibly 4 more cars to find parking for.

I would much rather see a single
A detached two-home, with a 14' wide drive so the car is not parked right beside the house, which is what a 10' drive way would do. And there would not be another drive way access to the street. Taking away a parking space.

This same design is going to make parking on the street a big problem. There is not enough room in front of the house to park, and with only a 10' wide drive they can not open the car doors unless they park over the lot line. If you can not open the car doors comfortably then you will park on the street. Putting in another drive way will take away a parking spot on the street, making the situation worse.

A new drive way on the north side means Trees have to go. And 10' between house and the lot line could (leave little room to open a car door).
The developer intends to make a good profit building a semi, and leaving the neighborhood with a parking lot cache.

The suggestion I have, if a semi is allowed to be developed, is to keep the front of the porch back at least 20' from the side walk so a car or pickup can be parked out front. Keeping the vehicles off the street and leaving room to open a car door. No one will shovel a 40' or 60' driveway in the winter, to park at the back of the house. And they won't park beside the house if you can not open the car door. So they will try to park on the street if there is room.

Amazing how many on the street that don't shovel a 25' drive to get their cars off the street. They are all young and capable.
The drive way on the south side of the lot where the existing one is, is not a problem. It could go along the side of the house to the back yard and to a future garage.

The large Oak tree should be taken down. It looks great now, but is a serious threat to a house on the lot. Cut it now before it starts to rot, and while something can be done with the wood, with a house there it is the safest and cheapest time to cut the big tree that has to go.

For the record the tree Oak tree is 11' 6" around or 4' 4" in diameter at a point 3 feet off the ground. Big, but a poor tree for lumber.

The maples on the north side could be replaced with new trees on the lot line. There is enough open space.)
I will appeal the decision to have a zoning change to 35 Brockville Ave if there is not adequate and comfortable parking for at least two vehicles for each unit. This would mean two cars side by side next to front. With street parking allowed you won't block your partner's car in the driveway, so you park on the street. The City doesn't seem to want parking in front of the house, but it is better than on the street. The winter is the worst time for street parking, so we must design something to avoid it.

Thank you for listening to my opinion on the situation,

Sincerely,

[Signature]
PETITION FOR FILE # ZC0805

**Proposed Zoning By-Law Amendment**

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Van Harten Surveying Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>File:</td>
<td>ZC0805</td>
</tr>
<tr>
<td>Address:</td>
<td>35 Brockville Ave.</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>R.1C-3 - Single Detached Residential</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>R.2 - Semi-Detached Residential</td>
</tr>
<tr>
<td>Proposed Description:</td>
<td>The applicant proposes to rezone the property to allow a semi-detached dwelling to be built.</td>
</tr>
</tbody>
</table>

I do not agree with the rezoning to allow a semi-detached home on all of Lot 9, Registered Plan 24.

If a semi-detached were allowed (which I do not want), then this would affect the street with parking issues, property value, and uniformity.

As the area consists of single detached homes, I would like to keep 35 Brockville Ave, Lot 9, Registered Plan 24 as R.1C-3 single detached residential.

Thank you,

Dana Samlal

Offical

and Development Services

AUG 27 2008
RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date **September 10/08**
Signature **[Signature]**
Name **[Name]** (please print)
Address **[Address]** (please print)

---

RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date **Sept 12/08**
Signature **[Signature]**
Name **[Name]** (please print)
Address **[Address]** (please print)
RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date: Oct 23/68
Signature: [Signature]
Name: Carett R. Bias (please print)
Address: [Address] (please print)

I strongly support a well-designed semi-detached dwelling at 35 Brockville Ave. in support of Places to Grow legislation and the principles of the City of Guelph's Community Energy Plan.
RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date: Sept. 15/08
Signature: Sandra O'Connell
Name: Sandra O'Connell (please print)
Address: __________________ (please print)

Dear Wanda: I'm sorry for any inconvenience this may have cost you. I was led to believe that there would be congested on street parking, which we do not need any more than there is. I have a large family and on special occasions we need all the parking we can get. Also, I was led to believe that rezoning would bring property values down.

Sincerely,
Sandy O'Connell
RE: Application to change the zoning at 35 Brockville Ave., from R1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

I signed the Petition circulated by Dana Samlal and I ask that my name be removed from that petition.

Date __October 21, 2008__

Signature

Name ___Colby Marcellus________ (please print)

Address: _____________________________________________ (please print)

_________________________________________________________________

RE: Application to change the zoning at 35 Brockville Ave., from R1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date __Sept. 11, 2008__

Signature ____________________________

Name ALBERTA CRIEFF (please print)

Address: _____________________________________________ (please print)
RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date Sept 10, 2008
Signature Betty Lou Wettlaufer
Name Betty Lou Wettlaufer (please print)
Address ____________________________ (please print)

wallace wettlaufer

RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

I signed the Petition circulated by Dana Samlal and I ask that my name be removed from that petition.

Date October 21, 2008
Signature __________________________
Name Craig Gordon (please print)
Address __________________________ (please print)
RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date: September 1988
Signature: [Signature]

Name: Karen Howe (please print)
Address: [Address] (please print)

It's really important to me that you do everything you can to save the big oak in the back.

Mixed dwellings are perfectly fine. Urban hi-fliers are important, a semi-detached house does that well.

[Signature]
RE: Application to change the zoning at 35 Brockville Ave, from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date: Sept 14/08
Signature: [Signature]
Name: [Name] (please print)
Address: [Address] (please print)

(Tenant)

Good luck!
I'd like to see it started. Sounds nice. The hole is unattractive.

---

RE: Application to change the zoning at 35 Brockville Ave, from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date: September 10, 2008
Signature: [Signature]
Name: [Name] (please print)
Address: [Address] (please print)
RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date Sept 11 2008
Signature [Signature]
Name Judy Delmar (please print)
Address __________________________ (please print)

---

RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date Sept 18 2008
Signature [Signature]
Name Jeff Richards (please print)
Address __________________________ (please print)

Good Luck! Thanks for the information.
RE: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date: Sept 10, 2008
Signature: [Signature]
Name: Don Shaw  (please print)
Address: [Address]  (please print)

You make a good case. Good luck.
By the way, the neighbour who started the petition is someone who likes to put his nose in other people's business without thinking through the issues. Again, good luck.

Some neighbours would like to rescind their petition signatures.

Sue Rush  Bill McLean  Sue Rush
Bill McLean  [Notes: Did not leave all of the facts when signed.]

P.S. Oops, I guess I didn't have all the facts. The person that brought it around on Daddis did not start it.
RB: Application to change the zoning at 35 Brockville Ave. from R.1C3 to R2 to allow a semi-detached dwelling.

I do not oppose the Application to rezone the property at 35 Brockville Ave., Guelph, to R2 to allow a semi-detached dwelling.

Date ____________
Signature ____________
Name ____________ (please print)
Address ____________ (please print)
SCHEDULE 7
Public Notification Summary

July 8, 2008   Application received by the City of Guelph
July 28, 2008   Notice of Application Sign posted on property
August 11, 2008   Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres.
August 8, 2008   Notice of Public Meeting advertised in the Guelph Tribune.
September 2, 2008   Public Meeting of City Council
December 17, 2008   Notification provided to persons providing comments or signed attendees at the Public Meeting that the matter will be on the Council meeting for a decision
January 12, 2008   City Council Meeting to consider staff recommendation
TO Guelph City Council

SERVICE AREA Community Design and Development Services
DATE January 12, 2009

SUBJECT 300 GRANGE ROAD: Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment (23T07505/ZC0711) – Ward 1

REPORT NUMBER 09-07

RECOMMENDATION

"THAT Report 09-07 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment applying to property municipally known as 300 Grange Road, City of Guelph, from Community Design and Development Services dated January 12, 2009, BE RECEIVED; and

THAT the application by Van Harten Surveying Inc. on behalf of Gateway Homes Inc. for a Proposed Draft Plan of Residential Subdivision applying to property municipally known as 300 Grange Road, and legally described as Part Lot 6 and 7, Registered Plan 53, Division “C”, City of Guelph, BE APPROVED, subject to the conditions outlined in Schedule 2 of Community Design and Development Services Report 09-07 dated January 12, 2009; and

THAT the application by Van Harten Surveying Inc. on behalf of Gateway Homes Inc. for a Zoning Bylaw Amendment from the UR (Urban Reserve) Zone in the City of Guelph Zoning By-law to the Residential Single Detached R.1D Zone, the R.3A Cluster Townhouse Zone, the R.3B On-Street Townhouse Zone, a Specialized R.3B-? On-Street Townhouse Zone and the P.2 Neighbourhood Park Zone affecting the property municipally known as 300 Grange Road and legally described as Part Lot 6 and 7, Registered Plan 53, Division “C”, City of Guelph, BE APPROVED in the form outlined in Schedule 2 of Community Design and Development Services Report 09-07 dated January 12, 2009."

BACKGROUND

This report provides a recommendation on an application requesting approval of a residential plan of subdivision and associated zoning by-law amendment application (23T-07505 / ZC0711) from Van Harten Surveying Inc. on behalf of Gateway Homes Inc. to permit an 87 unit residential development. The statutory Public Meeting was held by City Council on September 4, 2007. At this meeting, Council received staff information Report 07-76 that provided background information on this application.
Location
The lands affected by the application consist of 2.97 hectares of land located on the north side of Grange Road between Hadati Creek and existing development on Raspberry Lane (see Location Map on Schedule 1). The subject site is bounded by Hadati Creek to the west, existing residential development to the north and south, and vacant lands to the east. The adjacent properties to the east at 312 and 316 Grange Road are the subject of a separate and related draft plan of subdivision application (23T07502), which is being brought forward for Council consideration at the same time in conjunction with this application. The subject lands also surround the property and existing single detached dwelling at 294 Grange Road, which are additional lands proposed to be rezoned within the adjacent owner’s application.

Official Plan Designation
The existing Official Plan land use designation that applies to the subject lands is “General Residential”.

Existing Zoning
The subdivision lands are currently zoned UR (Urban Reserve) Zone in the City of Guelph Zoning By-law.

REPORT
Description of Proposed Plan of Subdivision
The application is a request to subdivide the subject property in accordance with the draft plan of subdivision attached in Schedule 3. This subdivision proposes a maximum of 87 residential units, consisting of 11 detached dwellings, 5 on-street townhouse dwellings, 62 cluster townhouse dwellings, and a range of 7 to 9 dwelling units within Block 12, which is a flex zoned block that would permit either townhouse dwellings, semi-detached dwellings or single detached dwellings. A parkette 0.12 hectares in size with frontage on Grange Road (Block 15) is also included within the draft plan. Details of the proposed subdivision are also included in Schedule 3.

The proposed draft plan of subdivision has been designed in coordination with the separate draft plan of subdivision application affecting the adjacent lands to the east at 312 and 316 Grange Road (23T07502). This application incorporates the municipal road extensions from this adjacent plan and provides the additional municipal road access to Grange Road. Schedule 4 illustrates the integration of the proposed development on the subject lands with this separate subdivision proposal on these adjacent lands.

The density of the proposed subdivision, as calculated under “Places to Grow”, is approximately 76 persons and jobs per hectare. This is based on a total of 85 dwelling units, which represents the minimum number of units proposed. The proposed subdivision would allow a maximum of 87 dwelling units, due to the inclusion of one flex zoned block (Block 12) within the plan. The subject site is within the built boundary and the dwelling units generated by this development will contribute to the intensification target that stipulates that at least 40% of new residential units shall be located within the built-up area by 2015.
Description of Proposed Zoning Bylaw Amendment
To implement the draft plan of subdivision application, the owner wishes to rezone the lands to the Residential Single Detached R.1D Zone, the On-Street Townhouse R.3B Zone, the Cluster Townhouse R.3A Zone, a Specialized On-Street Townhouse R.3B-? Zone and the Neighbourhood Park P.2 Zone.

The Specialized R.3B-? Zone is requested for Block 12 to permit the development of on-street townhouses, semi-detached dwellings or single detached dwellings. A specialized zoning regulation is included to stipulate that a minimum of 7 residential units shall be developed within the proposed Specialized R.3B-? Zone. The “Places to Grow” density calculation of 76 persons and jobs per hectare is based on the minimum of 7 dwelling units for this block. A maximum of 9 units could be developed within this flex block, which would raise the total number of dwelling units within the draft plan to 87.

The proposed zoning concept and zoning details are provided in Schedule 5.

Staff Review
The issues that were raised at the September 4, 2007 Public Meeting and through the circulation of the application were:

- increased traffic and safety questions;
- the need for a neighbourhood park; and
- achieving coordinated development with the adjacent draft plan of subdivision application to the east (23T07502).

Planning staff have considered all comments received and a detailed staff response is provided in Schedule 6.

Planning Analysis
Planning staff support the proposed draft plan of subdivision application and associated zoning by-law amendment in accordance with the regulations and conditions in Schedule 2 of this report.

This proposal conforms to Official Plan policies for the “General Residential” designation and the intensification policies of the Provincial Policy Statement and Places to Grow Act that focus on increasing density in built-up areas. This development represents an infill subdivision within the built boundary as per “Places to Grow” and therefore the development will contribute towards meeting the intensification targets of the Growth Plan. The proposed subdivision contributes to the creation of a range of housing options in the area, provides convenient access to transit and is served by adequate community and infrastructure services. This development is currently identified in the 2008 Development Priorities Plan for Draft Plan approval in 2008 and registration in 2009.

The proposed draft plan has been developed in coordination with the separate draft plan of subdivision proposal on the adjacent lands to the east to ensure that a comprehensive development is implemented for the overall area (see Schedule 4). Revisions to the draft plan have been made since the September 4, 2007 Public
Meeting to shift the street stub locations to ensure the necessary road connections with the adjacent plan are provided. The draft plan has also been revised to include a 0.12 hectare park (Block 15) as the applicant’s 5% parkland dedication requirement. The location of the park block within the current plan will also allow a larger 0.22 hectare neighbourhood park to be created when it is combined with the adjacent park block included within proposed Draft Plan 23T07502. The park is proposed in a visible and accessible location along Grange Road that will provide a valued amenity to the proposed development and surrounding neighbourhood.

Condition 17 in Schedule 2 will address phasing of development in the event that development on the subject lands proceeds in advance of the adjacent draft plan. This condition will ensure that temporary turning circles at the ends of Roads A and B and an emergency access road are constructed in the event development on the subject lands proceeds in advance of adjacent draft plan 23T07502.

The application is in conformity with Section 7.2.7 of the Official Plan that outlines specific criteria for permitting multiple unit residential buildings in the General Residential designation (see General Residential / Housing Policies in Schedule 7). The scale, intensity and design of the proposed development are considered to be compatible with the surrounding residential neighbourhood.

CORPORATE STRATEGIC PLAN
Urban Design and Sustainable Growth Goal #1: An attractive, well-functioning and sustainable City.

COMMUNITY ENERGY PLAN (CEP)
The proposed development will contribute towards implementing the Community Energy Plan in recognition that it satisfies many of the objectives and policies outlined in Section 3.8 of the Official Plan that promote energy conservation. The owner has made the commitment, as outlined in Condition 49 of Schedule 2, to construct the dwelling units to the Energy Star standard. In addition, the conditions of approval also include the prohibition on the use of any covenants that would restrict the use of clotheslines that also supports the CEP.

FINANCIAL IMPLICATIONS
Based on a minimum of 85 residential units.

Population Projections
- 225 persons (based on “Places to Grow” density calculation)

Projected Taxation
- $287,100 per year (estimated at $3,300 per unit)

Development Charges
- $845,763 (Residential)
DEPARTMENTAL CONSULTATION
The public and agency comments received during the review of the application are included on Schedule 8.

ATTACHMENTS
Schedule 1 – Location Map
Schedule 2 – Regulations and Conditions
Schedule 3 – Proposed Draft Plan of Subdivision and Details
Schedule 4 – Integration of Proposed Draft Plan with Separate Adjacent Draft Plan of Subdivision at 312-316 Grange Road
Schedule 5 – Proposed Zoning
Schedule 6 – Staff Response to Issues
Schedule 7 – Official Plan Policies
Schedule 8 – Circulation Comments
Schedule 9 – Public Notification Summary

Prepared By:
Chris DeVriendt
Senior Development Planner

Recommended By:
R. Scott Hannah
Manager of Parks and Development Planning

Recommended By:
Jim Riddell
Director of Community Design and Development Services
SCHEDULE 1
Location Map
SCHEDULE 2
Conditions and Regulations

PART A

"THAT the application by Van Harten Surveying Inc. on behalf of Gateway Homes Inc. for a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment applying to property municipally known as 300 Grange Road, and legally described as Part Lot 6 and 7, Registered Plan 53, Division "C", City of Guelph, to permit a minimum of 85 dwelling units, be approved, subject to the following conditions:

CITY CONDITIONS

1. That this approval applies only to the revised draft plan of subdivision prepared by Van Harten Surveying Inc., Project No. 98-13068, dated October 6, 2008, as shown on Schedule 4, including road widenings and reserves.

Conditions to be met prior to grading and site alteration

2. The Developer shall complete a tree inventory and conservation plan, satisfactory to the City Engineer in accordance with City of Guelph Bylaw (1986)-12229 prior to any grading, tree removal or construction on the site.

3. The Developer shall obtain a Site Alteration Permit in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer.

4. The Developer shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.

5. The Developer agrees that no work, including, but not limited to tree removal, grading or construction, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a Subdivision Agreement with the City.

6. The Developer shall enter into an Engineering Services Agreement with the City, satisfactory to the City Engineer.

7. The Developer shall prepare an overall site drainage and grading plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision.

8. The Developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
9. The Developer shall provide a qualified environmental inspector, satisfactory to the Director of Community Design and Development Services, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures. The environmental inspector shall report on their findings to the City. For this subdivision, the City recognizes that the environmental inspection can be completed by a qualified engineering inspector to the satisfaction of the City.

10. The Developer shall submit a detailed Storm Water Management Report and Plans to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plan shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City’s “Design Principles for Storm Water Management Facilities” and the Storm Water Management Design Report for the applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described.

11. The Developer shall ensure that any domestic wells located within the lands be properly decommissioned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any boreholes drilled for hydrogeological or geotechnical investigations must also be properly abandoned.

12. The Developer shall ensure that the height of any proposed retaining wall does not exceed 1.2 metres to the satisfaction of the City Engineer.

13. The Developer shall 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 inches) until the release of the development agreement on the block/lot so disturbed.

14. The Developer shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.

**Conditions to be met prior to execution of subdivision agreement**

15. That any dead ends and open sides of road allowances created by the draft plan be terminated in 0.3 metre reserves, which shall be conveyed to the City at the expense of the Developer.

16. That with the exception of any share determined by the City to be the City’s share in accordance with its by-laws and policies, the Developer is responsible for the total cost of the design and construction of all municipal services within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including such works as sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City. This also includes the Developer paying a share of the cost of the existing downstream stormwater management system as
determined by the City and a share of the cost of the reconstruction of Grange Road. In addition, the Developer will be required to pay the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses.

17. Should 23T-07505 proceed before 23T-07502 or vice-versa, the Developer shall construct temporary turning circles at the ends of Roads A and B and an emergency access road all to the satisfaction of the City.

18. The Developer shall submit a Geotechnical Report to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding.

19. The Developer shall submit a Traffic Impact Study to the satisfaction of the City Engineer and the Developer shall implement to the satisfaction of the City Engineer the recommendations of the Traffic Impact Study undertaken for this subdivision and approved by the City Engineer.

20. The Developer shall pay the cost of supplying and erecting street name and traffic control signs in the subdivision, to the satisfaction of the City.

21. The Developer shall pay to the City the flat rate charge established by the City per metre of road frontage to be applied to street tree planting within the proposed subdivision.

22. The Developer shall pay to the City the cost of installing bus stop pads at locations to be determined by Guelph Transit.

23. The Developer shall provide an On-Street Parking Plan for the subdivision to the satisfaction of the City Engineer. This Plan shall include on-street parking on Grange Road.

24. The site plans for Lots 1, 2 and 3, and all corner building lots, as determined by the City, shall be submitted to the City for approval of driveway location.

25. The Developer shall pay the cost of the installation of one Second Order Geodetic Benchmark within the proposed subdivision to the satisfaction of City Engineer.

26. The Developer shall phase the subdivision to the satisfaction of the City of Guelph. Such phasing shall conform to the current Development Priorities Plan.

27. The Developer shall provide Community Design and Development Services with a digital file in either AutoCAD - DWG format or DXF format containing the following final approved information: parcel fabric, street network, grades/contours and existing vegetation to be retained in the park.

28. The Developer shall demarcate the boundary of the Park Block in accordance with the City of Guelph Property Demarcation Policy, to the satisfaction of the Director of Community Design and Development Services.

Conditions to be met prior to registration of the plan
29. The Developer shall obtain approval of the City with respect to the availability of adequate water supply and sewage treatment capacity, prior to the registration of the plan, or any part thereof.

30. The registration of the plan, or any part thereof, shall require approval of the City with respect to adequate sanitary sewer capacity being available in the downstream trunk sanitary sewer.

31. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a Qualified Person (QP) as defined in Ontario Regulation 153/04 to prepare and submit a Phase 1 Environmental Site Assessment (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer’s expense. Prior to the registration of the plan, a Qualified Person shall certify that all properties to be conveyed to the City are free of contamination.

32. Prior to the City accepting any real property interests, if contamination is found, the Developer shall:
   a. submit all environmental assessment reports prepared in accordance with the Record of Site Condition (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the Manager of Reality Services;
   b. complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and
   c. file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be conveyed to the City.

33. The Developer shall enter into a Subdivision Agreement, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.

34. That the road allowances included in the draft plan be shown and dedicated at the expense of the Developer as public highways and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City’s “Geometric Design Criteria – July 23, 1993”.

35. That all easements, blocks and rights-of-way required within or adjacent to the proposed subdivision be conveyed clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.

36. The Developer shall pay any outstanding debts owed to the City.
37. The Developer shall pay development charges to the City in accordance with By-law Number (2004) - 17361, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board as amended from time to time, or any successor by-laws thereto.

38. The Developer shall erect and maintain signs at specified entrances to the subdivision showing the proposed land uses and zoning of all the lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the Zoning of all lands abutting the subdivision, inquiries should be directed to Community Design and Development Services, City Hall". Further, the signs shall be resistant to weathering and vandalism.

39. The Developer shall place the following notifications in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City’s subdivision agreement to be registered on title:

   a. “Purchasers and/or tenants of all lots are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard.”

   b. “Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Developers for the planting of trees on City boulevards in front of residential units does not obligate the City nor guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling.”

   c. “Purchasers and/or tenants of all lots or units are advised that a transit route may be installed on Grange Road at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages.”

   d. "Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic".

   e. “Purchasers and/or tenants of all lots or units are advised that the boundaries of the park block will be demarcated in accordance with the City of Guelph Property Demarcation Policy.”

40. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
41. The Developer shall ensure that street lighting and underground wiring shall be provided throughout the subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc.

42. The Developer shall pay to the City, the total cost of reproduction and distribution of the Guelph Residents Environmental Handbook, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.

43. That site plans for Lots 1, 2 and 3 and all corner building lots, as determined by the City Engineer, shall be submitted to the City Engineer for approval of driveway location.

44. The Developer agrees to eliminate the use of any covenants that would restrict the use of clotheslines and that prior to the registration of all or any portion of the plan, the Developer's lawyer shall certify to the Director of Community Design and Development Services that there are no restrictive covenants which restrict the use of clotheslines.

Conditions to be met prior to the issuance of a building permit

45. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable zoning bylaw envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.

46. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.

47. All Stage 1 Services are to be constructed to the satisfaction of the City Engineer.

48. The Developer shall provide the City with written confirmation from the Engineering Department of Guelph Hydro that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.

49. The Owner acknowledges and agrees that the dwelling units on the subject site will be constructed to ENERGY STAR standard that promotes energy efficiency standards in order to comply with the Community Energy Plan, to the satisfaction of the City.

AGENCY CONDITIONS:

50. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.

51. The Developer and the Wellington Catholic School Board shall reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the
subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.

52. The Developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.

53. The Developer agrees in the subdivision agreement 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 bused to a school outside the area, and further, that students may in future have to be transferred to another school."

54. The Developer and the Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising perspective residents that students may be directed to schools outside the neighbourhood.

55. The Developer shall satisfy all requirements and conditions of Canada Post including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.

56. That this Draft Plan Approval shall lapse at the expiration of 3 years from the date of issuance of the extension of Draft Plan approval.

57. That prior to the registration of all or any portion of the plan, the Wellington Catholic District School Board shall advise the City in writing how condition 51 has been satisfied.

58. That prior to the registration of all or any portion of the plan, Upper Grand District School Board shall advise the City in writing how conditions 52, 53 and 54 have been satisfied.

59. That prior to the registration of all or any portion of the plan, Guelph Hydro Electric Systems Inc, shall advise the City in writing how conditions 41 and 48 have been satisfied.

60. That prior to the registration of all or any portion of the plan, Canada Post shall advise the City in writing how condition 55 has been satisfied.

AND
PART B

"That the Zoning By-law amendment application be approved and that City Staff be instructed to prepare the necessary amendment to Zoning By-law Number (1995)-14864, as amended, to transfer the subject lands from the current Urban Reserve UR Zone to the following zoning categories as follows:

<table>
<thead>
<tr>
<th>LOTS/BLOCKS</th>
<th>LAND USE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots 1-11</td>
<td>Single Detached Residential&lt;br&gt;Min Lot Frontage – 9m</td>
<td>R.1D</td>
</tr>
<tr>
<td>Block 12</td>
<td>On-Street Townhouse&lt;br&gt;Min Lot Frontage – 6m&lt;br&gt;Semi-Detached Residential&lt;br&gt;Min Lot Frontage – 7.5m&lt;br&gt;Single Detached Residential&lt;br&gt;Min Lot Frontage – 9m&lt;br&gt;Minimum # of units - 7</td>
<td>R.3B-?</td>
</tr>
<tr>
<td>Block 13</td>
<td>Cluster Townhouse</td>
<td>R.3A</td>
</tr>
<tr>
<td>Block 14</td>
<td>On-Street Townhouse&lt;br&gt;Min Lot Frontage – 6m</td>
<td>R.3B</td>
</tr>
<tr>
<td>Block 15</td>
<td>Neighbourhood Park</td>
<td>P.2</td>
</tr>
</tbody>
</table>
SCHEDULE 3 (continued)
Details of Proposed Draft Plan of Subdivision

LAND USE SCHEDULE

<table>
<thead>
<tr>
<th>LOTS/BLOCKS</th>
<th>LAND USE</th>
<th>AREA</th>
</tr>
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<tbody>
<tr>
<td>Lots 1-11</td>
<td>Single-Detached Residential</td>
<td>0.46 hectares</td>
</tr>
<tr>
<td>Block 12</td>
<td>On-street Townhouse</td>
<td>0.23 hectares</td>
</tr>
<tr>
<td>Block 13</td>
<td>Cluster Townhouse</td>
<td>1.7 hectares</td>
</tr>
<tr>
<td>Block 14</td>
<td>On-street Townhouse</td>
<td>0.1 hectares</td>
</tr>
<tr>
<td>Block 15</td>
<td>Neighbourhood Park</td>
<td>0.12 hectares</td>
</tr>
<tr>
<td>Roads</td>
<td>Street A &amp; Street B and Widening (Block 17)</td>
<td>0.36 hectares</td>
</tr>
<tr>
<td>TOTAL AREA</td>
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<td>2.97 hectares</td>
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DWELLING UNIT BREAKDOWN

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<thead>
<tr>
<th>LOTS/ BLOCKS</th>
<th>UNIT TYPE</th>
<th>UNITS (minimum – maximum)</th>
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<tr>
<td>Lots 1-11</td>
<td>Single-detached dwelling</td>
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<tr>
<td>Block 12</td>
<td>On-street Townhouse dwellings</td>
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<tr>
<td>Block 13</td>
<td>Cluster Townhouse dwellings</td>
<td>62</td>
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<tr>
<td>Block 14</td>
<td>On-street Townhouse dwellings, Semi-detached</td>
<td>7-9</td>
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<tr>
<td></td>
<td>Townhouse dwellings</td>
<td>Single detached dwellings</td>
</tr>
<tr>
<td>TOTAL UNITS</td>
<td></td>
<td>87</td>
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</table>
SCHEDULE 4
Integration of Proposed Draft Plan with Separate Draft Plan of Subdivision Application at 294, 312 and 316 Grange Road (23T07502/ZC0705)
### Schedule 5 (continued)

#### Proposed Zoning Details

<table>
<thead>
<tr>
<th>LOTS/BLOCKS</th>
<th>LAND USE</th>
<th>ZONING</th>
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</thead>
<tbody>
<tr>
<td>Lots 1-11</td>
<td>Single Detached Residential</td>
<td>R.1D</td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 9m</td>
<td></td>
</tr>
<tr>
<td>Block 12</td>
<td>On-Street Townhouse</td>
<td>R.3B</td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 6m</td>
<td></td>
</tr>
<tr>
<td>Block 13</td>
<td>Cluster Townhouse</td>
<td>R.3A</td>
</tr>
<tr>
<td>Block 14</td>
<td>Single Detached Residential</td>
<td>R.3B-?</td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 9m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Semi-Detached Residential</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 7.5m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>On-Street Townhouse</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 6m</td>
<td></td>
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<tr>
<td></td>
<td>Minimum # of Units - 7</td>
<td></td>
</tr>
<tr>
<td>Block 15</td>
<td>Neighbourhood Park</td>
<td>P.2</td>
</tr>
</tbody>
</table>
SCHEDULE 6
Staff Response to Issues

Traffic Impacts
Residents expressed concerns regarding increased traffic and neighbourhood safety in association with the proposed development. Concerns with respect to on-street parking and the location of the proposed roadway accessing Grange Road within adjacent the draft plan to the west were additional concerns expressed.

Staff Comments: A traffic impact study has been prepared to assess traffic impacts along Grange Road resulting from the proposed subdivision and the adjacent subdivision proposal at 312-316 Grange Road. The scope of this traffic study was also broadened to examine a 5 year collision history and travel speeds of vehicles. The results of this traffic study indicated that the proposed residential development will be adequately accommodated by the existing road network. In terms of capacity, the traffic study concluded that the unsignalized intersections in the area will continue to operate with a good level of service with future growth in traffic and with the addition of site generated traffic. In terms of collision history, the number of collisions was found to be within a normal range for residential streets, with none of the recorded collisions involving pedestrians and very few occurring during weekdays. Travel speeds in the area were found to be typical of residential streets in the City.

Condition 23 in Schedule 2 will require the Developer to prepare an on-street parking plan that will be reviewed by the City. This plan will also be reviewed to address any impacts associated with on-street parking locations along Grange Road in the vicinity of the new roadways proposed.

The location of the roadway accessing Grange Road (Road A) within the proposed plan is considered appropriate. This street access is located at the midpoint between the Hagan Avenue and Bradson Road intersections on the south side of Grange Road, and meets Engineering criteria for street intersection spacing. The subject lands and the adjacent subdivision application to the east each include one road access to Grange Road, which provides the two accesses required to support the overall development proposed within these two subdivision proposals.

Provision of Parkland
The original draft plan of subdivision presented at the September 4, 2007 Public Meeting did not include parkland. The lack of parkland and playground space to serve development in the area was a concern expressed by residents.

Staff Comments: Following considerable discussions between staff, the applicant and the applicant for adjacent Draft Plan 23T07502, a neighbourhood park is included as part of the new development proposed in this area, which represents each owner’s 5% parkland dedication requirement. The park blocks included within each subdivision are proposed
to be consolidated with each other to ultimately create a larger park area that is central to the overall area with visible frontage onto Grange Road. This location is the preferred location for Park Planning staff, as it will provide good accessibility to serve the neighbourhood.

Coordination of Development with Adjacent Draft Plan Application 23T07502

A key issue to address from the September 4, 2007 Public Meeting was the need to coordinate development with the adjacent draft plan of subdivision proposed on the abutting lands to the west in order to secure the proper road extensions and achieve a coordinated pattern of development for this overall area.

Staff Comments: Revisions were made to both draft plan of subdivision applications to ensure a coordinated and comprehensive development pattern could be achieved. This involved the shifting of street stub locations to provide the necessary road connections and providing abutting park blocks that will allow consolidation for the creation of a larger neighbourhood park. Efforts have been made through these revisions to ensure that a logical extension of development between both plans can be implemented.
SCHEDULE 7
Official Plan Policies

'General Residential' Land Use Designation

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential development shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. Multiple unit residential buildings will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, lodging houses, coach houses and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.

7.2.32 Within the 'General Residential' designation, the net density of development shall not exceed 100 units per hectare (40 units/acre).

1. In spite of the density provisions of policy 7.2.32 the net density of development on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).

7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

7.2.34 Residential lot infill, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed development is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot infill shall be compatible with adjacent residential environments with respect to the following:

   a) The form and scale of existing residential development;
   b) Existing building design and height;
   c) Setbacks;
   d) Landscaping and amenity areas;
   e) Vehicular access, circulation and parking; and
   f) Heritage considerations.

7.2.35 Apartment or townhouse infill proposals shall be subject to the development criteria contained in policy 7.2.7.

General Residential / Housing Policies

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.
## SCHEDULE 8
Circulation Comments

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<th>RESPONDENT</th>
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<th>CONDITIONAL SUPPORT</th>
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SCHEDULE 9

Public Notification Summary

April 24, 2007  Application received by City of Guelph

April 26, 2007  Public Notification sign erected and Notice of Application mailed to prescribed agencies and surrounding property owners within 120 metres (400 feet).

June 29, 2007  Notice of Application mailed to prescribed agencies and surrounding property owners within 120 metres (400 feet).

August 2, 2007  Notice of a Public Meeting to consider draft plan approval mailed to prescribed agencies and surrounding property owners within 120 metres (400 feet).

September 4, 2007  Public Meeting of City Council

December 18, 2008  Notification provided to persons providing comments or signed attendees at the Public Meeting that the matter will be on the Council meeting for a decision.

January 12, 2009  City Council Meeting to consider staff recommendation
TO  Guelph City Council

SERVICE AREA Community Design and Development Services

DATE January 12, 2009

SUBJECT 294, 312, and 316 GRANGE ROAD: Proposed Draft Plan of Subdivision and Zoning Amendment (23T07502/ZC0705) – Ward 1

REPORT NUMBER 09-06

RECOMMENDATION

"THAT Report 09-06 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment applying to property municipally known as 294, 312 and 316 Grange Road, City of Guelph, from Community Design and Development Services dated January 12, 2009, BE RECEIVED; and

THAT the application by Astrid J. Clos Planning Consultants on behalf of Lunor Group Inc. and Fabbian Homes Inc. for a Proposed Draft Plan of Residential Subdivision applying to property municipally known as 294, 312, and 316 Grange Road, and legally described as Lot 8, Registered Plan 53, Division “C”, City of Guelph, BE APPROVED, subject to the conditions outlined in Schedule 2 of Community Design and Development Services Report 09-06 dated January 12, 2009; and

THAT the application by Astrid J. Clos Planning Consultants on behalf of Lunor Group Inc. and Fabbian Homes Inc. for a Zoning Bylaw Amendment from the UR (Urban Reserve) Zone and Specialized Residential Single Detached (R.1B-35) Zone in the City of Guelph Zoning By-law to the Residential Single Detached R.1D Zone, a Specialized Residential Single Detached R.1D-? Zone, the Residential Semi-Detached R.2 Zone, the On-Street Townhouse R.3B Zone, a Specialized On-Street Townhouse R.3B-? Zone, and the Neighbourhood Park P.2 Zone affecting the property municipally known as 294, 312, and 316 Grange Road, and legally described as Lot 8, Registered Plan 53, Division “C”, City of Guelph, BE APPROVED in the form outlined in Schedule 2 of Community Design and Development Services Report 09-06 dated January 12, 2009."

BACKGROUND

This report provides a recommendation on an application requesting approval of a residential plan of subdivision and associated zoning by-law amendment application (23T07502 / ZC0705) from Astrid J. Clos Planning Consultants on behalf of Lunor Group Inc. and Fabbian Homes Inc. to permit a 57 unit residential development. The statutory Public Meeting was held by City Council on September 4, 2007. At
this meeting, Council received staff information Report 07-75 that provided background information on this application.

**Location**
The lands affected by the application include three properties on the north side of Grange Road between Hadati Creek and the existing development on Raspberry Lane (see **Schedule 1**). The subject properties comprise approximately 2 hectares of land bounded by existing residential development to the north, east and south and vacant agricultural lands to the west known as 300 Grange Road. This adjacent property to the west at 300 Grange Road is the subject of a related draft plan of subdivision application (23T07505/ZC0711), which is being brought forward for Council consideration at the same time in conjunction with this application.

**Official Plan Designation**
The existing Official Plan land use designation that applies to the subject lands is "General Residential".

**Existing Zoning**
The subdivision lands are currently zoned UR (Urban Reserve) Zone and Specialized Residential Single Detached (R.1B-35) Zone in the City of Guelph Zoning By-law (see **Schedule 3**). The Specialized R.1B-35 Zone applies to the property at 316 Grange Road, which was rezoned from the UR Zone in April of 2005. The R.1B-35 Zone permits all uses within the standard R.1B Zone, except a lodging house use.

**REPORT**
**Description of Proposed Plan of Subdivision**
The application is a request to subdivide the subject property in accordance with the draft plan of subdivision attached in **Schedule 4**. This subdivision proposes a total of 57 residential units, consisting of 13 detached dwellings, 26 semi-detached dwellings and 17 on-street townhouse dwellings. The existing dwelling at 316 Grange Road is proposed to be retained and accommodated within the draft plan. A 0.1 hectare parkette with frontage on Grange Road (Block 31) is also included within the draft plan. The lot sizes and breakdown for the proposed subdivision is also detailed in **Schedule 4**.

The proposed draft plan of subdivision has been designed in coordination with the separate draft plan of subdivision application submitted for the adjacent lands to the west at 300 Grange Road (23T07505). This plan would provide the necessary municipal road connections to the west with an additional access to Grange Road. The proposed park block will also form part of a larger 0.22 hectare neighbourhood park, when combined with the abutting parkland included within this adjacent subdivision application. **Schedule 5** illustrates the integration of the proposed development on the subject lands with the separate subdivision proposal on these adjacent lands.

The density of the proposed subdivision, as calculated under “Places to Grow”, is approximately 80 persons and jobs per hectare. The subject site is within the built boundary and the dwelling units generated by this development will contribute to
the intensification target that stipulates that at least 40% of new residential units shall be located within the built-up area by 2015.

**Description of Proposed Zoning Bylaw Amendment**
To implement the draft plan of subdivision application, the owner wishes to rezone the lands to the Residential Single Detached R.1D Zone, a Specialized Residential Single Detached R.1D-? Zone, the Residential Semi-Detached R.2 Zone, the On-Street Townhouse R.3B Zone, a Specialized On-Street Townhouse R.3B-? Zone and the Neighbourhood Park P.2 Zone. The Specialized R.1D-? Zone has been requested for Lots 5 to 9 fronting on the west side of Street A to permit a lot area of 269 square metres, where the standard R.1D Zone requires a minimum lot area of 275 square metres. The Specialized R.3B-? Zone has been requested for the on-street townhouses in Block 28 to permit a minimum lot area of 177 square metres, where the standard R.3B Zone requires a minimum lot area of 180 square metres.

The zoning bylaw amendment application also includes the request to rezone the property at 294 Grange Road, which is outside the limits of the proposed draft plan of subdivision, from the current UR Zone to the R.1D Zone. The existing dwelling at 294 Grange Road is proposed to be retained and any future R.1D lots on this property would be created through subsequent consent to sever applications at the Committee of Adjustment. The proposed zoning concept and zoning details are provided in **Schedule 6**.

**Staff Review**
The issues that were raised at the September 4, 2007 Public Meeting and through the circulation of the application were:

- increased traffic and safety questions;
- the need for a neighbourhood park;
- tree conservation;
- achieving coordinated development with the adjacent draft plan of subdivision application to the west (23T07505/ZC0711); and
- addressing compatibility with adjacent residential uses.

Planning staff have considered all comments received and a detailed staff response is provided in **Schedule 8**.

**Planning Analysis**
Planning staff support the proposed draft plan of subdivision application and associated zoning by-law amendment in accordance with the regulations and conditions in **Schedule 2** of this report.

This proposal conforms to Official Plan policies for the “General Residential” designation and the intensification policies of the Provincial Policy Statement and Places to Grow Act that focus on increasing density in built-up areas. This development represents an infill subdivision within the built boundary as per “Places to Grow” and therefore the development will contribute towards meeting the intensification targets of the Growth Plan. The proposed subdivision contributes to the creation of a range of housing options in the area, provides convenient access
to transit along Grange Road and is served by adequate community and infrastructure services. Schools, parks and commercial services are all within convenient walking distance from the site. This development is currently identified in the 2008 Development Priorities Plan for draft plan approval in 2008 and registration in 2009.

The proposed draft plan has been developed and reviewed in coordination with the separate draft plan of subdivision proposal on the adjacent lands to the west at 300 Grange Road (see Schedule 5). This will ensure that a comprehensive development scheme can be implemented for the overall area. Revisions to the draft plan have been made since the September 4, 2007 Public Meeting to ensure the street stub locations are matched with the adjacent plan to provide the necessary road connections, which includes the second access to Grange Road. Condition 17 in Schedule 2 will ensure temporary turning circles at the ends of Roads A and B and an emergency access road are constructed in the event development on the subject lands proceeds in advance of the adjacent plan.

The draft plan has also been revised to include a 0.1 hectare park (Block 31) as the applicant’s 5% parkland dedication requirement. The location of the park block within the current plan will also allow a larger 0.22 hectare neighbourhood park to be created when consolidated with the adjacent park block included within proposed Draft Plan 23T07505. The park is proposed in a visible and accessible location along Grange Road that will provide a valued amenity to the proposed development and surrounding neighbourhood.

Additional revisions to the plan have been made to increase the size of the semi-detached lots proposed adjacent to the existing semi-detached lots along Raspberry Lane to enhance compatibility. These proposed lots now comply with the existing R.2 (Residential Semi-detached/Duplex) zoning regulations, therefore the specialized zoning regulations requested with the applicant’s original application to allow a reduced lot area are no longer required. The Specialized R.1D-? Zone requested for Lots 5-9 and the Specialized R.3B-? Zone requested for on-street townhouse Block 28 would allow only slight reductions to the standard minimum lot area regulations. These specialized regulations are considered minor and appropriate, as these lots are internal to the plan and will provide the necessary lot area to maintain required lot frontage, building setbacks and the accommodation of parking and amenity areas.

The application is in conformity with Section 7.2.7 of the Official Plan that outlines specific criteria for permitting multiple unit residential buildings in the General Residential designation (see General Residential / Housing Policies in Schedule 7). The proposed development represents a low-rise residential development that is considered to be compatible with the surrounding neighbourhood in terms of its scale, intensity and design.

**CORPORATE STRATEGIC PLAN**

Urban Design and Sustainable Growth Goal #1: An attractive, well-functioning and sustainable City.
COMMUNITY ENERGY PLAN (CEP)
The proposed development will contribute towards implementing the Community Energy Plan in recognition that it satisfies many of the objectives and policies outlined in Section 3.8 of the Official Plan that promote energy conservation. The owner has made the commitment, as outlined in Condition 49 of Schedule 2, to construct the dwelling units to the Energy Star standard. In addition, the conditions of approval also include the prohibition on the use of any covenants that would restrict the use of clotheslines that also supports the CEP.

FINANCIAL IMPLICATIONS
Based on a maximum of 57 residential units.

Population Projections
- 167 persons (based on "Places to Grow" density calculation)

Projected Taxation
- $188,100 per year (estimated at $3,300 per unit)

Development Charges
- $635,670 (Residential)

DEPARTMENTAL CONSULTATION
The public and agency comments received during the review of the application are included on Schedule 9.

ATTACHMENTS
Schedule 1 – Location Map
Schedule 2 – Regulations and Conditions
Schedule 3 – Existing Zoning
Schedule 4 – Proposed Draft Plan of Subdivision and Details
Schedule 5 – Integration of Proposed Draft Plan with Separate Adjacent Draft Plan of Subdivision at 300 Grange Road
Schedule 6 – Proposed Zoning
Schedule 7 – Official Plan Policies
Schedule 8 – Staff Response to Issues
Schedule 9 – Circulation Comments
Schedule 10 – Public Notification Summary

Prepared By:
Chris DeVriendt
Senior Development Planner

Recommended By:
R. Scott Hannah
Manager of Parks and Development Planning

T:\Planning\Chris D\DEVELOPMENT APPLICATIONS\Subdivision\Grange Road Subdivision (LINCOR)\Draft Decision Report.doc
SCHEDULE 2
Regulations and Conditions

PART A

"THAT the application by Astrid J. Cios Planning Consultants on behalf of Lunor Group Inc. and Fabbian Homes Inc. for a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment (23T07502/ZC0705) applying to property municipally known as 294, 312, and 316 Grange Road, and legally described as Lot 8, Registered Plan 53, Division "C", City of Guelph, to permit a minimum of 57 dwelling units, be approved, subject to the following conditions:

CITY CONDITIONS

1. That this approval applies only to the revised draft plan of subdivision prepared by Astrid J. Cios Planning Consultants, Project # 0519, dated August 19, 2008, to include the development of 57 residential units, as shown on Schedule 4, including road widenings and reserves.

Conditions to be met prior to grading and site alteration

2. The Developer shall complete a tree inventory and conservation plan, satisfactory to the City Engineer in accordance with City of Guelph Bylaw (1986)-12229 prior to any grading, tree removal or construction on the site.

3. The Developer shall obtain a Site Alteration Permit in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer.

4. The Developer shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.

5. The Developer agrees that no work, including, but not limited to tree removal, grading or construction, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a Subdivision Agreement with the City.

6. The Developer shall enter into an Engineering Services Agreement with the City, satisfactory to the City Engineer.

7. The Developer shall prepare an overall site drainage and grading plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision.

8. The Developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
9. The Developer shall provide a qualified **environmental inspector**, satisfactory to the Director of Community Design and Development Services, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures. The environmental inspector shall report on their findings to the City. For this subdivision, the City recognizes that the environmental inspection can be completed by a qualified engineering inspector to the satisfaction of the City.

10. The Developer shall submit a detailed **Storm Water Management Report and Plans** to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plan shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City’s "Design Principles for Storm Water Management Facilities" and the Storm Water Management Design Report for the applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described.

11. The Developer shall ensure that any **domestic wells located within the lands be properly decommissioned** in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any **boreholes** drilled for hydrogeological or geotechnical investigations must also be properly abandoned.

12. The Developer shall ensure that the **height of any proposed retaining wall** does not exceed 1.2 metres to the satisfaction of the City Engineer.

13. The Developer shall **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 inches) until the release of the development agreement on the block/lot so disturbed.

14. The Developer shall carry out an **archaeological assessment** of the subject property and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.

**Conditions to be met prior to execution of subdivision agreement**

15. That any dead ends and open sides of road allowances created by the draft plan be terminated in **0.3 metre reserves**, which shall be conveyed to the City at the expense of the Developer.

16. That with the exception of any share determined by the City to be the City’s share in accordance with its by-laws and policies, the Developer is responsible for the total **cost of the design and construction of all municipal services** within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including such works as sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City. This also includes the Developer paying a
share of the cost of the existing downstream stormwater management system as determined by the City and a share of the cost of the reconstruction of Grange Road. In addition, the Developer will be required to pay the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses.

17. Should 23T-07505 proceed before 23T-07502 or vice-versa, the Developer shall construct temporary turning circles at the ends of Roads A and B and an emergency access road all to the satisfaction of the City.

18. The Developer shall submit a Geotechnical Report to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding.

19. The Developer shall submit a Traffic Impact Study to the satisfaction of the City Engineer and the Developer shall implement to the satisfaction of the City Engineer the recommendations of the Traffic Impact Study undertaken for this subdivision and approved by the City Engineer.

20. The Developer shall pay the cost of supplying and erecting street name and traffic control signs in the subdivision, to the satisfaction of the City.

21. The Developer shall pay to the City the flat rate charge established by the City per metre of road frontage to be applied to street tree planting within the proposed subdivision.

22. The Developer shall pay to the City the cost of installing bus stop pads at locations to be determined by Guelph Transit.

23. The Developer shall provide an On-Street Parking Plan for the subdivision to the satisfaction of the City Engineer. This Plan shall include on-street parking on Grange Road.

24. The site plans for all corner building lots, as determined by the City, shall be submitted to the City for approval of driveway location.

25. The Developer shall pay the cost of the installation of one Second Order Geodetic Benchmark within the proposed subdivision to the satisfaction of City Engineer.

26. The Developer shall phase the subdivision to the satisfaction of the City of Guelph. Such phasing shall conform to the current Development Priorities Plan.

27. The Developer shall provide Community Design and Development Services with a digital file in either AutoCAD - DWG format or DXF format containing the following final approved information: parcel fabric, street network, grades/contours and existing vegetation to be retained in the park.

28. The Developer shall demarcate the boundary of the Park Block in accordance with the City of Guelph Property Demarcation Policy, to the satisfaction of the Director of Community Design and Development Services.
Conditions to be met prior to registration of the plan

29. The Developer shall obtain approval of the City with respect to the availability of adequate water supply and sewage treatment capacity, prior to the registration of the plan, or any part thereof.

30. The registration of the plan, or any part thereof, shall require approval of the City with respect to adequate sanitary sewer capacity being available in the downstream trunk sanitary sewer.

31. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a Qualified Person (QP) as defined in Ontario Regulation 153/04 to prepare and submit a Phase 1 Environmental Site Assessment (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, a Qualified Person shall certify that all properties to be conveyed to the City are free of contamination.

32. Prior to the City accepting any real property interests, if contamination is found, the Developer shall:
   
a. submit all environmental assessment reports prepared in accordance with the Record of Site Condition (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the Manager of Reality Services;
   
b. complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and
   
c. file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be conveyed to the City.

33. The Developer shall enter into a Subdivision Agreement, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.

34. That the road allowances included in the draft plan be shown and dedicated at the expense of the Developer as public highways and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria – July 23, 1993".

35. That all easements, blocks and rights-of-way required within or adjacent to the proposed subdivision be conveyed clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.

36. The Developer shall pay any outstanding debts owed to the City.
37. The Developer shall pay development charges to the City in accordance with By-law Number (2004) - 17361, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board as amended from time to time, or any successor by-laws thereto.

38. The Developer shall erect and maintain signs at specified entrances to the subdivision showing the proposed land uses and zoning of all the lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the Zoning of all lands abutting the subdivision, inquiries should be directed to Community Design and Development Services, City Hall". Further, the signs shall be resistant to weathering and vandalism.

39. The Developer shall place the following notifications in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title:

a. "Purchasers and/or tenants of all lots are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard."

b. "Purchasers and/or tenants of all lots or units are advised that any fee has been paid by the purchaser to the Developers for the planting of trees on City boulevards in front of residential units does not obligate the City nor guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling."

c. "Purchasers and/or tenants of all lots or units are advised that a transit route may be installed on Grange Road at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages."

d. "Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the timeframe during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic."

e. "Purchasers and/or tenants of all lots or units are advised that the boundaries of the park block will be demarcated in accordance with the City of Guelph Property Demarcation Policy."

40. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
41. The Developer shall ensure that street lighting and underground wiring shall be provided throughout the subdivision at the Developer’s expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc.

42. The Developer shall pay to the City, the total cost of reproduction and distribution of the Guelph Residents Environmental Handbook, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.

43. That site plans for all corner building lots, as determined by the City Engineer, shall be submitted to the City Engineer for approval of driveway location.

44. The Developer agrees to eliminate the use of any covenants that would restrict the use of clotheslines and that prior to the registration of all or any portion of the plan, the Developer’s lawyer shall certify to the Director of Community Design and Development Services that there are no restrictive covenants which restrict the use of clotheslines.

**Conditions to be met prior to the issuance of a building permit**

45. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable zoning bylaw envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information: lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.

46. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.

47. All Stage 1 Services are to be constructed to the satisfaction of the City Engineer.

48. The Developer shall provide the City with written confirmation from the Engineering Department of Guelph Hydro that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.

49. The Owner acknowledges and agrees that the dwelling units on the subject site will be constructed to ENERGY STAR standard that promotes energy efficiency standards in order to comply with the Community Energy Plan, to the satisfaction of the City.

**AGENCY CONDITIONS:**

50. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
51. The Developer and the Wellington Catholic School Board shall reach an agreement regarding the supply and erection of signage, at the developer’s expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.

52. The Developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export of DXF format containing the following information: parcel fabric and street network.

53. The Developer agrees in the subdivision agreement 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 bused to a school outside the area, and further, that students may in future have to be transferred to another school.

54. The Developer and the Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign (at the developer’s expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising perspective residents that students may be directed to schools outside the neighbourhood.

55. The Developer shall satisfy all requirements and conditions of Canada Post including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.

56. That this Draft Plan Approval shall lapse at the expiration of 3 years from the date of issuance of the extension of Draft Plan approval.

57. That prior to the registration of all or any portion of the plan, the Wellington Catholic District School Board shall advise the City in writing how condition 51 has been satisfied.

58. That prior to the registration of all or any portion of the plan, Upper Grand District School Board shall advise the City in writing how conditions 52, 53 and 54 have been satisfied.

59. That prior to the registration of all or any portion of the plan, Guelph Hydro Electric Systems Inc, shall advise the City in writing how conditions 41 and 48 have been satisfied.

60. That prior to the registration of all or any portion of the plan, Canada Post shall advise the City in writing how condition 55 has been satisfied.
AND

PART B

"That the Zoning By-law amendment application be approved and that City Staff be instructed to prepare the necessary amendment to Zoning By-law Number (1995)-14864, as amended, to transfer the subject lands from the current Urban Reserve UR Zone to the following zoning categories as follows:

<table>
<thead>
<tr>
<th>LOTS/BLOCKS</th>
<th>LAND USE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots 1-4, 10, 24-27</td>
<td>Single Detached Residential</td>
<td>R.1D</td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 9 m</td>
<td></td>
</tr>
<tr>
<td>Lots 5-9</td>
<td>Single-Detached Residential</td>
<td>R.1D-?</td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 9 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Specialized zoning regulation to permit minimum lot area of 269 m²</td>
<td></td>
</tr>
<tr>
<td>Lots 11-23</td>
<td>Semi-Detached Residential</td>
<td>R.2</td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 7.5 m per unit</td>
<td></td>
</tr>
<tr>
<td>Blocks 29-30</td>
<td>On-Street Townhouse Residential</td>
<td>R.3B</td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 6 m per unit</td>
<td></td>
</tr>
<tr>
<td>Block 28</td>
<td>On-Street Townhouse Residential</td>
<td>R.3B-?</td>
</tr>
<tr>
<td></td>
<td>Min Lot Frontage – 7.5 m per unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Specialized zoning regulation to permit minimum lot area of 177 m²</td>
<td></td>
</tr>
<tr>
<td>Block 31</td>
<td>Neighbourhood Park</td>
<td>P.2</td>
</tr>
</tbody>
</table>
SCHEDULE 3
Existing Zoning
SCHEDULE 4
Proposed Draft Plan of Subdivision
SCHEDULE 4 (continued)
Details of Proposed Draft Plan of Subdivision

LAND USE SCHEDULE

<table>
<thead>
<tr>
<th>LOTS/BLOCKS</th>
<th>LAND USE</th>
<th>AREA</th>
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<tr>
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<tr>
<td>Lot 27</td>
<td>Existing Single-Detached Residential</td>
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<tr>
<td>Lots 11-23</td>
<td>Semi-Detached Residential</td>
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</tr>
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<td>Blocks 28-30</td>
<td>On-Street Townhouses</td>
<td>0.39 hectares</td>
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<tr>
<td>Block 31</td>
<td>Neighbourhood Park</td>
<td>0.1005 hectares</td>
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<tr>
<td>Blocks 32, 33</td>
<td>Reserve Blocks</td>
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<td>2.08 hectares</td>
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DWELLING UNIT BREAKDOWN

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<th>UNIT TYPE</th>
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<td>Lot 27</td>
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</tr>
<tr>
<td>Lots 11-23</td>
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<td>26</td>
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<tr>
<td>Blocks 28-30</td>
<td>On-Street Townhouses</td>
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<td>TOTAL UNITS</td>
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<td>57</td>
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SCHEDULE 5
Integration of Proposed Draft Plan with Separate Draft Plan of Subdivision Application at 300 Grange Road (23T07505/ZC0711)
## SCHEDULE 6 (continued)

### Proposed Zoning Details

<table>
<thead>
<tr>
<th>LOTS/BLOCKS</th>
<th>LAND USE</th>
<th>ZONING</th>
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<td></td>
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<td>On-Street Townhouse Residential</td>
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</tr>
<tr>
<td>Block 31</td>
<td>Neighbourhood Park</td>
<td>P.2</td>
</tr>
</tbody>
</table>
SCHEDULE 7

Official Plan Policies

'General Residential' Land Use Designation

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential development shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. Multiple unit residential buildings will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, lodging houses, coach houses and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.

7.2.32 Within the 'General Residential' designation, the net density of development shall not exceed 100 units per hectare (40 units/acre).

1. In spite of the density provisions of policy 7.2.32 the net density of development on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).

7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

7.2.34 Residential lot infill, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed development is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot infill shall be compatible with adjacent residential environments with respect to the following:

a) The form and scale of existing residential development;

b) Existing building design and height;

c) Setbacks;

d) Landscaping and amenity areas;

e) Vehicular access, circulation and parking; and

f) Heritage considerations.

7.2.35 Apartment or townhouse infill proposals shall be subject to the development criteria contained in policy 7.2.7.

General Residential / Housing Policies

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.
SCHEDULE 8
Staff Response to Issues

Traffic Impacts
Residents expressed concerns regarding increased traffic and neighbourhood safety in association with the proposed development. Concerns with respect to on-street parking and the location of the proposed roadway accessing Grange Road within the adjacent draft plan to the west were additional concerns expressed.

Staff Comments: A traffic impact study has been prepared to assess traffic impacts along Grange Road resulting from the proposed subdivision and the adjacent subdivision proposal at 300 Grange. The scope of this traffic study was also broadened to examine a 5 year collision history and travel speeds of vehicles. The results of this traffic study indicated that the proposed residential development will be adequately accommodated by the existing road network. In terms of capacity, the traffic study concluded that the unsignalized intersections in the area will continue to operate with a good level of service with future growth in traffic and with the addition of site generated traffic. In terms of collision history, the number of collisions was found to be within a normal range for residential streets, with none of the recorded collisions involving pedestrians and very few occurring during weekdays. Travel speeds in the area were found to be typical of residential streets in the City.

Condition 23 in Schedule 2 will require the Developer to prepare an on-street parking plan that will be reviewed by the City. The scope of the on-street parking plan also includes the review of on-street parking on Grange Road to address any impacts associated with on-street parking locations along Grange Road in the vicinity of existing driveways and new roadways proposed.

Provision of Parkland
The original draft plan of subdivision presented at the September 4, 2007 Public Meeting did not include the provision of parkland. The lack of parkland and playground space to serve development in the area was a concern expressed by residents.

Staff Comments: Following considerable discussions between staff, the applicant and the applicant for adjacent Draft Plan 23T07505, a neighbourhood park is included as part of the new development proposed in this area. The park blocks included within each subdivision are proposed to be consolidated with each other along the frontage of Grange Road to ultimately create a larger park area that is central to the overall area. This represents the preferred location for Park Planning staff, as it is provided in a visible location with good accessibility to serve the neighbourhood.
Coordination of Development with Adjacent Draft Plan Application 23T07505
A key issue to address from the September 4, 2007 Public Meeting was the need to coordinate development with the adjacent draft plan of subdivision proposed on the abutting lands to the west in order to secure the proper road extensions and achieve a coordinated pattern of development for this overall area.

Staff Comments: Revisions were made to both draft plan of subdivision applications to ensure a coordinated and comprehensive development pattern could be achieved. This involved the shifting of street stub locations to provide the necessary road connections and providing abutting park blocks that will allow consolidation for the creation of a larger more functional neighbourhood park. Efforts have been made through revisions to ensure that a logical extension of development between both plans is achieved.

Neighbourhood Compatibility
Residents expressed some concern that the scale of the proposed draft plan was out of character with the neighbouring dwellings.

Staff Comments: The low-rise housing forms proposed within the subdivision are considered to be compatible with the surrounding neighbourhood in terms of its height, intensity and scale. The semi-detached lots proposed along the eastern boundary of the plan are compatible with the adjacent semi-detached lots that exist along Raspberry Lane. The previous plan presented at the September 4, 2007 Public Meeting proposed specialized zoning regulations for the R.2 Lots to reduce the lot area for each semi-detached unit from 230 m² to 215 m². Revisions have been made to the draft plan to increase the size of the proposed R.2 lots in accordance with the standard R.2 zoning standards. This revision will help enhance compatibility with adjacent dwellings.

Tree Preservation
An existing Raspberry Lane resident adjacent to the proposed development at the northeast portion of the site expressed a concern regarding the loss of mature property line trees in this area.

Staff Comments: Condition 2 in Schedule 2 outlines the requirement of the owner to conduct a tree conservation and preservation plan. While site grading activities will not allow many of the existing trees onsite to be retained, specific efforts will be made through this required tree conservation plan to protect existing property line trees. Grading activities will be performed entirely on the subject property with existing grades at the property line being matched, which will provide further protection to the property line trees in this area.
## SCHEDULE 9
### Circulation Comments

<table>
<thead>
<tr>
<th>RESPONDENT</th>
<th>NO OBJECTION OR COMMENT</th>
<th>CONDITIONAL SUPPORT</th>
<th>ISSUES/CONCERNS</th>
</tr>
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<tr>
<td>Planning</td>
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<td></td>
<td>Support subject to Schedule 2</td>
</tr>
<tr>
<td>Engineering*</td>
<td>✓</td>
<td></td>
<td>Support subject to Schedule 2*</td>
</tr>
<tr>
<td>G.R.C.A.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Parks</td>
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<td></td>
<td>Support subject to Schedule 2</td>
</tr>
<tr>
<td>Corporation of the Township of Guelph/Eramosa</td>
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<td></td>
</tr>
<tr>
<td>Wellington County</td>
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<td></td>
</tr>
<tr>
<td>Heritage Guelph</td>
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<td></td>
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<tr>
<td>Guelph Development Association*</td>
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<td>Support proposal*</td>
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<tr>
<td>Canadian National Railway</td>
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<td>✓</td>
<td>Development Charges</td>
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<td>Guelph Hydro</td>
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<td>Guelph Police Service</td>
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</tr>
<tr>
<td>Guelph Chamber of Commerce</td>
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</tr>
<tr>
<td>Emergency Services / Fire Department</td>
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<td></td>
</tr>
<tr>
<td>Canada Post</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Wellington Catholic District School Board</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Upper Grand District School Board</td>
<td>✓</td>
<td></td>
<td>Education Development Charges</td>
</tr>
<tr>
<td>Neil and Amy Rocha</td>
<td></td>
<td></td>
<td>Concerns regarding traffic and location of new roadway opposite</td>
</tr>
<tr>
<td>299 Grange</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RESPONDENT</td>
<td>NO OBJECTION OR COMMENT</td>
<td>CONDITIONAL SUPPORT</td>
<td>ISSUES/CONCERNS</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------------------</td>
<td>---------------------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td>Ari Uotila</td>
<td></td>
<td></td>
<td>existing driveways</td>
</tr>
<tr>
<td>38 Raspberry Lane</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rena L. Akerman</td>
<td></td>
<td></td>
<td>Concerns with Specialized R.2-?</td>
</tr>
<tr>
<td>117 Schroder Crescent</td>
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<td></td>
<td>Zone and property line tree preservation</td>
</tr>
<tr>
<td>Cobi Dammers</td>
<td></td>
<td></td>
<td>Concerns with lack of services</td>
</tr>
<tr>
<td>116 Schroder Crescent</td>
<td></td>
<td></td>
<td>and parks in the area</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(neighbourhood petition with 32 names included)</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
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<td></td>
<td>Concerns with lack of services, insufficient space</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>for on-street parking, traffic congestion</td>
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</table>
**SCHEDULE 10**

*Public Notification Summary*

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<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>February 28, 2007</td>
<td>Application received by City of Guelph</td>
</tr>
<tr>
<td>March 12, 2007</td>
<td>Public Notification sign erected and Notice of Application mailed to prescribed agencies and surrounding property owners within 120 metres (400 feet).</td>
</tr>
<tr>
<td>April 26, 2007</td>
<td>Notice of Application mailed to prescribed agencies and surrounding property owners within 120 metres (400 feet).</td>
</tr>
<tr>
<td>August 2, 2007</td>
<td>Notice of a Public Meeting to consider draft plan approval mailed to prescribed agencies and surrounding property owners within 120 metres (400 feet).</td>
</tr>
<tr>
<td>September 4, 2007</td>
<td>Public Meeting of City Council</td>
</tr>
<tr>
<td>December 18, 2008</td>
<td>Notification provided to persons providing comments or signed attendees at the Public Meeting that the matter will be on the Council meeting for a decision.</td>
</tr>
<tr>
<td>January 12, 2009</td>
<td>City Council Meeting to consider staff recommendation</td>
</tr>
</tbody>
</table>
RECOMMENDATION

"THAT Report 09.01 regarding the designation of a Downtown Community Improvement Project Area from Economic Development and Tourism Services dated January 12, 2009 BE RECEIVED;

AND THAT Council adopt the by-law attached hereto as Attachment 1, designating the Downtown as a Community Improvement Project Area pursuant to Section 28(2) of the Planning Act;

AND THAT Council direct staff to prepare a plan suitable for adoption as a Community Improvement Plan for the Downtown Community Improvement Project Area."

BACKGROUND

At its meeting of February 25, 2008 Council received Economic Development and Tourism Services Report No. 08-01.1, which directed staff to proceed with the development of a Downtown Community Improvement Plan (CIP).

Section 28 of the Planning Act sets out a process for developing and approving a CIP. Council must first pass a by-law designating all or a portion of the City as a Community Improvement Project Area. Once the by-law is passed, Council may provide for the preparation of a CIP for the Project Area. The proposed CIP must be presented to Council at a statutory public meeting. At this time the public will have an opportunity to provide comments on the proposed CIP. After the statutory public meeting, staff will make any necessary revisions and bring the CIP back to Council for approval at a subsequent meeting. Council’s decision to approve or refuse the CIP may be appealed to the Ontario Municipal Board by any person or public body.

While Council has the authority to approve the CIP, the Ministry of Municipal Affairs and Housing must be consulted during the development of the plan.
REPORT

This report recommends that Guelph Downtown (Central Business District) be designated as a Community Improvement Project Area in accordance with Section 28(2) of the Planning Act. The area recommended for inclusion in the Community Improvement Project Area (Schedule 1 to the by-law) is currently identified on Schedule 5 of the City of Guelph Official Plan as a priority area for community improvement (Attachment 2).

The Planning Act defines a Community Improvement Project Area as:

"a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason."

Downtown Guelph has been identified as a community improvement priority area to allow the application of economic development initiatives to encourage redevelopment and intensification. More specifically there is need for increased municipal involvement to encourage new private development, residential and employment growth, and the reuse and improvement of existing buildings in the downtown.

The establishment of a Downtown Community Improvement Plan (CIP) will provide Council with broader authority under the Planning Act to encourage reinvestment in the downtown and allow for financial incentives to be developed and made available to downtown properties. The CIP will assist in the implementation of the City’s priorities relating to its downtown as set out in the Strategic Plan, Official Plan, Local Growth Management Strategy, and the Downtown Action Plan.

The designation of Downtown as a Community Improvement Project Area and enhancement of this area is supported by the ‘Places to Grow’ Growth Plan for the Greater Golden Horseshoe and the City’s Local Growth Management Strategy. Under ‘Places to Grow’ the Province has identified Guelph’s Downtown as an Urban Growth Centre (Attachment 3), which must be planned to accommodate a significant share of population and employment growth and serve as a focal area for investment in institutional, commercial, recreational, cultural and entertainment uses.

The recommended Community Improvement Project Area (Attachment 1) does not correspond to the Urban Growth Centre identified in the Growth Plan. The boundaries of the Urban Growth Centre will be refined through the Official Plan Update process currently underway. Therefore it is premature, at this point, to establish a Downtown Community Improvement Project Area that corresponds to the Urban Growth Centre boundaries. Future recommended changes to the Downtown Community Improvement Project Area boundaries can be incorporated in an amendment to the CIP and the by-law designating the Community Improvement Project Area at a later date.
Should Council adopt the by-law designating Downtown as a Community Improvement Project Area it is recommended that staff be directed to prepare a plan suitable for adoption as a Community Improvement Plan for the Downtown Community Improvement Project Area.

CORPORATE STRATEGIC PLAN

The development and adoption of a Downtown CIP supports Strategic Plan goal:

**Goal 1:** ‘An attractive, well-functioning and sustainable city.’

More specifically, the CIP would assist in implementing:

**Strategic Objective 1.5:** ‘The downtown as a place of community focus and destination of national interest.’

FINANCIAL IMPLICATIONS

- $500,000 has been budgeted for CIP program delivery in 2009/2010/2011.

DEPARTMENTAL CONSULTATION

Legal Services
Community Design and Development Services – Policy Planning and Urban Design
Financial Services

EXTERNAL CONSULTATION

Ministry of Municipal Affairs and Housing
Ministry of Energy and Infrastructure
Ministry of Culture
Downtown Charrette – May 2007
Public Open House – May 2008

ATTACHMENTS

**Attachment 1:** By-law to Designate a Community Improvement Project Area
**Attachment 2:** City of Guelph Official Plan Schedule 5 – Community Improvement Area
**Attachment 3:** Places to Grow Urban Growth Centre Size and Location
Prepared By
David Corks
Downtown Economic Development Manager
519.822.1260 Ext. 2831
david.corks@guelph.ca

Recommended By
Peter Cartwright
General Manager
Economic Development and Tourism
519.822.1260 Ext. 2820
peter.cartwright@guelph.ca

Recommended By
Jim Riddell
Director of Community Design and Development Services
519.837.5616
jim.riddell@guelph.ca
Attachment 1: Draft By-law to Designate a Community Improvement Project Area

THE CORPORATION OF THE CITY OF GUELPH

By-law number (2009) – XXXXX

A by-law to designate a Community Improvement Project Area within the Corporation of the City of Guelph.

WHEREAS the Council of the Corporation of the City of Guelph has an Official Plan that contains provisions relating to community improvements;

AND WHEREAS the lands hereinafter described are part of that area covered by the Official Plan of the City of Guelph;

AND WHEREAS the Council of the Corporation of the City of Guelph deems it in the interest of the Municipality to designate the lands hereinafter described as the Community Improvement Project Area.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Pursuant to Section 28(2) of the Planning Act, R.S.O 1990, the area of land known as the Central Business District within the City of Guelph shown on Schedule 1 to this By-law and identified in the Official Plan for Downtown Community Improvement is hereby designated as a Community Improvement Project Area.

PASSED this _________ day of ____________, 2009

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KAREN FARBRIDGE – MAYOR

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LOIS A. GILES - CLERK
Attachment 3: Places to Grow Urban Growth Centre Size and Location

Downtown Guelph Urban Growth Centre

Legend
- Urban Growth Centre, Size and Location
- Major Highway
- Regional/Municipal Boundary
- Open Space (includes public and private parks, cemeteries, golf courses, and utility corridors)

Source: Ministry of Energy and Infrastructure

This size and location mapping is being released for use in implementing the Growth Plan for the Greater Golden Horseshoe, 2006. An urban growth centre boundary is not a land use designation and its delineation will not confer any new land use designations, nor alter existing land use designations. Any development on lands within the urban growth centre boundary is still subject to applicable provincial plans and the relevant provincial and municipal land use planning policies and approval processes. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.