City Council - Planning Meeting Agenda

Monday, March 18, 2019 – 6:00 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Guelph City Council and Committee of the Whole meetings are streamed live on guelph.ca/live.

Call to Order – Mayor

Disclosure of Pecuniary Interest and General Nature Thereof

Authority to move into closed meeting
That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

Confirmation of Minutes for the closed Council meeting held February 25, 2019.

CS-2019-52 Acquisition or Disposition of Land within a Rail Corridor
Section 239 (2) (c) of the Municipal Act a proposed or pending acquisition or disposition of land by the municipality or local board.

Open Meeting – 6:30 p.m.

O Canada
Silent Reflection
First Nations Acknowledgment

Closed Meeting Summary

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council’s consideration of 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. It will be extracted and dealt with separately as part of the Items for Discussion.

**IDE-2019-36**  
Decision Report 50-52 Dean Avenue Zoning By-law Amendment File: 0ZS18-002 Ward 5

**Recommendation:**
That the application by Van Harten Surveying Inc. on behalf of the Owner, Janice Marie Bruinsma, to amend the Zoning By-law from the “Residential Single Detached” (R.1B) Zone to a “Specialized Residential Semi-detached/Duplex” (R.2-?) Zone to recognize the existing semi-detached dwelling on the property municipally known as 50-52 Dean Avenue, and legally described as Part of Lot 72 & 73, Registered Plan 363, City of Guelph, Part 1 of 61R-10060, be approved in accordance with the proposed zoning and details outlined in ATT-5 of Infrastructure, Development and Enterprise Report 2019-36, dated March 18, 2019.

**Public Meeting to Hear Applications**  
Under Sections 17, 34 and 51 of The Planning Act  
(delegations permitted a maximum of 10 minutes)

**IDE-2019-30**  

**Staff Presentation:**
Lindsay Sulatycki, Senior Development Planner

**Delegations:**
Dave Aston, MHBC Planning Limited

**Staff Summary** (if required)

**Recommendation:**
That Report IDE 2019-30 regarding proposed Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of Chief Holdings (816 Woolwich) Limited to permit the development of 195 stacked townhouse units, a mixed-use building, an office building and maintain the existing Curling Club on lands municipally known as 816 Woolwich Street, and legally described as Part of Lots 6 and 7, Registered Plan 169, City of Guelph, from Infrastructure, Development and Enterprise dated March 18, 2019, be received.

**Items for Discussion:**

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These
items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

**IDE-2019-37 Approval of Waste Management By-law Update**

**Presentation:**  
Cameron Walsh, Divisional Manager, Solid Waste Resources (presentation)

**Recommendation:**  

---

**Special Resolutions**

**By-laws**

Resolution to adopt the By-laws (Councillor MacKinnon).

<table>
<thead>
<tr>
<th>By-law Number (2019)-20385</th>
<th>A by-law to amend by-law number (2015)-19985, as amended, being a by-law respecting Building, Demolition, Conditional, Change of Use and Occupancy Permits, Payment of Fees, Inspections, Appointment of Chief Building Official and Inspectors and a Code of Conduct.</th>
</tr>
</thead>
<tbody>
<tr>
<td>By-law Number (2019)-20386</td>
<td>A by-law to designate the Marcolongo Farm cultural heritage landscape at 2162 Gordon Street legally described as: Part Lot 14 Concession 8, Part Road Allowance between Concessions 7 &amp; 8, Township of Puslinch as closed by IS15570 as in MS135643; Part Lot 14, Concession 7, Parts 5 &amp; 6 on 61R261, Township of Puslinch; S/T MS129541 City of Guelph as being a property of cultural heritage value or interest.</td>
</tr>
</tbody>
</table>
Mayor’s Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

Adjournment
Staff Report

To  City Council

Service Area  Infrastructure, Development and Enterprise Services

Date  Monday, March 18, 2019

Subject  Decision Report
50-52 Dean Avenue
Zoning By-law Amendment
File: OZS18-002
Ward 5

Report Number  IDE-2019-36

Recommendation

That the application by Van Harten Surveying Inc. on behalf of the Owner, Janice Marie Bruinsma, to amend the Zoning By-law from the “Residential Single Detached” (R.1B) Zone to a “Specialized Residential Semi-detached/Duplex” (R.2-?) Zone to recognize the existing semi-detached dwelling on the property municipally known as 50-52 Dean Avenue, and legally described as Part of Lot 72 & 73, Registered Plan 363, City of Guelph, Part 1 of 61R-10060, be approved in accordance with the proposed zoning and details outlined in ATT-5 of Infrastructure, Development and Enterprise Report 2019-36, dated March 18, 2019.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve the application to amend the Zoning By-law to a “Specialized Residential Semi-detached/Duplex” (R.2-?) Zone to recognize the existing semi-detached dwelling on the property.

Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the proposed zoning and details in ATT-5.

Financial Implications

No new development is proposed. The existing annual tax levy is not anticipated to be impacted by this Zoning By-law amendment application.

Development Charges do not apply since no development is proposed through this application.
**Report**

**Background**
An application to amend the Zoning By-law was received for the property municipally known as 50-52 Dean Avenue from Van Harten Surveying Inc. on behalf of the Owner, Janice Marie Bruinsma on July 30, 2018 and deemed to be complete on August 24, 2018. The intent of the application is to change the zoning from the “Residential Single Detached” (R.1B) Zone to a “Specialized Residential Semi-Detached/Duplex” (R.2-?) Zone to recognize the existing semi-detached dwelling and to permit the existing accessory apartment. No development is proposed through this application. This application, if approved, will allow for a future consent to sever application to the Committee of Adjustment to facilitate the sale of the existing semi-detached dwelling as two individual units.

A statutory public meeting of Council was held on December 10, 2018 and no public delegations or written submissions were received.

**Location**
The subject property is located on the south east corner of Dean Avenue and Caledonia Street (see ATT-1 and ATT-2 - Location Map and Orthophoto). The subject property has an area of 617 square metres, a frontage of 20.317 metres along Caledonia Street and a depth of 30.590 metres along Dean Avenue. The property is currently developed with an existing semi-detached dwelling.

Surrounding land uses include:
- To the north: Dean Avenue, beyond which are lands zoned for residential uses;
- To the south: University Avenue West, lands zoned for residential uses;
- To the east: Graham Street, lands zoned for residential uses;
- To the west: Caledonia Street, beyond which are lands zoned for residential uses.

**Official Plan Land Use Designations and Policies**
The Official Plan land use designation that applies to the subject property is “Low Density Residential.” This designation applies to residential areas within the built-up area of the city which are currently predominantly low-density in character. The predominant land use in this designation is residential and includes single and semi-detached dwellings. The land use designations and relevant policies contained in the Official Plan are included in ATT-3.

**Existing Zoning**
The subject property is currently zoned “Residential Single Detached” (R.1B), according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are included in ATT-4.

**Description of Proposed Zoning By-law Amendment**
The purpose of the proposed Zoning By-law Amendment is to change the zoning from “Residential Single Detached” (R.1B) to a “Specialized Residential Semi-Detached/Duplex” (R.2-?) Zone to recognize the existing semi-detached dwelling.
In addition to the regulations set out in Section 5.2 – Residential Semi-Detached/Duplex (R.2) Zone of Zoning By-law (1995)-14864, as amended, the following additional specialized regulations have been requested to recognize a number of non-complying items on the subject property and facilitate the parking requirements for an accessory apartment.

Future “Severed” Parcel- 52 Dean Avenue:

- A minimum lot area of 190 square metres, whereas the Zoning By-law requires a minimum lot area of 230 square metres;
- A minimum front yard of 2.1 metres, whereas the Zoning By-law requires a minimum front yard of 6 metres;
- A minimum exterior side yard of 1.2 metres, whereas the Zoning By-law requires a minimum exterior side yard of 6 metres;
- A minimum setback from the front lot line of 0.1 metres for an open, roofed porch not exceeding 1 storey in height, whereas the Zoning By-law requires a minimum setback of 2 metres for an open, roofed front porch; and,
- A maximum driveway width of 4.5 metres, whereas the Zoning By-law permits a maximum driveway width of 3.5 metres in the R.2 Zone.

Future “Retained” Parcel- 50 Dean Avenue:

- A minimum front yard of 2.1 metres, whereas the Zoning By-law requires a minimum front yard of 6 metres;
- A minimum rear yard of 3.4 metres, whereas the Zoning By-law requires a minimum rear yard of 4 metres;
- A minimum setback from the front lot line of 0.2 metres for an open, roofed porch not exceeding 1 storey in height, whereas the Zoning By-law requires a minimum setback of 2 metres for an open, roofed porch; and,
- A maximum driveway width of 6 metres, whereas the Zoning By-law permits a maximum driveway width of 3.5 metres in the R.2 Zone.

In addition, Zoning Staff have identified a required regulation to allow the existing building at 52 Dean Avenue to be located within the corner sight line triangle.

**Proposed Development**

The applicant is not proposing any new development on the subject property. The existing semi-detached dwelling can be sold as individual units if this Zoning By-law Amendment application and future Consent application is approved.

The applicant’s existing development plan is shown in ATT-6.
Staff Review and Planning Analysis
The staff review and planning analysis for this application is provided in ATT-7. The analysis addresses all related planning considerations, including the issues that were raised by Council at the statutory Public Meeting held on December 10, 2018.

Staff Recommendation
Planning staff are satisfied that the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement and conforms to the 2017 Places to Grow Plan. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized regulations proposed are appropriate for the site. Planning staff recommend that Council approve the Zoning By-law Amendment subject to the zoning regulations and conditions outlined in ATT-5.

Financial Implications
No new development is proposed. The existing annual tax levy is not anticipated to be impacted by this Zoning By-law amendment application.

Development charges do not apply since no development is proposed through this application.

Consultations
The public agency and comments received from City departments during the review of the application are summarized in ATT-8. Key dates for the public process regarding the planning application are included in ATT-9.

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

Overarching Goals
Service Excellence

Service Area Operational Work Plans
Our People- Building a great community together

Attachments
ATT-1 Location Map and 120m Circulation
ATT-2 Orthophoto
ATT-3 Official Plan Land Use Designations and Policies
ATT-4 Existing Zoning and Details
ATT-5 Proposed Zoning and Details
ATT-6 Existing Development Plan
ATT-7 Staff Review and Planning Analysis
Departmental Approval

Not applicable.

Report Author
Abby Watts
Development Planner I

Approved By
Chris DeVriendt
Manager of Development Planning

Approved By:
Todd Salter
General Manager
Planning and Building Services
519-837-5615, ext. 2395
todd.salter@guelph.ca

Recommended By:
Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519-822-1260, ext. 3445
scott.stewart@guelph.ca
50-52 Dean Avenue
SUBJECT SITE

ATT-1
Location Map and 120m Circulation

LOCATION MAP and
120m CIRCULATION AREA
50-52 Dean Avenue
9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the city which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
   
   i) detached, semi-detached and duplex dwellings; and
   ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys.

3. The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.

4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.
5.1 RESIDENTIAL SINGLE DETACHED (R.1) ZONES

5.1.1 PERMITTED USES

The following are permitted Uses within the R.1A, R.1B, R.1C, and R.1D Zones:
- Single Detached Dwelling
- Accessory Apartment in accordance with Section 4.15.1
- Bed and Breakfast establishment in accordance with Section 4.27
- Day Care Centre in accordance with Section 4.26
- Group Home in accordance with Section 4.25
- Home Occupation in accordance with Section 4.19
- Lodging House Type 1 in accordance with Section 4.25

5.1.2 REGULATIONS

Within the Residential 1 (R.1) Zones, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:

5.1.2.1 Despite Row 7 of Table 5.1.2, where a Garage, Carport or Parking Space is not provided in accordance with Section 4.13.2.1, one Side Yard shall have a minimum dimension of 3 metres.

5.1.2.2 Despite any required Side Yard on a residential Lot, Carports shall be permitted provided that no part of such Carport is located closer than 0.6 metres to any Side Lot Line.

5.1.2.3 In the event that there is a transformer easement on a particular Lot, portions of the Single Detached Dwelling may be required to be Setback further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 4.5 metres may be maintained between the transformer easement and any part of the dwelling.

5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, Buildings or Structures located on Through Lots shall have a Setback the same as the nearest adjacent Main Building and in accordance with Section 4.24.

5.1.2.5 Despite Row 4 of Table 5.1.2, the minimum Lot Frontage for a Corner Lot in a R.1D Zone shall be 12 metres.

5.1.2.6 Despite Row 4 of Table 5.1.2, the Lots located within Defined Area Map Number 66 of Schedule "A" of this By-law shall have a minimum Lot Frontage of the average Lot Frontage established by the existing Lots within the same City Block Face, but in no case less than 9 metres. Nothing in this section shall require the minimum Lot Frontage to be greater than the minimum Lot Frontage established in Table 5.1.2. Where the average Lot Frontage of the existing Lots on the Block Face cannot be
determined, the minimum **Lot Frontage** shall be as indicated in Table 5.1.2.

5.1.2.7 Despite Row 6 of Table 5.1.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this By-law, shall be:

i) The minimum **Front Yard** or **Exterior Side Yard** shall be 6 metres or the average of the **Setbacks** of the adjacent properties. Where the off-street **Parking Space** is located within a **Garage** or **Carport**, the **Setback** for the **Garage** or **Carport** shall be a minimum of 6 metres from the **Street Line**.

ii) In accordance with Section 4.6 and 5.1.2.3; and

iii) In accordance with the **Ontario Building Code**, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to **Buildings**.

Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out in Section 5.1.2.7, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

5.1.2.8 Despite Row 7 of Table 5.1.2, properties **Zoned** R.1B or R.1C with **Buildings** over 2 **Storeys** located within Defined Area Map Number 66 of Schedule "A" of this By-law shall have a minimum **Side Yard** requirement of 1.5 metres.

5.1.2.9 Deleted.

5.1.2.10 Despite Row 7 of Table 5.1.2 in the R.1A Zone, where a **Building** has a one **Storey** portion and a 1.5 to 2 **Storey** portion, the required **Side Yard** shall be 1.5m from the **Side Lot Line** to the foundation wall of the 1 **Storey** portion and 2.4m from the **Side Lot Line** to the wall of the 1.5 to 2 **Storey** portion.

5.1.2.11 Where **Lots** have less than 12 metres of **Frontage**, the **Garage** is limited to a maximum of 55% of the **Lot** width (as measured at the **Front Yard Setback**).
### EXCERPT FROM TABLE 5.1.2 - REGULATIONS GOVERNING R.1 ZONES

<table>
<thead>
<tr>
<th></th>
<th>Residential Type</th>
<th>Single Detached Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Zone</td>
<td>R.1B</td>
</tr>
<tr>
<td>3</td>
<td>Minimum Lot Area</td>
<td>460 m²</td>
</tr>
<tr>
<td>4</td>
<td>Minimum Lot Frontage</td>
<td>15 metres and in accordance with Section 5.1.2.6.</td>
</tr>
<tr>
<td>5</td>
<td>Maximum Building Height</td>
<td>3 Storeys and in accordance with Section 4.18.</td>
</tr>
<tr>
<td>6</td>
<td>Minimum Front Yard</td>
<td>6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.</td>
</tr>
<tr>
<td>6a</td>
<td>Minimum Exterior Side Yard</td>
<td>4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.</td>
</tr>
<tr>
<td>7</td>
<td>Minimum Side Yard</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 to 2 Storeys</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Over 2 Storeys</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.5 metres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2.4 metres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Minimum Rear Yard</td>
<td>7.5 metres or 20% of the Lot Depth, whichever is less and in accordance with Section 5.1.2.4.</td>
</tr>
<tr>
<td>9</td>
<td>Accessory Buildings or Structures</td>
<td>In accordance with Section 4.5</td>
</tr>
<tr>
<td>10</td>
<td>Fences</td>
<td>In accordance with Section 4.20.</td>
</tr>
<tr>
<td>11</td>
<td>Off-Street Parking</td>
<td>In accordance with Section 4.13.</td>
</tr>
<tr>
<td>12</td>
<td>Minimum Landscaped Open Space</td>
<td>The Front Yard on any Lot, excepting the Driveway (Residential) shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of Landscaped Open Space, a minimum area of 0.5 metres between the Driveway (Residential) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.</td>
</tr>
<tr>
<td>13</td>
<td>Garbage, Refuse and Storage</td>
<td>In accordance with Section 4.9.</td>
</tr>
<tr>
<td>14</td>
<td>Garages</td>
<td>For those Lots located within the boundaries indicated on Defined Area Map Number 66, attached Garages shall not project beyond the main front wall of the Building. Where a roofed porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the porch to a maximum of 2 metres.</td>
</tr>
</tbody>
</table>
ATT-5
Proposed Zoning and Details

The property affected by the Zoning By-law Amendment application is municipally known as 50-52 Dean Avenue and legally described as Part of Lots 72 & 73, Registered Plan 363, City of Guelph, Part 1 of 61R-10060.

PROPOSED ZONING – R.2-?

The following zoning is proposed for 50-52 Dean Avenue:

R.2 (Residential Semi-Detached/Duplex) Zone

In accordance with Section 5.2 of Zoning By-law (1995)-14864, as amended.

Permitted Uses

In accordance with Section 5.2.1 of Zoning By-law (1995)-14864, as amended.

Regulations

In accordance with Section 5.2.2 of Zoning By-law (1995)-14864, as amended (See Table 5.2 below), with the following exceptions:

- A minimum lot area of 190 square metres for 52 Dean Avenue, whereas the Zoning By-law requires a minimum lot area of 230 square metres;
- A minimum front yard of 2.1 metres, whereas the Zoning By-law requires a minimum front yard of 6 metres;
- A minimum exterior side yard of 1.2 metres for 52 Dean Avenue, whereas the Zoning By-law requires a minimum exterior side yard of 6 metres;
- A minimum setback from the front lot line of 0.1 metres for an open, roofed porch not exceeding 1 storey in height for 52 Dean Avenue and 0.2 metres for an open, roofed porch not exceeding 1 storey in height at 50 Dean Avenue, whereas the Zoning By-law requires a minimum setback of 2 metres for an open, roofed front porch;
- A maximum driveway width of 4.5 metres for 52 Dean Avenue and a maximum driveway width of 6 metres for 50 Dean Avenue, whereas the Zoning By-law permits a maximum driveway width of 3.5 metres in the R.2 Zone;
- A minimum rear yard of 3.4 metres for 50 Dean Avenue, whereas the Zoning By-law requires a minimum rear yard of 4 metres; and;
- Notwithstanding, Section 4.6.1, the existing building at 52 Dean Avenue can be located within the corner sight line triangle.
### TABLE 5.2.2 – REGULATIONS GOVERNING THE R.2 ZONE

<table>
<thead>
<tr>
<th></th>
<th>Residential Type</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Duplex Dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Semi-Detached Dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Accessory Apartment in accordance with Section 4.15.1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bed and Breakfast establishment in accordance with</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Section 4.27</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Group Home in accordance with Section 4.25</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Home Occupation in accordance with Section 4.19</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Minimum <strong>Lot Area</strong></td>
<td>460 m² for every two units 230 m² for each unit</td>
</tr>
<tr>
<td>3</td>
<td>Minimum <strong>Lot Frontage</strong></td>
<td>15 metres for every two units. 7.5 metres for each unit. Despite</td>
</tr>
<tr>
<td>4</td>
<td>Minimum <strong>Ground Floor Area</strong></td>
<td><strong>1 Storey</strong> 80 m², <strong>1.5 Storeys</strong> 55 m², <strong>2 or more Storeys</strong> 40 m²</td>
</tr>
<tr>
<td>5</td>
<td>Minimum <strong>Front Yard</strong></td>
<td>6 metres and in accordance with Sections 4.6, 4.24 and 5.2.2.1.</td>
</tr>
<tr>
<td>5a</td>
<td>Minimum <strong>Exterior Side Yard</strong></td>
<td>4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.2.2.1.</td>
</tr>
<tr>
<td>6</td>
<td>Minimum <strong>Side Yard</strong> (each side)</td>
<td>1.2 metres Where a <strong>Garage</strong>, <strong>Carport</strong> or off-<strong>street Parking Space</strong> is not provided for each <strong>Dwelling Unit</strong>, each <strong>Side Yard</strong> shall have a minimum width of 3 metres to accommodate off-<strong>street</strong> parking. Despite the above, no interior <strong>Side Yard</strong> is required along the common <strong>Lot line</strong> of <strong>Semi-Detached Dwellings</strong>.</td>
</tr>
<tr>
<td>7</td>
<td>Minimum <strong>Rear Yard</strong></td>
<td>7.5 metres or 20% of the <strong>Lot Depth</strong>, whichever is less.</td>
</tr>
<tr>
<td>8</td>
<td>Accessory <strong>Buildings or Structures</strong></td>
<td>In accordance with Section 4.5.</td>
</tr>
<tr>
<td>9</td>
<td><strong>Fences</strong></td>
<td>In accordance with Section 4.20.</td>
</tr>
<tr>
<td>10</td>
<td>Maximum <strong>Building Height</strong></td>
<td><strong>3 Storeys</strong> and in accordance with Section 4.18.</td>
</tr>
<tr>
<td>11</td>
<td>Maximum <strong>Lot Coverage</strong></td>
<td>40% of the <strong>Lot Area</strong>.</td>
</tr>
<tr>
<td>12</td>
<td>Off-<strong>Street Parking</strong></td>
<td>In accordance with Section 4.13.</td>
</tr>
<tr>
<td>13</td>
<td><strong>Garages</strong></td>
<td>For those Lots located within the boundaries indicated on Defined Area Map Number 66, where a roofed porch is provided, the <strong>Garage</strong> may be located ahead of the front wall of the dwelling (enclosing <strong>Habitable Floor Space</strong> on the first floor) equal to the projection of the porch to a maximum of 2 metres.</td>
</tr>
<tr>
<td>14</td>
<td>Garbage, Refuse Storage and Composters</td>
<td>In accordance with Section 4.9.</td>
</tr>
<tr>
<td>15</td>
<td>Minimum <strong>Landscaped Open Space</strong></td>
<td>The <strong>Front Yard</strong> of any <strong>Lot</strong>, excepting the <strong>Driveway (Residential)</strong>, shall be landscaped and no parking shall be permitted within this <strong>Landscaped Open Space</strong>. Despite the definition of the <strong>Landscaped Open Space</strong>, for <strong>Buildings</strong> that do not have a shared <strong>Driveway (Residential)</strong> access, a minimum area of 0.6 metres between the driveway and nearest <strong>Lot Line</strong> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and may include a surfaced walk in accordance with Section 4.13.7.2.4.</td>
</tr>
</tbody>
</table>
**PROPOSED CONDITIONS**

There are no conditions recommended to be imposed through the Consent application as no development is proposed through this application.
2014 Provincial Policy Statement
The 2014 Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and is issued under the authority of Section 3 of the Planning Act. All planning decisions shall be consistent with the PPS. Section 1.0 of the PPS – Building Strong Healthy Communities, speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 1.1.1 of the PPS speaks to accommodating an appropriate range and mix of residential uses (including second units, affordable housing and housing for older persons) and focusing growth within settlement areas. Section 1.1.3.2 outlines that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and which are appropriate for, and efficiently use the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion. Section 1.1.3.3 also promotes opportunities for intensification or redevelopment where it can be accommodated taking into account existing building stock or areas.

The purpose of this application is to place the existing semi-detached dwelling in the R.2 zone which is a more appropriate zone. The semi-detached dwelling is on full municipal services and is already using existing infrastructure and public service facilities. This application can be considered a “technical” zone change to recognize an existing situation.

The proposed Zoning By-law amendment is consistent with the policies of the 2014 Provincial Policy Statement.

Places to Grow
The Growth Plan for the Greater Golden Horseshoe (2017) provides a framework for managing growth in the Greater Golden Horseshoe area, works to support the achievement of complete communities and ensure that land to accommodate forecasted population and employment growth will be available when needed.

This application is to recognize an existing semi-detached dwelling and no new development is proposed as part of this application. This application does not conflict with the policies of the Growth Plan.

Conformity with the Official Plan
The Official Plan land use designation that applies to the subject property is “Low Density Residential”. This designation applies to residential areas within the built-up area of the city that are predominantly low density in character. The permitted uses
within this designation include: detached, semi-detached and duplex dwellings as well as multiple unit residential buildings such as townhouses and apartments.

The proposed Zoning By-law amendment will recognize an existing semi-detached dwelling which is a permitted use within the “Low Density Residential” land use designation and is therefore considered to conform to the policies of the Official Plan.

**Proposed Zoning**
The applicant has requested that the zoning on the subject property be changed to a “Specialized Residential Semi-Detached/Duplex” (R.2-?) Zone to recognize the existing semi-detached dwelling. A number of specialized regulations have been requested to recognize the existing situation. In addition, Zoning Services has identified one additional specialized regulation required for 52 Dean Avenue as the existing building is located within the corner sight line triangle. The specialized regulations are recommended to recognize an existing building and Staff have no concerns with the requested specialized regulations.

**Statutory Public Meeting Comments**
At the Public Meeting on December 10, 2018, concerns were raised that supporting reduced front yard setbacks would create a precedent for new development and the proposed driveway expansion for 50 Dean Avenue. Staff was also directed by Council to review the applicant’s request for a reduced application fee.

**Reduced Front Yard Setbacks**
Council raised concerns with supporting reduced front yard setbacks as it could create a precedent for new development. The proposed front yard setback for 50-52 Dean Avenue is 2.1 metres when the By-law requires a 6 metre front yard setback. The Zoning By-law establishes minimum front yard setbacks to ensure that adequate open space is provided and off-street parking can be accommodated on the property.

50-52 Dean Avenue represents an existing situation in an older built-up area of the city. It is common that buildings in older areas of the city are considered legal non-complying as they legally existing prior to the regulations being in place. As this is an existing situation, Staff are satisfied that the proposed 2.1 metre front yard setback meets the intent of the Zoning By-law as adequate open space and off-street parking can be accommodated on the property.

**Driveway Width**
Concerns regarding the driveway expansion request at 50 Dean Avenue were raised by Council at the Public Meeting. The existing driveway on this portion of the property is 3.3 metres wide and the R.2 zone permits a maximum driveway width of 3.5 metres. The applicant is proposing to widen the driveway to 6 metres to accommodate the three parking spaces required for an accessory apartment.

The Zoning By-law establishes maximum driveway widths for residential zones to ensure there is an adequate balance of hard and soft surfaces. This balance provides for adequate landscaped space in the front yard and ensures that the streetscape is not dominated by parked cars and hard parking surfaces.
50-52 Dean Avenue represents an existing situation in an older built-up area of the city. Based on the configuration of the lot, the future severed parcel will have a lot frontage of 21.23 metres. The proposed 6 metre driveway will represent 28.3 percent of the property frontage, allowing for adequate landscaped area to be provided in the remaining portions of the front yard. For comparison, a property frontage of 21.23 metres is larger than the minimum lot frontage requirement for a Residential R.1A zone which permits a maximum driveway of 7.5 metres.

Staff are satisfied that the proposed 6 metre wide driveway meets the intent of the Zoning By-law.

**Application Fee Reduction**

The applicant has requested that the application fee be reduced from a major zoning by-law amendment ($14,333.00) to a minor zoning by-law amendment ($11,800.00) or that the major zoning by-law amendment fee be reduced by half ($7,150.00), since the applicant has considered this application for rezoning an administrative change.

In 2017 Council approved the Development Application Fee By-law in order to ensure appropriate levels of cost recovery. Section 69 of the Planning Act allows municipalities to impose fees through by-laws for the purposes of recovering processing costs related to planning applications. A detailed background report was prepared by Performance Concept Consulting in order to establish the new fee by-law which represents the financial “cost of doing business” that is reasonable and well-positioned when compared to peer municipal comparators. Staff time was analyzed during this work to ensure fees were appropriate for the cost recovery model.

This application is considered a major zoning by-law amendment as it is a change in zoning category. In this case the change is from an R.1B zone category to an R.2 zone category.

Section 69 Planning Act fees may be reduced or waived by Council where it would be considered unreasonable to require payment. Since approval of the Development Application Fee By-law, no fees have been reduced or waived.

Staff do not support the requested fee reduction in that it could set a negative precedent that would undermine the cost recovery principle that the new fee by-law is based on. This issue could be considered during the next review of the fee by-law which will occur later in this term of Council.
### ATT-8
Departmental and Agency Comments Summary

<table>
<thead>
<tr>
<th>Respondent</th>
<th>No Objection or Comment</th>
<th>Conditional Support</th>
<th>Issues /Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>√</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Engineering*</td>
<td>√</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park Planning*</td>
<td>√</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning*</td>
<td>√</td>
<td></td>
<td>52 Dean is within the corner sight line and would need zoning relief from this regulation as well</td>
</tr>
<tr>
<td>GWDA*</td>
<td>√</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Union Gas</td>
<td>√</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guelph Hydro</td>
<td>√</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Letter/memo attached
The subject property is approximately 617 square metres in size with approximately 20.3 metres of frontage along Caledonia Street. The subject property is located on the south-east corner of Dean Avenue and Caledonia Street.

The intent of the application is to change the zoning from the “Residential Single Detached” (R.1B) Zone to a “Specialized Semi-Detached/Duplex” (R.2-?) Zone to recognize the existing semi-detached dwelling. If approved, this application will allow for a future Consent to sever application to allow separate ownership of the semi-detached dwelling units. No development is proposed through this application.

In addition to the regulations set out in Section 5.2.2 - Semi-Detached/Duplex (R.2) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to recognize a number of non-complying items on the subject property and to allow a future expansion of the existing driveway on 50 Dean Avenue to facilitate the parking requirements for an accessory apartment.

The comments below are based on the review of the following plans:

- SITE PLAN - Van Harten Surveying Inc. (July 24, 2018);

1. Road Infrastructure:

   Dean Avenue abutting the subject property is designated as a two (2)-lane collector road with grass boulevard on the south side, asphalt pavement, curb and gutter and sidewalk on the south side of Dean Avenue. The ultimate right-of-way width of Dean Avenue abutting the property is 20.12-metres (66 feet). Please note, under section 5.13 table 5.1 of the Official Plan Dean Avenue has not been identified for a road widening.

   Caledonia Street abutting the subject property is designated as a two (2)-lane local road with grass boulevard on both sides, asphalt pavement, curb and gutter and sidewalk on both sides of the street. The ultimate right-of-way width of Caledonia Street abutting the property is 20.12-metres (66 feet). Please note, under section 5.13 table 5.1 of the Official Plan Dean Avenue has not been identified for a road widening.

2. Municipal Services:

   Existing services within the right-of-way of Dean Avenue are available. The existing dwellings are fully serviced with
MEMO

both water and sanitary services.

3. Environmental:

The City considers this application as a minor Rezoning application, such as for applications that are not introducing a more sensitive land use within the existing building/development. Therefore, we require the applicant to provide a Site Screening Questionnaire (SSQ) at minimum, and a phase One Environmental Site Assessment (ESA) or other studies may or may not be required depending on the information in the SSQ. Please note that the SSQ will be required and shall be provided to the City during the Committee of Adjustment application process. Please see the link below, and find the SSQ within appendix B of the City of Guelph Guidelines for Development of Contaminated or Potentially Contaminated Sites.


4. Staff Conclusion / Recommendations:

Engineering has no concerns with the zone change application. However, please be advised that engineering conditions may be imposed during the Committee of Adjustment process.

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

Shophan Daniel
Engineering Technologist III, Development & Environmental Engineering

Infrastructure, Development & Environmental Engineering
Engineering and Transportation Services
T 519-837-5604
F 519-822-6194
engineering@guelph.ca
DATE       December 11, 2018
TO          Abby Watts
FROM        Helen White
DIVISION    Parks and Recreation
DEPARTMENT  Public Services
SUBJECT     50-52 Dean Avenue - Proposed Zoning By-Law Amendment (OZS18-002)

Park Planning has reviewed the Notice of Complete Application (September 27, 2018) and Conceptual Site Plan (July 24, 2018) for the above noted Zoning By-Law Amendment and offers the following comments:

Zoning Bylaw Amendment:

Park Planning and Development has no objection to the proposed Zoning By-Law amendment to rezone the property from R.1B (Residential Single Detached) Zone to an R.2-7 Zone with specialized regulations to recognize the existing semi-detached dwelling; recognize a number of non-complying items and to allow a future expansion of the existing driveway on 50 Dean Avenue to facilitate the parking requirements for an accessory apartment.

We have no comments on this application. However, we advise the applicant:

Parkland Dedication:

Based on the information provided with the application there will be no requirement for parkland dedication or cash in lieu of parkland. However, if the owners undertake construction work on the subject lands beyond that described in the application cash in lieu of parkland may be required – depending on the nature of the work. Please consult Park Planning staff for further information.

Summary:

The above comments represent Park Planning’s review of the proposed development based solely on the current information provided.

Regards,

Helen White
Park Planner
Parks and Recreation
Public Services
Location: City Hall
T 519-922-1260 x 2298
F 519-763-9240
E Helen.white@guelph.ca
C Luke Jefferson
October 23, 2018

Abby Watts

Pat Sheehy

Building Services

Infrastructure, Development and Enterprise

Zoning Services comments- 50-52 Dean Avenue (OZS18-002)

Zoning has reviewed the proposed Zoning By-law amendment for the subject property and has the following comments:

The proposal is for a site specific Zoning By-law amendment to change the zoning to R.2 to recognize the existing semi-detached dwelling and to sever the properties.

The applicant is requesting a number of specialized regulations to recognize existing setbacks on the property. Zoning would note that for the severed parcel, the building is within the corner sight line and would need relief from this regulation as well.

Zoning notes that for accessory apartments, a double wide driveway at 5 metres is required. The applicant is requesting 6 metres for the retained. Five metres is considered in compliance.

The legal off street parking space is required to be 6 metres from the street line behind the main wall of the building. The severed and retained parcels would need relief from this as well.

Thanks

Pat
October 22, 2018

Ms. Abby Watts
Development Planner
Planning, Urban Design and Building Services
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Ms. Watts:

Re: 50-52 Dean Avenue - Proposed Zoning By-law Amendment (File: OZS18-002)

The Guelph and Wellington Development Association is in receipt of the Notice of Complete Application dated September 27, 2018 for the above-noted proposal.

The proposed application will result in the rezoning of the subject lands from the Single Detached Residential Zone to the Semi-Detached Residential Zone to recognize the existing semi-detached dwelling. This rezoning will also allow for the severance and future sale of the building as two separate units.

The construction of this building pre-dates any Zoning By-law in the City. The long term plan of selling these units as separate dwellings will provide two affordable housing ownership opportunities within the built boundary of the City.

The site specific regulations will have no impact on the surrounding land uses as the building has existed on this property for many years. The addition of an accessory apartment should meet City by-law requirements.

The Guelph and Wellington Development Association supports this application and we encourage staff to expedite the processing of this file.

Yours truly

Carson Reid
President

Guelph Wellington Development Association | 301-100 Stone Road West | Guelph | Ontario | N1G 5L3
**ATT-9**

**Public Notification Summary**

- **July 30, 2018** Application received by the City of Guelph
- **August 24, 2018** Applications deemed complete
- **September 27, 2018** Notice of Complete Application mailed to prescribed agencies and surrounding property owners within 120 metres
- **November 13, 2018** Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres
- **November 15, 2018** Notice of Public Meeting advertised in the Guelph Tribune
- **December 10, 2018** Statutory Public Meeting of Council
- **March 18, 2019** City Council Meeting to consider staff recommendation
Staff Report

To City Council

Service Area Infrastructure, Development and Enterprise Services

Date Monday, March 18, 2019

Subject Public Meeting Report 816 Woolwich Street Proposed Zoning By-law Amendment File: OZS19-002 (previous file No. ZC1402) Ward 3

Report Number IDE-2019-30

Recommendation

That Report IDE 2019-30 regarding proposed Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of Chief Holdings (816 Woolwich) Limited to permit the development of 195 stacked townhouse units, a mixed-use building, an office building and maintain the existing Curling Club on lands municipally known as 816 Woolwich Street, and legally described as Part of Lots 6 and 7, Registered Plan 169, City of Guelph, from Infrastructure, Development and Enterprise dated March 18, 2019, be received.

Executive Summary

Purpose of Report
To provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 816 Woolwich Street. The purpose of the proposed Zoning By-law Amendment is to permit the development of 195 stacked townhouse units, a mixed-use building, an office building and maintain the existing Curling Club. This report has been prepared in conjunction with the second public meeting for this application. The purpose of the second public meeting is to provide planning information on a revised application submission, and receive input.

Key Findings
Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications
Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.
Report

Background
A revised Zoning By-law Amendment application has been received from MHBC Planning Limited on behalf of Chief Holdings (816 Woolwich) Limited for lands municipally known as 816 Woolwich Street.

The original application was received by the City on January 24, 2014 and deemed to be complete on February 16, 2014. The Statutory Public Meeting for the original proposal was held on May 12, 2014.

The original application proposed the development of 31 three-storey townhouses within three separate blocks backing onto the north property line, four commercial buildings and the retention of the existing Curling Club building.

In response to previous comments received through the original application circulation, the applicant has revised their proposal requiring the need for a revised Zoning By-law Amendment submission.

Location
The subject lands have a total site area of approximately 3.9 hectares and are located on the west side of Woolwich Street, north of Woodlawn Road. The site is irregular in shape and has approximately 176 metres of frontage along Woolwich Street (see ATT-1 - Location Map and ATT-2 - Orthophoto). The subject lands are currently occupied by the Guelph Curling Club building which includes curling ice, banquet facilities and offices. The applicant is proposing to retain the existing Curling Club building as part of the proposed development.

Surrounding land uses include:
- To the north: one residential dwelling and Marymount Cemetery, located in the Township of Guelph/Eramosa, beyond which is the Ignatius Jesuit Centre;
- To the south: Office and Smart Centre commercial development, beyond which is Woodlawn Road;
- To the east: Woolwich Street, beyond which are lands located within the Township of Guelph/Eramosa; and,
- To the west: a provincial significant wetland and woodland.

Existing Official Plan Land Use Designations and Policies
The application was submitted in 2014 and is therefore subject to the policies of the 2001 Official Plan. The subject lands include a “Non-Core Greenlands Overlay” in Schedule 1 of the Official Plan. The lands associated with the “Non-Core Greenlands Overlay” on Schedule 1 may contain natural heritage features, natural features in adjacent lands and natural hazard lands that should be afforded protection from development. The applicant has prepared an Environmental Impact Study (EIS) to address development adjacent to both “Core Greenlands” and within the “Non-Core Greenlands Overlay”. The EIS is currently under review and recommends appropriate setbacks (buffers) to demonstrate that there will be no
negative impacts to the protected natural heritage features and areas or their associated ecological functions.

The subject lands are designated as “Mixed Use Node” in the Official Plan. The “Mixed Use Node” land use designation is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments are also permitted in accordance with Official Plan policies.

The Official Plan land use designations and related policies are included in ATT-3.

**Official Plan Amendment No. 42 and No. 48 Land Use Designations and Policies**

Official Plan Amendment No. 48 (OPA 48), a comprehensive update to the City’s Official Plan, designates the subject lands as “Mixed-Use Centre”. The following uses may be permitted in Community Mixed-use Centres: commercial, retail and service uses live/work uses, small-scale professional and medically related offices, entertainment and recreational commercial uses, community services and facilities, cultural, educational and institutional uses, hotels, multiple unit residential, and urban squares and open space.

The City’s Natural Heritage Strategy (NHS - Official Plan Amendment 42 (OPA 42)) was adopted by Council on July 27, 2010 and brought into full force and effect by Order from the Ontario Municipal Board on June 4, 2014. OPA 42 designates adjacent lands as “Significant Natural Areas and Natural Areas”. In accordance with the applicable policies in 4.1.2 and 4.1.3, development or site alteration may be permitted within the adjacent lands to Significant Natural Areas provided that it has been demonstrated through an EIS or EA that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions. As stated above, the applicant has prepared an EIS to demonstrated that there will be no negative impacts to the adjacent Natural Heritage System lands.

A Decision and Order from the Ontario Municipal Board on October 5, 2017 has brought OPA 48 into full force and effect. Although the application was received prior to OPA 42 and OPA 48 coming into full force and effect and is being processed under the 2001 Official Plan, staff must have regard to the policies and designations of OPA 42 and OPA48. The land use designations and relevant policies contained in OPA 42 and OPA48 are included in ATT-4.

**Mapping Correction of Schedule 2 – Land Use Plan of the Official Plan**

Schedule 2 of the Official Plan identifies an “Open Space and Park” land use designation on the westerly portion of the subject lands (see ATT-3 and ATT-4). It has been verified through mapping records that this designation is an error and the subject lands are designated as “Mixed Use Node” in the 2001 Official Plan in their entirety and “Community Mixed-Use Centre” in the current Official Plan.
This mapping error occurred during migration from the old mapping system to the current ArcGIS system. The dashed line for the greenlands overlay was misinterpreted to be the boundary for the designation rather than the property line. This technical error will be corrected through a future City-initiated “housekeeping” Official Plan Amendment, and does not affect this application.

**Existing Zoning**
The subject lands are currently zoned “Specialized Highway Service Commercial” (SC.2-3), according to Zoning By-law (1995)-14864, as amended.

The existing zoning is shown in ATT-5.

**Proposed Zoning By-law Amendment**
The intent of the application is to change the zoning from the “Specialized Highway Service Commercial” (SC.2-3) Zone to a “Specialized Residential Cluster Townhouse” (R.3A-?) Zone and a “Specialized Service Commercial Zone” (SC.1-?) Zone.

In addition to the regulations set out in Section 5.3.2 - Residential Cluster Townhouse (R.3A) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a maximum density of 111 units per hectare, whereas the Zoning By-law permits a maximum density of 60 units per hectare;
- To permit a minimum lot area per dwelling unit of 95 square metres, whereas the Zoning By-law requires a minimum lot area per dwelling unit of 150 square metres per dwelling unit;
- To permit a minimum front yard setback of 3.0 metres on the southerly side of the internal residential blocks (Blocks F, G, H and I), whereas the Zoning By-law requires a minimum front yard setback of 6.0 metres;
- To permit a minimum rear yard setback of 4.5 metres on the northerly side of the residential blocks (Blocks C, D and E), whereas the Zoning By-law requires a minimum rear yard setback of one half the building height and in no case less than 3 metres;
- To permit a minimum landscaped open space area of 35%, whereas the Zoning By-law requires a minimum landscaped open space area of 40%;
- To permit a minimum common amenity area of 9 square metres per dwelling unit, whereas the Zoning By-law requires 10 square metres per dwelling unit; and,
- To permit a minimum private amenity area of 5 square metres per dwelling unit, whereas the Zoning By-law requires a minimum private amenity area of 20 square metres per dwelling unit.

In addition to the permitted uses and regulations set out in Section 6.4.1.1 and Section 6.4.2 - Service Commercial Zone (SC.1) Zone of Zoning By-law (1995)-14864, as amended, the following additional uses and specialized regulations are requested to facilitate this proposal.
Additional uses requested include:
- Office (stand-alone)
- Medical Office (stand-alone)
- Retail Establishment
- Dwelling Units with permitted commercial units in the same building in accordance with Section 4.15.2

Specialized regulations include:
- To permit a minimum rear yard setback of 3.8 metres, whereas the Zoning By-law requires a minimum rear yard of one half of the building height, but not less than 6 metres;
- To permit a minimum side yard setback of 5.6 metres, whereas the Zoning By-law requires a minimum side yard setback of 6 metres or one half the building height when adjacent to residential uses;
- To permit a maximum building height of 5 storeys, whereas the Zoning By-law permits a maximum building height of 3 storeys;
- To permit a reduced retail/mixed-use parking ratio of 1.25 spaces per residential unit for the first 20 residential units and 1 space per residential unit for the remaining units and 1 space per 49 square metres of gross floor area for a retail establishment, whereas the Zoning By-law requires 1.5 spaces per residential unit for the first 20 residential units and 1.25 spaces for the remaining units and 1 space per 16.5 square metres of gross floor area for a retail establishment;
- To permit a reduced parking ratio for an office use of 1 space per 34 square metres of gross floor area, whereas the Zoning By-law requires 1 space per 33 square metres of gross floor area; and,
- To permit a reduced parking ratio of 1 space per 16.8 square metres of gross floor area for a recreation centre (curling club), whereas the Zoning By-law requires a minimum of 1 parking space per 10 square metres of gross floor area for a recreation centre.

The proposed zoning is shown in ATT-6.

Proposed Development
The applicant is proposing to develop the lands with 195 stacked townhouse units, a mixed-use building, an office building and maintain the existing Curling Club. More specifically, the applicant is proposing:

- 195 residential units in the form of three-storey stacked townhouse units; each stacked townhouse contains three units;
- 208 surface parking spaces for the residential units;
- One mixed-use building approximately 1,600m² in size with 97 surface parking spaces;
- One office building approximately 784m² in size with 23 surface parking spaces;
- The retention of the existing Curling Club building with 145 surface parking spaces; and,
- One access onto Woolwich Street.

The current Conceptual Site Plan is included in ATT-8.
Supporting Documents
The following information was submitted in support of the application and can be found on the City’s website under ‘Current Development Applications’:

- Planning Justification Report, prepared by MHBC Planning Limited, dated November 2018;
- Urban Design Brief, prepared by MHBC Planning Limited, dated November 2018;
- Conceptual Site Plan, prepared by Martin Simmons Architects, dated November 2018;
- Functional Servicing and Stormwater Management Report, prepared by MTE, dated November 15, 2018;
- Phase 1 Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Ltd., dated October 31, 2017;
- Hydrogeological Investigation Report, prepared by MTE, dated November 15, 2018;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Ltd., dated November 2018; and,

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

- Evaluation of the proposal’s conformity with the Official Plan;
- Review of the proposed site layout, built form and parking;
- Review of the proposed zoning, including the need for any specialized regulations;
- Evaluation of the proposal against the Urban Design Concept Plans, Principles and Illustrative Diagrams for Woodlawn/Woolwich Street Mixed Use Node;
- Review of supporting documents submitted in support of the application; and,
- Address all comments and issues raised during the review of the application.

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

Financial Implications
Financial implications will be reported in the future staff recommendation report to Council.

Consultations
The Notice of Revised Application was mailed on February 4, 2019 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was mailed on February 25, 2019 to local boards and agencies, City service areas, property owners within 120 metres of the subject property and any other interested parties who requested notification.
The Notice of Public Meeting was also advertised in the Guelph Tribune on February 21, 2019. Notice of the application has also been provided by signage on the subject lands and all supporting documents submitted with the application have been posted on the City’s website.

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

**Overarching Goals**
Service Excellence

**Service Area Operational Work Plans**
Our People—Building a great community together

**Attachments**
ATT-1 Location Map and 120m Circulation
ATT-2 Orthophoto
ATT-3 2001 Official Plan Land Use Designations and Policies
ATT-4 Official Plan Amendment No. 42 and No. 48 Proposed Land Use Designations and Policies
ATT-5 Existing Zoning
ATT-6 Proposed Zoning
ATT-7 2014 (Original) Conceptual Site Plan
ATT-8 Current (Revised) Conceptual Site Plan

**Departmental Approval**
Not applicable.

**Report Author**
Lindsay Sulatycki
Senior Development Planner

**Approved By**
Chris DeVriendt
Manager of Development Planning

**Recommended By:**
Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519-822-1260, ext. 3445
scott.stewart@guelph.ca

**Approved By:**
Todd Salter
General Manager
Planning and Building Services
519-837-5615, ext. 2395
todd.salter@guelph.ca
ATT-1
Location Map and 120m Circulation

Subject Lands
816 Woolwich Street

Guelph/Eramosa Township

120 m Circulation Buffer

City Limits

WOODLAWN RD W

WOODLAWN RD E

WOOLWICH ST

LOCATION MAP & 120m CIRCULATION
816 WOOLWICH STREET

Produced by the City of Guelph
Amendments & Design and Building Services - Development Review
February 2021

Page 8 of 23
Mixed Use Nodes

7.4.5 The ‘Mixed Use Nodes’ identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

7.4.6 The intent of the ‘Mixed Use Node’ designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.

7.4.7 It is intended that where there are adjacent properties within the node that the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Mixed Use Node will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

7.4.8 The boundaries of the ‘Mixed Use Node’ designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of Section 9.2, proposals to expand a ‘Mixed Use Node’ beyond these boundaries or to establish a new node shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.

7.4.9 The ‘Mixed Use Node’ is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and livework studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2. Only small scale professional and medically related offices shall be permitted in this designation in order to direct major offices to the CBD, Intensification Area, Corporate Business Park and Institutional designations.
7.4.10 The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of gross leasable floor area, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross leasable floor area within the overall development.

7.4.11 The City will require the aesthetic character of site and building design to be consistent with the City’s urban design objectives and guidelines and shall incorporate measures into the approval of Zoning By-laws and site plans used to regulate development within the ‘Mixed Use Node’ designation to ensure such consistency.

7.4.12 The ‘Mixed Use Nodes’ incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. In order to promote a mixture of land uses within each ‘Mixed Use Node’ designation it is the intent of this Plan that new retail development will be limited to the following floor area cumulatively of all buildings within the node:

- Woodlawn / Woolwich Street Node: 42,000 sq. m.
- Paisley / Imperial Node: 42,000 sq. m.
- Watson Parkway / Starwood Node 28,000 sq. m.
- Gordon / Clair Node 48,500 sq. m.
- Silver Creek Junction: 22,760 sq.m (245,000 square metres) subject to the specific restrictions set out in Section 7.18.5.1.

7.4.13 No individual ‘Mixed Use Node’ shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of gross leasable floor area.

7.4.14 In accordance with Section 9.2, any proposal to exceed the retail floor area limitations within a ‘Mixed Use Node’ established in policy 7.4.12 or the number of large retail uses in policy 7.4.13 shall require impact studies as outlined in policies 7.4.48 to 7.4.52.

7.13 Greenlands System
The Greenlands System represents a planning framework which recognizes that natural heritage features and their associated landscapes need to be considered in a holistic manner in order to provide a comprehensive and integrated approach for conservation and enhancement. The Greenlands System is intended to include those features and areas which, are part of the City's natural heritage as well
as areas in which natural hazards may pose a threat to public safety. These often inter-related areas include:
- wetlands;
- forestry resources;
- streams and valleys;
- ponds;
- areas of natural and scientific interest;
- fish, wildlife and plant habitats;
- flood plains and hazard lands;
- habitat areas for endangered and threatened species.

7.13.1 Core Greenlands
The ‘Core Greenlands’ land use designation recognizes areas of the Greenlands System which have greater sensitivity or significance. The following natural heritage feature areas have been included in the ‘Core Greenlands’ designation of Schedule 1: provincially significant wetlands, the significant portion of habitat of threatened and endangered species, and the significant areas of natural and scientific interest (ANSI). Natural hazard lands including steep slopes, erosion hazard lands and unstable soils may also be associated with the ‘Core Greenlands’ areas. In addition, the floodways of rivers, streams and creeks are found within the ‘Core Greenlands’ designation.

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.

7.13.2 The natural heritage features contained within the ‘Core Greenlands’ designation are to be protected for the ecological value and function. Development is not permitted within this designation. Uses that are permitted include conservation activities, open space and passive recreational pursuits that do not negatively impact on the natural heritage features or their associated ecological functions.

7.13.3 The natural heritage features contained within the ‘Core Greenlands’ designation are outlined on Schedule 2 of this Plan. Where a development proposal is made on adjacent lands to these natural heritage features, the proponent is responsible for completing an environmental impact study in accordance with the provisions of subsection 6.3 of this Plan. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of natural heritage features within the ‘Core Greenlands’ designation as part of such an environmental impact study.

7.13.4 In implementing the Greenlands System provisions of this Plan, ‘Core Greenland’ areas shall be placed in a restrictive land use category of the implementing Zoning By-law, which prohibits development except
as may be necessary for the on-going management or maintenance of the natural environment.

7.13.5 **Non-Core Greenlands Overlay**
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.
ATT-4
Official Plan Amendment No. 42 and No. 48 Proposed Land Use Designations and Policies

OFFICIAL PLAN AMENDMENT No.42 & No.48
PROPOSED LAND USE DESIGNATIONS
816 WOOLWICH STREET
9.4.2 Community Mixed-use Centre
The following Community Mixed-use Centres are designated on Schedule 2:
• Woodlawn/Woolwich
• Paisley/Imperial
• Watson/Starwood
• Gordon/Clair
• Silvercreek Junction

Objectives

a) To promote Community Mixed-use Centres as areas that support a mix of uses including concentrations of commercial, residential and complementary uses serving the immediate neighbourhood and the wider community.

Policies

1. The Community Mixed-use Centres identified on Schedule 2 of this Plan are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within the designation. These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

2. The intent of the Community Mixed-use Centre designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing Zoning By-laws may include mechanisms, such as minimum height and density requirements and maximum parking standards, to promote the efficient use of the land base.

3. Development will be comprehensively planned and integrated with the overall Community Mixed-use Node and in accordance with any applicable concept plans or urban design studies as per the policies of Section 3.11.

4. Where residential uses are incorporated into Community Mixed-use Centres, they are intended to be developed as mixed-use buildings or multiple-unit residential buildings.

5. Properties within the Community Mixed-use Centre will be integrated through internal access roads, entrances from public streets, access to common parking areas, open space, grading and stormwater management systems. Furthermore, it is intended that individual developments within the Community Mixed-use Centre will be designed to be integrated into the wider
community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

6. Community Mixed-use Centres are strongly encouraged to incorporate Main Street type development in strategic locations. Main street areas, as identified through concept plans as per Section 3.1.1, will be planned and designed to reflect the following:

   i) multi-storey buildings fronting onto the main street;
   ii) ground floor retail and service uses are strongly encouraged;
   iii) office uses at ground floor should be limited;
   iv) residential uses should be provided primarily above commercial uses in addition to some free-standing residential buildings;
   v) rhythm and spacing of building entrances and appropriately sized storefronts to encourage pedestrian activity;
   vi) urban squares, where appropriate; and
   vii) on-street parking.

7. Large free-standing buildings should be integrated with smaller-scale stores to create a Main Street-type environment or located on peripheral sites within the designation, which are directly linked to the Main Street.

8. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and any applicable urban design guidelines while recognizing the unique context of individual Community Mixed-use centres. Measures may be incorporated into development approvals to ensure consistency.

9. The boundaries of the Community Mixed-use Centre designation are intended to clearly distinguish the Community Mixed-use Centre as a distinct entity from adjacent land use designations. Proposals to expand a Community Mixed-use Centre beyond these boundaries or to establish a new Community Mixed-use Centre shall require an Official Plan Amendment supported by a Market Impact Study in accordance with the policies of this Plan.

10. Development within the Community Mixed-use Centre designation is subject to the policies of Section 3.11 of this Plan.

**Permitted Uses**

11. The following uses may be permitted in Community Mixed-use Centres, subject to the applicable provisions of this Plan:

   i) commercial, retail and service uses;
   ii) live/work uses;
   iii) small-scale professional and medically related offices;
   iv) entertainment and recreational commercial uses;
   v) community services and facilities;
vi) cultural, educational and institutional uses;
vii) hotels;
viii) multiple unit residential; and
ix) urban squares and open space.

12. Vehicle repair and vehicle service stations shall only be permitted as accessory uses.

13. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of gross floor area, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross floor area within the overall development.

14. No individual Community Mixed-use Centre shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of gross floor area.

**Height and Density**

15. The Community Mixed-use Centres incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. To promote a mixture of land uses within each Community Mixed-use Centre, retail development will be limited to the following total gross floor area cumulatively of all buildings within the designation:

<table>
<thead>
<tr>
<th>Mixed-use Centre</th>
<th>Total Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gordon/Clair</td>
<td>48,500 sq. m</td>
</tr>
<tr>
<td>Woodlawn/Woolwich</td>
<td>56,000 sq. m</td>
</tr>
<tr>
<td>Paisley/Imperial</td>
<td>57,000 sq. m</td>
</tr>
<tr>
<td>Watson Parkway/Starwood</td>
<td>28,000 sq. m</td>
</tr>
<tr>
<td>Silvercreek Junction</td>
<td>22,760 sq. m</td>
</tr>
</tbody>
</table>

16. The maximum height is ten (10) storeys.

17. For freestanding residential development, the maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare.

18. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

**9.11 Natural Heritage System**

1. The Natural Heritage System is comprised of two designations as identified:
• Significant Natural Areas
• Natural Areas

4.1.3.1 General Policies: Significant Natural Areas

1. Development or site alteration shall not be permitted within Significant Natural Areas including their established or minimum buffers as designated on Schedule 1, except in accordance with the general policies in 4.1.2 and the Significant Natural Areas policies in 4.1.3.

2. In accordance with the applicable policies in 4.1.2 and 4.1.3, development or site alteration may be permitted within the adjacent lands to Significant Natural Areas provided that it has been demonstrated through an EIS or EA that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions.
ATT-5
Existing Zoning

Subject Lands
816 Woolwich Street
SC.2-3

EXISTING ZONING
816 WOOLWICH STREET

Produced by the City of Guelph
Geomatics, Urban Design and Building Services - Development Mapping
February 2019
ATT-6
Proposed Zoning

Subject Lands
816 Woolwich Street

Proposed Zoning:
R.3A-?

Proposed Zoning:
SC.1-?

PROPOSED ZONING
816 WOOLWICH STREET
Specialized Residential Cluster Townhouse (R.3-___)
&
Specialized Service Commercial (SC.1-___)
ATT-8
Current (Revised) Conceptual Site Plan
Waste Management Bylaw Update
• Staff have made great progress towards rolling out waste collection at multi-residential properties, which includes updating the By-law

• Approval of the By-law will enable staff to operationalize front-end collection while continuing our commitment to maintain our high diversion rate through three stream sorting

• Guelph currently has one of the highest diversion rates in the province at 58%
• By-law governs the delivery of the new multi-residential waste collection program, in a manner similar to the cart system
• Provides addition of schedules that clarify waste collection guidelines, waste management plans and collection agreements
• Discontinues waste collection service for generators of biomedical waste where there is an environment, public health and staff safety issue

• It’s against City and Provincial regulations to place biomedical waste in the carts
City will no longer allow grass clippings to be included as a collectable material in the curbside organics or yard waste programs

- Council endorsed recommendation of the 2014 Solid Waste Management Master Plan
- Environmental sustainable best practice
• Formalizes levels of service, such as the number and size of carts available to users and the frequency of collection, including ability for the Manager to provide exemptions and provisions
Recommendation

• That the Waste Management By-law be updated in accordance with the report “Approval of Waste Management By-law Update” dated March 18, 2019
Recommendation


Executive Summary

Purpose of Report

The purpose of this report is to advise Council of and seek approval of proposed changes to update the Waste Management By-law, including repeal of existing By-law (2011)-19199, as amended by By-law Number (2012)-19498.

Key Findings

Staff are proposing to update the Waste Management By-law so that it will govern the delivery of the new multi-residential waste collection program, in a manner similar to the automated cart system, scheduled to begin in the second quarter of 2019. In addition, a full review of the existing Waste Management By-law was conducted, as seven years have passed since the last version was approved.

There are two service level changes included in the updated Waste Management By-law for biomedical waste and grass clippings.

On approval of the new By-law the City will:

1) No longer provide waste collection for generators of biomedical waste such as health care facilities, medical clinics, dental offices, veterinarians, tattoo parlours and other establishments where the inclusion of biomedical waste and hypodermic needles is an environment, public health and staff safety issue. This affects approximately 30 businesses currently receiving service. The remaining 75% of biomedical waste generating businesses in Guelph already employ private collection service. We will continue to work with
community partners and Public Health on instances where biomedical waste is found in public spaces. This action reduces risk of non-compliance with environmental approvals, minimizes health and safety risk to workers and improves MRF financial and environmental performance; and

2) The City will no longer allow grass clippings to be included as a collectable material in the curbside organics or yard waste programs. This proposed change is an outcome of the council endorsed 2014 Solid Waste Management Master Plan recommendations. Currently the City encourages residents to leave grass clippings on the lawn where they will decompose and release organic matter and valuable nutrients. The By-law update will formalize a ban on the collection of grass clippings, effective one year after the By-law is approved, allowing time for staff to provide a promotion and education campaign preparing residents for the change.

Other significant features of the updated Waste Management By-law include:
- Formalized levels of service, such as the number and size of carts available to users and the frequency of collection;
- Exemptions and provisions to charge for services requested that are above the standard service levels under the User Fees By-law where appropriate;
- Detail concerning procedures, practices and policies at the Waste Resource Innovation Centre (WRIC); and
- Explicit authorization and empowerment to administer the By-law, including to revise the administrative practices, procedures and forms attached as schedules to the By-law.

General updates include:
- Removal of references to the old manual bagged waste collection system;
- Addition of schedules that clarify waste collection guidelines, waste management plans and collection agreements which provide existing operating and procedural detail in support of the program and By-law; and
- Strengthening the connection to other City By-laws such as Zoning and User Fees for greater consistency.

Financial Implications
The cost of conducting this By-law review along with future promotion and education, communications and enforcement efforts are included within the Council approved operating budgets of the City’s Solid Waste Resources, Communications and By-law Compliance, Security and Licensing Divisions.

Report
In support of the Council approved budget expansion package for multi-residential front-end waste collection, staff have made great progress towards rolling out waste collection at multi-residential properties, which includes updating the Waste Management By-law.
A number of activities have been completed leading up to the implementation of the expanded multi-residential waste collection program:

- The front-end collection vehicle has been delivered and is ready to be put into service;
- A delivery trailer for the bins has been purchased and front-end bins have been ordered;
- In-unit containers to transport recyclables and organics to collection containers are now available for use by residents;
- Program details and contact information has been posted on the website for potential program users;
- Program documentation such as collection agreements and templates for the required Waste Management Plan and Source Separation Commitments, have been prepared and have been field tested;
- Program materials such as brochures and container labels have been refreshed and rebranded with a new and visually appealing approach to add clarity and consistency to program communications; and
- Staff have been actively engaging property managers and condo boards to commence preparation for the roll-out.

One of the final steps in the roll out is the approval of the revised Waste Management By-law, which outlines the new front-end collection service at multi-residential properties. The By-law update coincides with the phase-in of the program, starting in the second quarter of 2019. Approval of the By-law will enable staff to operationalize front-end collection while continuing our commitment to maintain our high diversion rate (58 per cent). Guelph currently has one of the highest diversion rates in the province.

In addition to revising the By-law to accommodate the new program, a full review of the Waste Management By-law was conducted. Features of the updated Waste Management By-law include:

- The addition of definitions and references related to the new front-end collection approach, as appropriate, to govern the delivery of the new program in a manner similar to the automated cart system;

- Updated schedules, and the addition of new schedules including embedding existing operational waste collection guidelines, waste management plans and collection agreements, to provide added operating and procedural detail in support of the By-law; this includes requirements and documentation related to the multi-residential front-end roll out;

- Stipulation of rules concerning the Waste Resource Innovation Centre (WRIC), which reflect the City’s procedures, practices and policies at the site but unlike rules for waste sites operated by similar comparator municipalities, were never formally supported within the City’s by-law. These include basic rules concerning site use, safe operation of motor vehicles, acceptable materials and limitations to City liability to users of the site;
• The incorporation of industry best practices including alignment with similar sized single-tier comparator municipalities;

• The reflection of improvements to overall service efficiency and delivery;

• The specification of formalized levels of service, specifically the number and size of carts and the frequency of collection, based on current practices, that were previously omitted from the By-law, with provisions to charge for services requested that are above the standard service levels under the User Fees By-law where appropriate;

• The removal of references to the old manual bagged waste collection system;

• The strengthening of the connection to other City By-laws such as Zoning and User Fees for greater consistency.

• The provision of explicit authorization and empowerment to administer the By-law, including to revise the administrative practices, procedures and forms attached as schedules to the By-law; and

• The addition of improved wording, from the perspective of clarity and enforceability, with respect to source separation and Waste Management Plans for both residents and staff enforcing the By-law;

There are two service level changes included in the new Waste Management By-law for biomedical waste and grass clippings.

**Biomedical Waste**

On approval of the By-law by Council, the City will no longer provide waste collection for generators of biomedical waste such as health care facilities, medical clinics, dental offices, veterinarians, tattoo parlours and other establishments where the inclusion of biomedical waste and hypodermic needles is an environmental and public health and staff safety issue.

Biomedical waste generating facilities are required to properly manage and dispose of biomedical waste at an approved biomedical waste treatment facility as regulated by Ministry of Environment, Conservation and Parks regulations. Guelph’s operations are not licensed by the Ministry to collect this waste. This change reduces risk of non-compliance with environmental approvals, minimizes health and safety risk to workers and improves Materials Recovery Facility financial and environmental performance.

This change in policy affects approximately 30 businesses, or 25 per cent of biomedical waste generator businesses and aligns services to be consistent with the remaining 75 per cent that already employ private collection companies.
Grass Clippings

A ban on the collection of grass clippings was one of the council endorsed 2014 Solid Waste Management Master Plan recommendations. Currently the City of Guelph encourages residents to leave grass clippings on the lawn where they will decompose and release organic matter and valuable nutrients. The By-law update will formalize the ban on collection of grass clippings.

The rationale for a curbside ban, as noted in the 2014 SWMMP recommendations, is that collection of grass clippings is not an environmental sustainable best practice and puts an unnecessary burden on municipal collection and processing systems. This is especially true in light of simple and easy alternatives, namely leaving clippings on the lawn. Numerous sources were reviewed to help quantify the amount of grass clippings generated, with the range being anywhere from 90 to 225 kilograms of clippings per 93 square metres. Grass clippings consist largely of water, which contributes to the weight and volume of the material but is also a feature that makes clippings ideal for easily breaking down without requiring transportation, energy and processing in a composting facility. At the same time, large volumes of grass clippings that are accumulated through collection programs are also potential sources of odour at composting facilities.

Twenty of Guelph’s comparator municipalities have responsibility for waste collection. An online review of their curbside collection information revealed that 25 per cent have curbside bans on grass clippings, and another one will be instituting a ban from their green cart program in April. Additionally, 70 per cent promote grasscycling (leaving clippings on the lawn).

Service Levels

Staff have formalized the levels of service for the various types of services offered, specifically the volume and frequency of collection, based on current practices in the By-law schedule. The inclusion in the schedule enables the Division Manager of Solid Waste Resources to determine the frequency and limits of waste collected and any exceptions to the levels of service indicated below (e.g. additional cart volume sizes for households with large families).

Current practices allow residential households to receive an 80 litre green cart for organics, a 360 litre blue cart for recyclables and a 240 litre grey cart for garbage to landfill. Residents may choose a smaller size of cart for recyclables and garbage. Organics are collected weekly, while recycling and garbage are collected biweekly dependent on the quantity of waste generated and available storage space. The City will provide additional service upon
submission of an approved Waste Management Plan based on demonstrated program performance up to the curbside equivalent volume.

The updated By-law will also formalize service levels for the downtown core. Downtown businesses receive daily collection of organics, recycling and garbage, Monday through Saturday with supplemented public space containers. The City has historically collected at some other industrial, commercial and institutional (IC&I) locations but service levels were not previously defined. Service levels will be further refined as part of the upcoming Solid Waste Management Master Plan consultation with the public. IC&I service levels outside of the downtown core have been currently set at the residential levels with additional service available upon submission of an approved Waste Management Plan.

Promotion, Education and Enforcement

As per current practice, the City’s Solid Waste Resources, Communications and By-law Compliance staff will continue responsibility for promoting, educating and proactively and reactively enforcing the provisions of the by-law and the approved changes.

Fines

As per standard procedure, upon Council approval of the revised Waste Management By-law, staff will present set fines for the various violations to the Regional Senior Justice for approval. The set fines recommended by staff will be based on the set fines of other Guelph By-laws as well the set fines approved for other neighbouring municipalities. Based on past practice and municipal comparators fines will range from approximately $150 to $500, with the ability to summons the person to court (no set fine) and let the Justice of The Peace decide on a fine (usually between $350 - $1,000). For example, the current fine for littering is $300 plus a victim surcharge (VS) of $60; not picking up after your dog $200 plus $35VS; and failing to separate waste $130 plus $25VS. The set fines will be of particular use to City departments currently dealing with illegal dumping and litter issues.

Financial Implications

The cost of conducting this By-law review along with any future promotion and education, communications and enforcement efforts are included within the existing Council approved operating budgets of the City’s Solid Waste Resources, Communications and By-law Compliance, Security and Licensing Divisions.

Consultations

There have been ongoing and extensive internal and external consultations concerning the Waste Management By-law, including the concurrent consultation regarding the roll-out of the multi-residential collection program. In addition, schedules appended to the By-law, such as the Waste Collection Guidelines for
Multi-residential Developments, the Waste Management Plan and Collection Agreement, are existing procedural documents that have already received some field testing and input from intended users. The By-law schedules are structured such that supporting documents can continue to be adapted and improved over time based on user comments and City needs.

Several consultation approaches were used, depending on the nature of the stakeholders impacted by specific sections of the By-law, such as residents, or those required to submit Waste Management Plans, or audiences who will be using the guidance materials related to multi-residential development, such as developers and builders.

In some cases, the consultation focused on the technical aspects of a document or schedule. For some audiences the consultation focused on the actual By-law requirements.

**Internal Consultation**

Throughout the process of By-law development, Solid Waste Resources engaged internal resources for guidance, support, input and feedback. For instance:

- During the development of the Waste Collection Guidelines for Multi-Residential Developments, Solid Waste resources received technical input from
  - Engineering and Transportation Services and
  - Planning and Building Services.

- Because the Waste Management By-law also serves as the by-law that regulates matters with respect to litter and illegal dumping, a meeting of internal parties impacted by littering and illegal dumping was convened to discuss the role of the By-law and gain insight about enforceability and past experience with the existing By-law. These groups included those dealing with outdoor spaces and parks, and those managing many of the City’s properties and facilities including Parks and Recreation, Facilities, Operations, Public Services and Facilities Management.

- With respect to public engagement and the external surveys related to seeking feedback and input from the public on the proposed By-law changes, guidance has been provided by City Communications and Community Engagement personnel.

- By-law wording was refined in consultation with the City’s By-law Compliance, Security and Licensing group to improve enforceability and ultimately reviewed and edited by the Legal, Realty and Court Services group.

**External Consultation**

External consultation was conducted throughout November and into early December and, for one element of the By-law, in January. These consultations
targeted specific elements of the By-law and therefore were directed at different audiences:

- With respect to the Waste Management Development Guidelines, which are a schedule to the By-law, presentations were made to the development community and builders through Guelph Wellington Development Association, Guelph and District Home Builder’s Association, and the Downtown Advisory Committee. The questions received at the presentations were related to clarification of the content and input to the upcoming Solid Waste Management Master Plan. Staff noted the questions and input received, and offered the option to provide comments using the contact information provided, for anyone who wanted to follow up with respect to the material presented. There were no further concerns brought forward to the City.

- Staff have also been in contact with property managers, condo boards and resident groups with respect to the roll-out of the program. Property management companies contacted directly by the City include Inspirah, Wilson Blanchard, MF Property, and Williams & McDaniel; these companies have responded by either inviting the City to meet and present or by directing their Guelph-based site managers to engage the City. Numerous meetings have been held in anticipation of the roll-out, arising not only from the contacts made in late November and early December, but also from the information posted on the City website about the program. Questions received to date have been for clarification of information related to site specific operational needs.

- In addition, a meeting was held with representatives of the former Guelph Fair Taxes Campaign. Staff were informed by the representatives that the group no longer exists as a formal entity but the representatives took the time to meet, review and comment on the City’s progress with respect to the program roll-out. The representatives were pleased with the progress being made by the City and will continue to monitor progress.

Surveys

An online survey and a random statistically significant telephone survey were deployed to obtain perspectives from residents and to further inform them of changes being made to the By-law (refer to Attachment 1). The By-law surveys were conducted from mid-November to mid-December 2018. The online survey was hosted on Guelph’s ‘Have Your Say Guelph’ webpage and attracted 1210 responses. The telephone survey conducted by Metroline attracted 407 responses. Questions for each survey platform were exactly the same. The primary objectives of the research were to:

- Examine what level of importance residents place on possible components of the updated Waste Management By-Law;
- Gauge resident reaction to banning grass clippings in the green cart or curbside yard waste collection; and
- Understand and formalize that the carts and current level of services are adequate.
Regarding the level of importance on components in the By-law, results of the scoring and relative rankings were consistent for both online and telephone respondents, in that all but one items registered in the very important to somewhat important range with minor changes in order of importance between the two surveys for the following items:

- Controlling litter and illegal dumping
- Supporting separation of waste into recyclables and organics
- Fair and consistent service levels for residents
- The safety of collection and sorting staff
- Seeking cost-effective services
- Clear rules about how to set out waste
- Providing three-stream sorting (garbage, recycling, organics) at special events
- Ensuring multi-residential properties are designed to properly sort their waste into three streams (garbage, recycling, organics)
- Safe and sanitary transportation of waste
- Encouraging and supporting waste diversion and reduction
- Writing the By-law clearly so that the rules can be enforced

The only factor found to be somewhat important to less important in both surveys was, “Charging fees for extra services beyond the standard waste service to control costs”.

The Waste Management By-law was reviewed and is being updated to reflect these priorities, namely litter control, source separation, clarity, and safety and efficiency.

The findings of the online and telephone survey were also similar for the remaining two objectives. Given that the telephone survey was the random statistically significant survey, the results for it are shown below:

- A large majority (84%) of residents ‘agree’ or ‘strongly agree’ that the carts and current level of service are adequate for their household;
- About three-quarters of residents (76%) ‘agree’ or ‘strongly agree’ that grass clippings should be banned from the green cart or yard waste; and
- About 4 in 5 households (79%) ‘agree’ or ‘strongly agree’ that allowing residents a year to adapt to this change is enough time.

The survey results support the service levels revisions to the By-law and the ban on collection of grass clippings.

**Biomedical Waste Generators**

Generators of biomedical waste (approximately 30 businesses) using City carts were informed that the City would stop providing service. As previously noted, once the By-law is approved by Council the City will no longer provide waste collection for generators of biomedical waste such as health care facilities, medical clinics, dental offices, veterinarians, tattoo parlours and other establishments where the inclusion of biomedical waste and hypodermic needles is an environmental and
public health and staff safety issue. To prepare the generators whom currently receive City waste collection, a letter was hand delivered to notify them of the change and to encourage them to arrange for alternative disposal of their waste upon approval of the By-law. Staff provided contact information to allow recipients of the letter to call for additional background information. The City engaged in discussions and received feedback from approximately 16 businesses to date as a result of the letter.

**Corporate Administrative Plan**

**Overarching Goals**
Service Excellence

**Service Area Operational Work Plans**
Our Services - Municipal services that make lives better
Our Resources - A solid foundation for a growing city

**Attachments**
ATT-1 Survey Results

**Departmental Approval**
Cameron Walsh, Solid Waste Resources

**Report Authors**
Phil Jensen, Project Specialist
Heather Connell, Manager of Business and Technical Services

---

**Approved By**
Peter Busatto
General Manager
Environmental Services
519-822-1260, ext. 3430
peter.busatto@guelph.ca

**Recommended By**
Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519-822-1260, ext. 3445
scott.stewart@guelph.ca
Survey Report
13 November 2018 - 12 December 2018

Waste management bylaw survey

PROJECT: Waste management bylaw
Have Your Say Guelph
Q1 | Do you live in the City of Guelph?

![Pie chart showing 13 (1.1%) No and 1210 (98.9%) Yes responses](image)

**Question options**
- Yes
- No

(1223 responses, 0 skipped)

Q2 | In addition to the by-law, the City is also interested in your opinions about service delivery. When was the last time, if...

![Pie chart showing 695 (57.4%) Past 4-5 years, 43 (3.8%) Past 2-3 years, 50 (4.1%) Past year, and other categories](image)

**Question options**
- Past year
- Past 2-3 years
- Past 4-5 years
- More than 5 years ago
- Have never been

(1210 responses, 13 skipped)
Q3 Which of the following best describes where you live?

Question options
- Single family home (detached or semi-detached)
- Townhouse/row house
- An apartment/condo in a house or building with two to six units (duplex, triplex, fourplex, etc.)
- An apartment/condo in a building with seven or more units

(1210 responses, 13 skipped)
Q4  How important or not important would you say are the following to the City’s waste management by-law?

To rank the selections, the results of respondent selections were codified in EHQ, which facilitated the scoring of each selection: 1 is the highest importance, 4 the lowest. Each item was then totalled and divided by the number of respondents to arrive at a score.

An example from the online survey would be “controlling litter and illegal dumping”. The following selections were made:

<table>
<thead>
<tr>
<th>Importance</th>
<th>Respondents Selecting</th>
<th>Value</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Important</td>
<td>982</td>
<td>X 1</td>
<td>982</td>
</tr>
<tr>
<td>Somewhat Important</td>
<td>197</td>
<td>X 2</td>
<td>394</td>
</tr>
<tr>
<td>Less Important</td>
<td>16</td>
<td>X 3</td>
<td>48</td>
</tr>
<tr>
<td>Not important</td>
<td>6</td>
<td>X 4</td>
<td>24</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1201</strong></td>
<td></td>
<td><strong>1448</strong></td>
</tr>
</tbody>
</table>

For this example, the assigned score would be 1448/1201 or **1.21**

<table>
<thead>
<tr>
<th>Selection</th>
<th>Online</th>
</tr>
</thead>
<tbody>
<tr>
<td>Controlling litter and illegal dumping</td>
<td><strong>1.21</strong></td>
</tr>
<tr>
<td>Fair and consistent service levels for residents</td>
<td><strong>1.24</strong></td>
</tr>
<tr>
<td>The safety of collection and sorting staff</td>
<td><strong>1.24</strong></td>
</tr>
<tr>
<td>Safe and sanitary transportation of waste</td>
<td><strong>1.31</strong></td>
</tr>
<tr>
<td>Supporting separation of waste into recyclables and organics</td>
<td><strong>1.34</strong></td>
</tr>
<tr>
<td>Writing the bylaw clearly so that the rules can be enforced</td>
<td><strong>1.36</strong></td>
</tr>
<tr>
<td>Clear rules about how to set out waste</td>
<td><strong>1.39</strong></td>
</tr>
<tr>
<td>Encouraging and supporting waste diversion and reduction</td>
<td><strong>1.4</strong></td>
</tr>
<tr>
<td>Ensuring multi-residential properties are designed to properly sort their waste into three streams (garbage, recycling, organics)</td>
<td><strong>1.41</strong></td>
</tr>
<tr>
<td>Seeking cost-effective services</td>
<td><strong>1.47</strong></td>
</tr>
<tr>
<td>Providing three-stream sorting (garbage, recycling, organics) at special events</td>
<td><strong>1.62</strong></td>
</tr>
<tr>
<td>Charging fees for extra services beyond the standard waste service to control costs</td>
<td><strong>2.3</strong></td>
</tr>
</tbody>
</table>
Q5 The existing by-law does not include a description about the current level of service provided, but the intent is to formal...

![Pie chart](chart1)

**Question options**
- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- Don't know

(1210 responses, 13 skipped)

Q6 The current Solid Waste Master Plan recommended that the City of Guelph ban the collection of grass clippings in the green...

![Pie chart](chart2)

**Question options**
- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- Don't know

(1210 responses, 13 skipped)
Q7 The updated Waste Management By-Law will ban the collection of grass clippings approximately one year after the new by-law...

Question options
- Strongly agree
- Agree
- Disagree
- Strongly Disagree
- Don't know

(1210 responses, 13 skipped)

Q8 Does your home or property receive waste collection from the City of Guelph?

Question options
- Yes
- No
- Not sure

(1210 responses, 13 skipped)
Q9 The household hazardous waste (HHW) depot is open 5 days per week, Tuesday through Friday, 9 a.m. to 5 p.m. and Saturdays ...

Question options

- Much more likely
- Somewhat more likely
- Somewhat less likely
- Much less likely
- No change
- Don't know

(1210 responses, 13 skipped)
Q10 Please feel free to add any other comments about the Waste Management By-law or the City’s waste management services, and thanks for your input.

Summary: Online Survey Comments

539 (45%) respondents chose to comment. Comments tended to focus on waste collection in general rather than the by-law update.

- 89 respondents suggested or requested increased yard waste collection service;
- 61 respondents made reference to the grass clipping ban, with several connecting the collection ban with increased yard waste collection, and others wanting to know more about the rationale behind the ban;
- 37 comments targeted plastics, a small number concerning reduction of single-use plastics with the majority expressing a desire to find ways to accept and recycle more plastics;
- 24 respondents addressed the Household Hazardous Waste program, many suggesting alternate ways (events, Sunday hours, curbside collection) to extend the service beyond the approach tested in the survey (Opening on Mondays and paralleling the Public Drop-off hours);
- 12 online comments offered opinions on large item collection (it should be free and/or offered as a regular or seasonal curbside service); and
- There was general support for the need for continuing education about the City’s programs, source separation, and collection.
Waste Management By-Law
A quantitative survey with Guelph residents about updates to the Waste Management By-Law

Metroline Research Group Inc.
301-7 Duke Street West, Kitchener, Ontario
1000-10 Four Seasons Place, Toronto, Ontario
Table of Contents

* Background & Objectives 3
* Research Methodology 4
* Notes On Reading This Report 5
* Findings 6
* Appendix 1 – Survey questionnaire
* Appendix 2 – Data tables
The City of Guelph is updating the Waste Management Bylaw, and wanted to get some feedback from residents.

The primary objectives of the research were to:
- Examine what level of importance residents place on possible components of the updated Waste Management By-Law
- To understand how often residents use the Household Hazardous Waste Depot, and if extended hours might make them more likely to use it
- To gauge resident reaction to banning grass clippings in the green cart or curbside yard waste collection
Metroline Research Group was contracted to complete a telephone survey with approximately 400 residents of Guelph. Controls were placed on the sample to ensure representation from all Wards in Guelph. To qualify for this study, all respondents were: Residents of the City of Guelph, Men and women, 18 years and older. In the end, 407 surveys were completed, including 82 completed via cell phone to reach those who do not have landlines. A random probability survey of this size can be considered accurate to within +/-4.9%, 19 times out of 20 (95% Confidence Interval).
While sophisticated procedures and professional staff have been used to collect and analyze the information presented in this report, it must be remembered that surveys are not predictions. They are designed to measure opinion within identifiable statistical limits of accuracy at specific points in time. This survey is in no way a prediction of opinion or behaviour at any future point in time.
Which of the following best describes where you live?

* Over three-quarters (77%) of those in the research are living in single family homes (detached/semi-detached)
* About 1 in 10 (10%) are living in townhouses or row houses
* 13% in total are living in multi-unit buildings, split evenly between those in buildings of six units or less, and seven units or more
Waste Collection

* 94% of residents in this survey receive waste collection from the City of Guelph
* Almost all of the single family homes (97%)
* 9 in 10 (89%) of the other low-density properties
* 7 in 10 (72%) of the multi-residential properties (at least seven units)
Waste Management By-Law

Importance of various components

(Full sample, n=407)

- Controlling litter/illegal dumping: 15% Not important, 38% Somewhat important, 46% Very important
- Separation of waste into recyclables/organics: 16% Not important, 22% Somewhat important, 62% Very important
- Fair and consistent service levels: 20% Not important, 17% Somewhat important, 63% Very important
- Safety of collection/sorting staff: 16% Not important, 14% Somewhat important, 70% Very important
- Seeking cost-effective services: 22% Not important, 14% Somewhat important, 64% Very important
- Clear rules about setting out waste: 22% Not important, 16% Somewhat important, 62% Very important
- Fees for extra services: 14% Not important, 22% Somewhat important, 64% Very important
- Three-stream sorting bins at events: 22% Not important, 17% Somewhat important, 61% Very important
- Multi-residential properties designed to sort their waste: 17% Not important, 15% Somewhat important, 68% Very important
- Safe and sanitary transportation: 15% Not important, 14% Somewhat important, 71% Very important
- Encouraging waste diversion: 14% Not important, 16% Somewhat important, 70% Very important
- Writing the by-law clearly so rules can be enforced: 16% Not important, 15% Somewhat important, 69% Very important
Several residents made comments when the chance was offered, but we note that they were related more to waste collection in general than the by-law update:

- More collection days for yard waste/leaves: 43%
- Clarity/education about what can be recycled: 19%
- Offer more/better bulky/large item collection: 10%
- More education about waste streams: 8%
- Improved pickup for multi-residential: 6%
- Enforce the by-law (fines, etc.): 5%
- More direction/offering about e-waste: 5%
Level of Service

*How strongly would you agree or disagree that the carts and current level of services provide adequate storage for waste in your household?*

(Full sample, n=407)

- A large majority (84%) of residents ‘agree’ or ‘strongly agree’ that the carts and current level of service are adequate for their household.
- This is higher among single family homes (89%), much lower among other low-density (69%) and multi-residential (58%).

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Single family (&lt;=6 units)</th>
<th>Other low-density (&gt;7 units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly agree</td>
<td>57%</td>
<td>61%</td>
<td>44%</td>
</tr>
<tr>
<td>Agree</td>
<td>27%</td>
<td>28%</td>
<td>25%</td>
</tr>
<tr>
<td>Disagree</td>
<td>8%</td>
<td>6%</td>
<td>13%</td>
</tr>
<tr>
<td>Strongly Disagree</td>
<td>4%</td>
<td>4%</td>
<td>5%</td>
</tr>
<tr>
<td>Don’t know</td>
<td>4%</td>
<td>1%</td>
<td>13%</td>
</tr>
</tbody>
</table>
Grass Clippings

The current Solid Waste Master Plan recommended that the City of Guelph ban the collection of grass clippings in the green cart or curbside yard waste program. How strongly do you agree or disagree with this recommendation? (Full sample, n=407)

- About three-quarters of residents (76%) ‘agree’ or ‘strongly agree’ that grass clippings should be banned from the green cart or yard waste.
- Interestingly, those who live in multi-unit complexes, perhaps less likely to have to care for their own lawn, are more in agreement.

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Single family (&lt;=6 units)</th>
<th>Other low-density (&gt;=7 units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly agree</td>
<td>46%</td>
<td>44%</td>
<td>56%</td>
</tr>
<tr>
<td>Agree</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>Disagree</td>
<td>14%</td>
<td>16%</td>
<td>10%</td>
</tr>
<tr>
<td>Strongly Disagree</td>
<td>8%</td>
<td>9%</td>
<td>3%</td>
</tr>
<tr>
<td>Don’t know</td>
<td>2%</td>
<td>2%</td>
<td>2%</td>
</tr>
</tbody>
</table>

(Full sample, n=407)
Grass Clippings

How strongly do you agree or disagree that one year is enough time for residents to adapt to this new by-law related to grass clippings?

(Full sample, n=407)

* About 4 in 5 households (79%) ‘agree’ or ‘strongly agree’ that allowing residents a year to adapt to this change is enough time

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Single family</th>
<th>Other low-density (&lt;=6 units)</th>
<th>High-density (&gt;=7 units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly agree</td>
<td>54%</td>
<td>51%</td>
<td>60%</td>
<td>62%</td>
</tr>
<tr>
<td>Agree</td>
<td>25%</td>
<td>27%</td>
<td>18%</td>
<td>21%</td>
</tr>
<tr>
<td>Disagree</td>
<td>13%</td>
<td>13%</td>
<td>14%</td>
<td>10%</td>
</tr>
<tr>
<td>Strongly Disagree</td>
<td>5%</td>
<td>6%</td>
<td>3%</td>
<td>--</td>
</tr>
<tr>
<td>Don’t know</td>
<td>3%</td>
<td>2%</td>
<td>5%</td>
<td>7%</td>
</tr>
</tbody>
</table>
Household Hazardous Waste Depot

*When was the last time, if ever, you dropped something off at the City’s household hazardous waste depot?*

*(Full sample, n=407)*

- 73% of residents have been to the Household Hazardous Waste Depot in the past year
- Single family home residents (78%) have been more often than those in other low-density properties (59%) or in multi-residential properties (48%).

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Single family</th>
<th>Other low-density (&lt;=6 units)</th>
<th>High-density (&gt;=7 units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Past year</td>
<td>62%</td>
<td>67%</td>
<td>51%</td>
<td>31%</td>
</tr>
<tr>
<td>Past 2-3 years</td>
<td>11%</td>
<td>11%</td>
<td>8%</td>
<td>17%</td>
</tr>
<tr>
<td>4 years or more</td>
<td>10%</td>
<td>6%</td>
<td>21%</td>
<td>23%</td>
</tr>
<tr>
<td>Have never been</td>
<td>17%</td>
<td>16%</td>
<td>21%</td>
<td>28%</td>
</tr>
</tbody>
</table>
Household Hazardous Waste Depot

*If the hours were extended such that the depot was open longer, would you be any more or less likely to use the depot?*  
*(Full sample, n=407)*

- For two-thirds of residents, extended hours for the HHW depot would not change their behaviour.
- For the balance of residents in the survey, the extended hours would make them at least ‘somewhat’ more likely to use the depot (30%).

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Single family</th>
<th>Other low-density (&lt;=6 units)</th>
<th>High-density (&gt;=7 units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Much more likely</td>
<td>17%</td>
<td>16%</td>
<td>16%</td>
<td>24%</td>
</tr>
<tr>
<td>Somewhat more likely</td>
<td>13%</td>
<td>14%</td>
<td>11%</td>
<td>--</td>
</tr>
<tr>
<td>Somewhat less likely</td>
<td>2%</td>
<td>2%</td>
<td>2%</td>
<td>--</td>
</tr>
<tr>
<td>Much less likely</td>
<td>2%</td>
<td>1%</td>
<td>5%</td>
<td>--</td>
</tr>
<tr>
<td>No change</td>
<td>66%</td>
<td>66%</td>
<td>65%</td>
<td>72%</td>
</tr>
<tr>
<td>Don’t know</td>
<td>1%</td>
<td>1%</td>
<td>2%</td>
<td>3%</td>
</tr>
</tbody>
</table>