

# COUNCIL PLANNING AGENDA



**Council Chambers, City Hall, 1 Carden Street**

**DATE Tuesday, June 9, 2015, 7:00 p.m.**

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

**O Canada  
Silent Reflection  
Disclosure of Pecuniary Interest and General Nature Thereof**

## **CONSENT AGENDA**

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

<b>COUNCIL CONSENT AGENDA</b>			
<b>ITEM</b>	<b>CITY PRESENTATION</b>	<b>DELEGATIONS (maximum of 5 minutes)</b>	<b>TO BE EXTRACTED</b>
CON-2015.24 209 to 211 Liverpool Street Proposed Zoning By-Law Amendment (File: ZC1504) – Ward 3			
CON-2015.25 223 Suffolk Street West Proposed Zoning By-Law Amendment (File: ZC1414) and Proposed Demolition – Ward 3			
CON-2015.26 Stone Road East Reconstruction (Between Gordon Street South and Village Green Drive) – Contract No. 2-1510			
CON-2015.27 Willow Watermain Replacement – Contract 2-1509			

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CON-2015.28 Elizabeth Street Reconstruction Contract 2-1503			
CON-2015.29 15 Wyndham Street South: Heritage Review Application (Proposed Removal from the Municipal Register of Cultural Heritage Properties)			
CON-2015.30 372 Crawley Road: Heritage Review Application (Proposed Removal from the Municipal Register of Cultural Heritage Properties)			

## **SPECIAL RESOLUTIONS**

### **BY-LAWS**

Resolution – Adoption of By-laws (*Councillor Bell*)

### **MAYOR’S ANNOUNCEMENTS**

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

### **NOTICE OF MOTION**

### **ADJOURNMENT**

## CONSENT AGENDA

**Tuesday, June 9, 2015**

His Worship the Mayor  
and  
Members of Guelph City Council.

### **SUMMARY OF REPORTS:**

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

### **A REPORTS FROM ADMINISTRATIVE STAFF**

REPORT	DIRECTION
<p><b>CON-2015.24      209 TO 211 LIVERPOOL STREET PROPOSED ZONING BY-LAW AMENDMENT (FILE: ZC1504) - WARD 3</b></p> <p>1. That the application by Mark Lough on behalf of The Chandler Holding Company Limited to recognize the existing semi-detached dwelling on the property municipally known as 209 to 211 Liverpool Street, and legally described as Part of Lot 7, Registered Plan 29, Northwest Side of Liverpool Street, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Infrastructure, Development and Enterprise Report 15-53, dated June 9, 2015.</p>	Approve
<p><b>CON-2015.25      223 SUFFOLK STREET WEST PROPOSED ZONING BY-LAW AMENDMENT (FILE: ZC1414) AND PROPOSED DEMOLITION - WARD 3</b></p> <p>1. That the application by 785412 Ontario Limited and 1773438 Ontario Inc. for the approval of a Zoning By-law Amendment from the R.1B (Residential Single Detached) Zone to the R.2 (Residential Semi-Detached/Duplex) Zone to permit the development of a semi-detached dwelling on the property municipally known as 223 Suffolk Street West and legally described as Plan 29, Part Lot 7, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Infrastructure, Development</p>	Approve

and Enterprise Report 15-45, dated June 9, 2015.

2. That the proposed demolition of one (1) single detached dwelling at 223 Suffolk Street West be approved.
3. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property or on adjacent properties which can be preserved prior to commencement of demolition and maintain fencing during demolition and construction of the new semi-detached dwelling.
4. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

**CON-2015.26      STONE ROAD EAST RECONSTRUCTION  
(BETWEEN GORDON STREET SOUTH AND  
VILLAGE GREEN DRIVE) – CONTRACT NO. 2-  
1510**

Approve

1. That the tender of Cox Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract No. 2-1510 for Stone Road East Reconstruction between Gordon Street and Village Green Drive for a total tendered price of \$2,816,308.05 including HST with actual payment to be made in accordance with the terms of the contract.

**CON-2015.27      WILLOW WATERMAIN REPLACEMENT –  
CONTRACT 2-1509**

Approve

1. That the tender of Drexler Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-1509 for the Willow Watermain Replacement Contract for a total tendered price of \$2,020,000.00 with actual payment to be made in accordance with the terms of the contract.

**CON-2015.28      ELIZABETH STREET RECONSTRUCTION,  
CONTRACT 2-1503**

Approve

1. That the tender of Goetz Construction Inc., Guelph be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-1503 for the Elizabeth Street Reconstruction Contract for a total tendered price of \$6,191,651.24 with actual payment to be made in accordance with the terms of the contract.

**CON-2015.29      15 WYNDHAM STREET SOUTH: HERITAGE  
REVIEW APPLICATION (PROPOSED REMOVAL  
FROM MUNICIPAL REGISTER OF CULTURAL  
HERITAGE PROPERTIES)**

Approve

1. That Report 15-48, regarding the recommendation to remove 15 Wyndham Street South from the *Municipal Register of Cultural Heritage Properties* dated June 9, 2015 be received.
2. That staff be authorized to remove all references to 15 Wyndham Street South from the *Municipal Register of Cultural Heritage Properties*.

**CON-2015.30      372 CRAWLEY ROAD: HERITAGE REVIEW  
APPLICATION (PROPOSED REMOVAL FROM THE  
MUNICIPAL REGISTER OF CULTURAL HERITAGE  
PROPERTIES)**

Approve

1. That Report 15-40, regarding the recommendation to remove 372 Crawley Road from the *Municipal Register of Cultural Heritage Properties* dated May 11, 2015 be received.
2. That staff be authorized to remove all references to 372 Crawley Road from the *Municipal Register of Cultural Heritage Properties*.

attach.

# STAFF REPORT



TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE June 9, 2015

**SUBJECT Decision Report  
209 to 211 Liverpool Street  
Proposed Zoning By-law Amendment  
(File: ZC1504)  
Ward 3**

REPORT NUMBER 15-53

## EXECUTIVE SUMMARY

### SUMMARY OF REPORT

This report provides a staff recommendation to approve an application to amend the Zoning By-law to recognize the existing semi-detached dwelling on the property municipally known as 209 to 211 Liverpool Street.

### KEY FINDINGS

Planning staff support the proposed zone change subject to the regulations and conditions in Attachment 2.

### FINANCIAL IMPLICATIONS

Estimated Development Charges: none

Annual Tax Levy: \$5,000.00 (for both units and based on current value of the existing semi-detached dwelling)

### ACTION REQUIRED

Council is being asked to approve the Zoning By-law Amendment for the subject property.

## RECOMMENDATION

1. That the application by Mark Lough on behalf of The Chandler Holding Company Limited to recognize the existing semi-detached dwelling on the property municipally known as 209 to 211 Liverpool Street, and legally described as Part of Lot 7, Registered Plan 29, Northwest Side of Liverpool Street, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Infrastructure, Development and Enterprise Report 15-53, dated June 9, 2015.

# STAFF REPORT

## BACKGROUND

An application to amend the Zoning By-law has been received for the property municipally known as 209 to 211 Liverpool Street from Mark Lough on behalf of The Chandler Holding Company Limited on January 29, 2015. The intent of the application 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 and existing detached garage. The application was deemed complete on February 26, 2015.

The applicant has applied for a Consent application to sever the subject property into one (1) retained lot and one (1) severed lot under file number: **B-5/15**. A 3 square metre easement in favour of the retained parcel has also been requested through the Consent application. This easement if approved, will allow the future owner of the retained parcel (209 Liverpool Street) to have full usage of the 3 square metre area and allow the future owner of the severed parcel (211 Liverpool Street) access to maintain the walls, eaves, shingles and foundation in that area. An additional easement is proposed over the front of the retained parcel in favour of the severed parcel for water and sanitary services through the Consent application. The Committee of Adjustment deferred the Consent application at its March 12, 2015 Hearing to allow the applicant time to provide clarification on the application. The applicant has since provided clarification and the Consent application was presented to the Committee of Adjustment at its May 14, 2015 Hearing. The Committee approved the Consent application with the staff recommended conditions as noted in Attachment 2. The decision of the Committee of Adjustment can be found in Attachment 12.

## Location

The subject property is located on the north side of Liverpool Street, between Arnold Street and Edinburgh Road North (see Location Map in Attachment 1). The subject property has an area of 820 square metres (8,826.4 square feet) and a frontage of 25.7 metres (84.32 feet) along Liverpool Street. There is an existing semi-detached dwelling on the property. The detached garage previously located behind 209 Liverpool Street has been demolished.

Surrounding land uses include:

- To the north: lands zoned for and developed with residential uses, beyond which is Suffolk Street West;
- To the south: Liverpool Street, beyond which are lands zoned for and developed with residential uses;
- To the east: lands zoned for and developed with residential uses, beyond which is Arnold Street; and,
- To the west: lands zoned for and developed with residential uses, beyond which is the Canadian National Railway line.

# STAFF REPORT



## Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is "General Residential" which permits a range of housing types including: single, semi-detached residential dwellings and multiple unit residential buildings.

The relevant policies for the "General Residential" land use designation are included in Attachment 3.

Official Plan Amendment 48 (OPA 48) (under appeal), a comprehensive update to the City's Official Plan, proposes to designate the property as "Low Density Residential". Although the application is being processed under the 2001 Official Plan, Staff must have regard to the Council adopted policies and designations of OPA 48. The land use designations and relevant policies contained in OPA 48 are included in Attachment 4.

## 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 Attachment 5.

## REPORT

### Description of Proposed Zoning Bylaw 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. The applicant previously requested to recognize the existing detached garage, however, the detached garage has since been demolished and will not be reconstructed.

The standard R.2 regulations have been requested along with the following specialized regulations:

- The minimum **Front Yard** setback shall be 2.8 metres, whereas the Zoning By-law requires a minimum **Front Yard** setback of 4.5 metres;
- The minimum **Landscaped Open Space** shall be 0.2 metres for 209 Liverpool Street, whereas the Zoning By-law requires a minimum **Landscaped Open Space** of 0.6 metres between the driveway and nearest **Lot Line** to be maintained as landscaped open 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; and,

The owner has submitted this Zoning By-law Amendment application in conjunction with a severance application so that the semi-detached dwelling can be marketed and sold as two individual units.

# STAFF REPORT



Further details of the proposed zoning are provided in Attachment 6.

## **Proposed Development**

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

The applicant's existing property survey and severance sketch is shown in Attachment 7.

## **Supporting Documents**

The following reports and materials have been submitted in support of this application:

- Existing property survey and severance sketch, dated January 28, 2015, prepared by Van Harten Surveying Inc.

## **Staff Review and Planning Analysis**

The staff review and planning analysis for this application is provided in Attachment 8. The analysis addresses all relevant planning considerations, including any issues that were raised at the Statutory Public Meeting held on April 13, 2015. The analysis includes:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and the Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan; including any Official Plan Amendments;
- Review of the proposed zoning, including the need for any specialized regulations;
- Confirm Support for the Community Energy Initiative; and
- Address all comments and issues raised during the review of the application.

## **Planning Staff Recommendation**

Planning staff are satisfied that the Zoning By-law Amendment application is consistent with the 2014 *Provincial Policy Statement* and conforms to *Places to Grow: Growth Plan for the Greater Golden Horseshoe*. The application to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Semi-Detached/Duplex" (R.2-?) Zone conforms to the objectives and policies of the Official Plan. Planning staff are recommending that Council approve the Zoning By-law Amendment application subject to the conditions and regulations outlined in Attachment 2.

# STAFF REPORT



## CORPORATE STRATEGIC PLAN

**Strategic Direction 3.1:** Ensure a well-designed, safe, inclusive, appealing and sustainable City.

## FINANCIAL IMPLICATIONS

**Estimated Development Charges:** Development Charges are not applicable. The property contains an existing semi-detached dwelling. No new units are being created through this application and therefore a payment under the Development Charges By-law is not required.

**Annual Tax Levy:** \$5,000.00 (for both units and based on current value of the existing semi-detached dwelling). Since the semi-detached dwelling is existing, this application does not change the annual taxes.

Cash-in-lieu of Parkland is not applicable. The semi-detached dwelling is existing and no new development is proposed through this application. This application does not trigger a payment under the Parkland Dedication By-law.

## DEPARTMENTAL/AGENCY CONSULTATION

Comments received from Agencies and City Departments during the review of the application are summarized in Attachment 9.

## COMMUNICATIONS

The Notice of Complete Application and Public Meeting was mailed on March 12, 2015 to local boards and agencies, City service areas and property owners with 120 metres of the subject site for comments. Notice was also provided by signage on the property. The Notice of Public Meeting was advertised in the Guelph Tribune on March 19, 2015. Key dates for the public process regarding this planning application are included in Attachment 10. No members of the public attended the Public Meeting or sent in written requests to be notified of future activity on this application.

## ATTACHMENTS

- Attachment 1 - Location Map
- Attachment 2 - Recommended Zoning Regulations and Conditions
- Attachment 3 - Existing Official Plan Land Use Designations and Policies
- Attachment 4 - Official Plan Amendment #48 Land Use Designations and Policies
- Attachment 5 - Existing Zoning and Details
- Attachment 6 - Proposed Zoning and Details
- Attachment 7 - Existing Property Survey and Severance Sketch
- Attachment 8 - Staff Review and Planning Analysis
- Attachment 9 - Agency and City Department Comments

# STAFF REPORT



Attachment 10 – Public Notification Summary  
Attachment 11 – Community Energy Initiative Commitment  
Attachment 12 – Committee of Adjustment Decision B-5/15

**Report Author**

Lindsay Sulatycki  
Senior Development Planner

**Approved By**

Sylvia Kirkwood  
Manager of Development Planning

**Approved By**

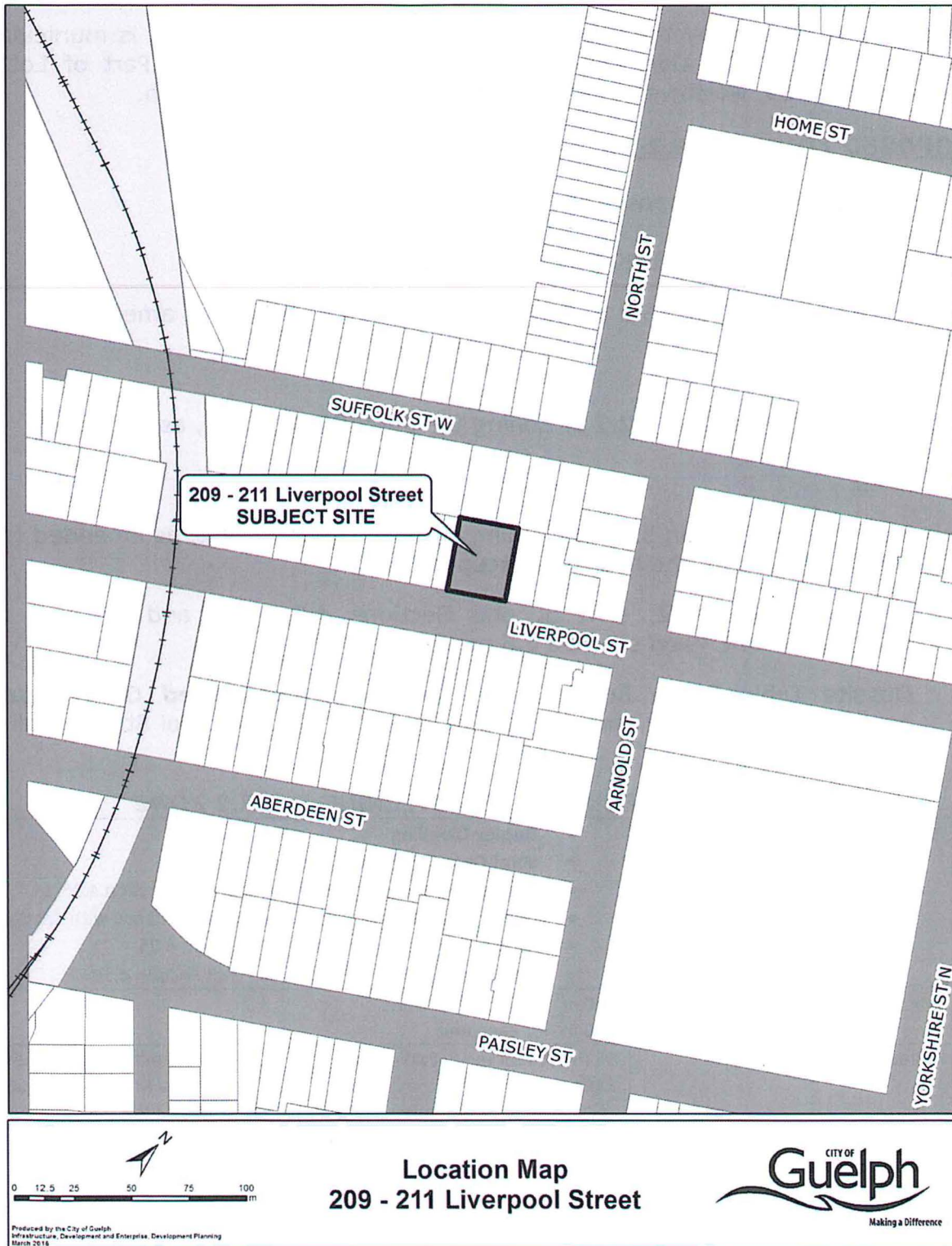
Todd Salter  
General Manager  
Planning, Urban Design  
and Building Services  
519.822.1260, ext. 2395  
todd.salter@guelph.ca

**Recommended By**

Al Horsman  
Deputy CAO  
Infrastructure, Development and  
Enterprise  
519.522.1260, ext. 5606  
al.horsman@guelph.ca

# STAFF REPORT

## Attachment 1 Location Map



## Attachment 2 Recommended Zoning Regulations and Conditions

The property affected by the Zoning By-law Amendment application is municipally known as 209 to 211 Liverpool Street and legally described as Part of Lot 7, Registered Plan 29, Northwest Side of Liverpool Street, City of Guelph.

### **PROPOSED ZONING – R.2-?**

The following zoning is proposed for 209 to 211 Liverpool Street:

### **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 5.2.2 below), with the following exceptions:

Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum **Front Yard** shall be 2.8 metres.

Despite Table 5.2.2, Row 15, the minimum **Landscaped Open Space** between the driveway and nearest **Lot Line** for 209 Liverpool Street shall be 0.2 metres.

TABLE 5.2.2 – REGULATIONS GOVERNING THE R.2 **ZONE**

1	Residential Type	<ul style="list-style-type: none"> <li>• <b>Duplex Dwelling</b></li> <li>• <b>Semi-Detached Dwelling</b></li> <li>• <b>Accessory Apartment</b> in accordance with Section 4.15.1</li> <li>• <b>Bed and Breakfast establishment</b> in accordance with Section 4.27</li> <li>• <b>Group Home</b> in accordance with Section 4.25</li> <li>• <b>Home Occupation</b> in accordance with Section 4.19</li> </ul>
2	Minimum <b>Lot Area</b>	460 m <sup>2</sup> for every two units 230 m <sup>2</sup> for each unit
3	Minimum <b>Lot Frontage</b>	15 metres for every two units. 7.5 metres for each unit. Despite the above, the <b>Lots</b> located within the boundaries of Defined Area Map Number 66 of Schedule "A" shall have a minimum <b>Lot Frontage</b> of not less than the average <b>Lot Frontage</b> established by existing <b>Lots</b> within the same <b>City Block Face</b> .
4	Minimum <b>Ground Floor Area</b> 1 <b>Storey</b> 1.5 <b>Storeys</b> 2 or more <b>Storeys</b>	80 m <sup>2</sup> 55 m <sup>2</sup> 40 m <sup>2</sup>
5	Minimum <b>Front Yard</b>	6 metres and in accordance with Sections 4.6, 4.24 and 5.2.2.1.

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5a	Minimum <i>Exterior Side Yard</i>	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.2.2.1.
6	Minimum <i>Side Yard</i> (each side)	1.2 metres Where a <b>Garage, Carport</b> or off- <i>street Parking Space</i> is not provided for each <b>Dwelling Unit</b> , each <i>Side Yard</i> shall have a minimum width of 3 metres to accommodate off- <i>street</i> parking. Despite the above, no interior <i>Side Yard</i> is required along the common <i>Lot</i> line of <b>Semi-Detached Dwellings</b> .
7	Minimum <i>Rear Yard</i>	7.5 metres or 20% of the <i>Lot Depth</i> , whichever is less.
8	Accessory <i>Buildings</i> or <i>Structures</i>	In accordance with Section 4.5.
9	<i>Fences</i>	In accordance with Section 4.20.
10	Maximum <i>Building Height</i>	3 <b>Storeys</b> and in accordance with Section 4.18.
11	Maximum <i>Lot Coverage</i>	40% of the <i>Lot Area</i> .
12	Off- <i>Street</i> Parking	In accordance with Section 4.13.
13	<b>Garages</b>	For those <i>Lots</i> located within the boundaries indicated on Defined Area Map Number 66, where a roofed porch is provided, the <b>Garage</b> may be located ahead of the front wall of the dwelling (enclosing <b>Habitable Floor Space</b> on the first floor) equal to the projection of the porch to a maximum of 2 metres.
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
15	Minimum <i>Landscaped Open Space</i>	The <i>Front Yard</i> of any <i>Lot</i> , excepting the <b>Driveway (Residential)</b> , shall be landscaped and no parking shall be permitted within this <b>Landscaped Open Space</b> . Despite the definition of the <b>Landscaped Open Space</b> , for <b>Buildings</b> that do not have a shared <b>Driveway (Residential)</b> access, a minimum area of 0.6 metres between the driveway and nearest <i>Lot Line</i> 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.

## **PROPOSED CONDITIONS**

The following conditions are for the information of Council and are conditions of the Consent application:

1. That prior to endorsation of the deeds, the owner shall have a licensed Master Plumber certify in writing that the plumbing inside each unit is separate from and independent of the plumbing in the other unit.
2. That prior to endorsation of the deeds, the servient tenement (209 Liverpool Street, Part of Lot 7, Registered Plan 29), grants an easement approximately 2.80-metres (9.19 feet) wide by approximately 6.0-metres (19.69 feet) long, registered on title, in favour of the dominant tenement (211 Liverpool Street, Part of Lot 7, Registered Plan 29) as shown on the applicant's site plan for existing sanitary and water service laterals.
3. That prior to endorsation of the deeds, the owner shall have an Ontario Land Surveyor prepare a reference plan identifying the service easement.
4. That prior to endorsation of the deeds, the owner's solicitor certifies that the

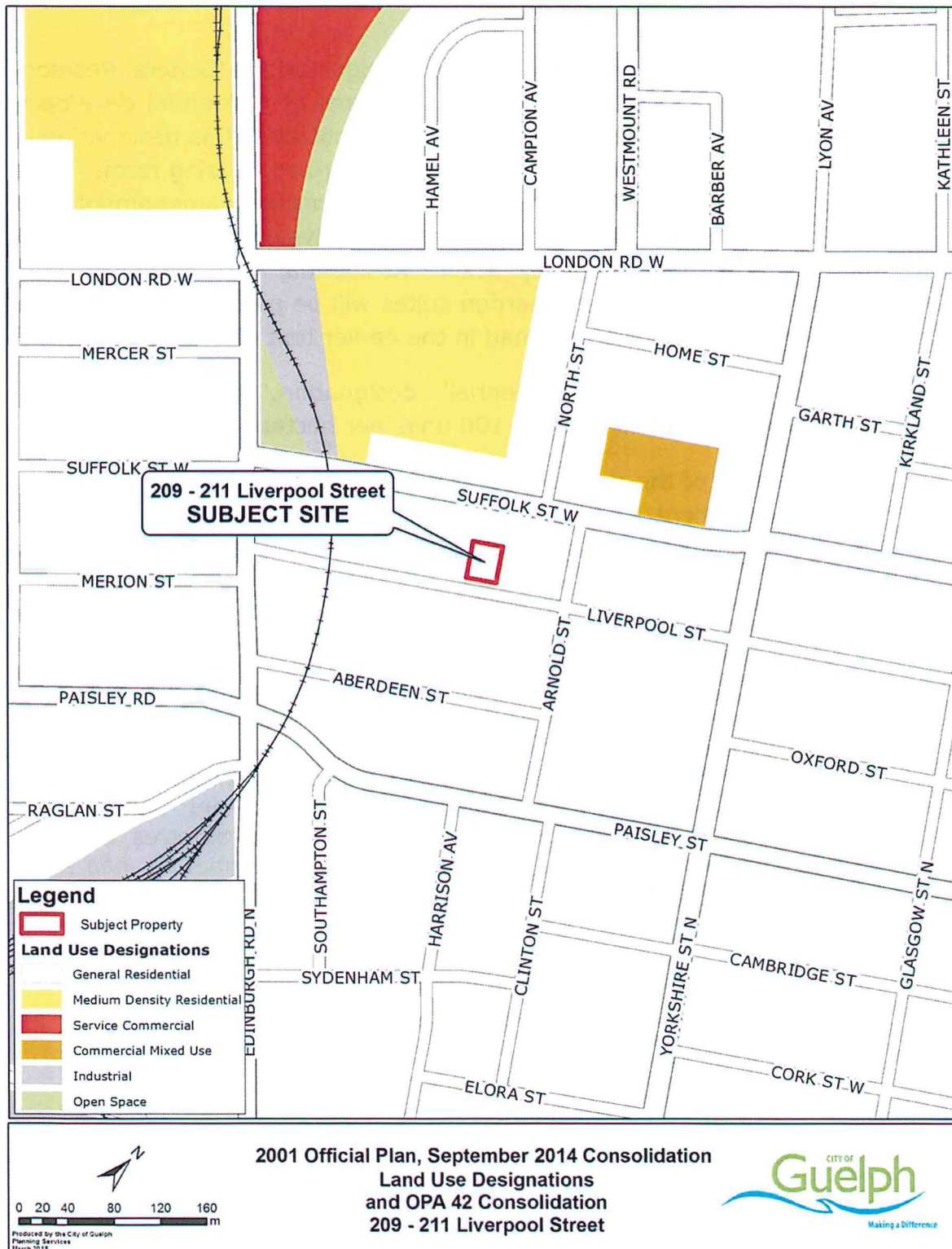
# STAFF REPORT



easement, in favour of the dominant tenement (211 Liverpool Street, Part of Lot 7, Registered Plan 29), has been granted and registered on title.

5. That prior to the endorsation of the deeds, a one hour fire separation be installed from the basement right through to the attic at the common party wall. A building permit is required for this work.
6. That prior to the endorsation of the deeds, the owner create a legal off-street parking space for the "severed" lands (211 Liverpool Street) being 2.5 metres by 5.5 metres, and located a minimum of 6 metres from the street line and behind the front wall of the building, to the satisfaction of the Chief Building Official or designate.

## Attachment 3 Existing Official Plan Land Use Designations and Policies



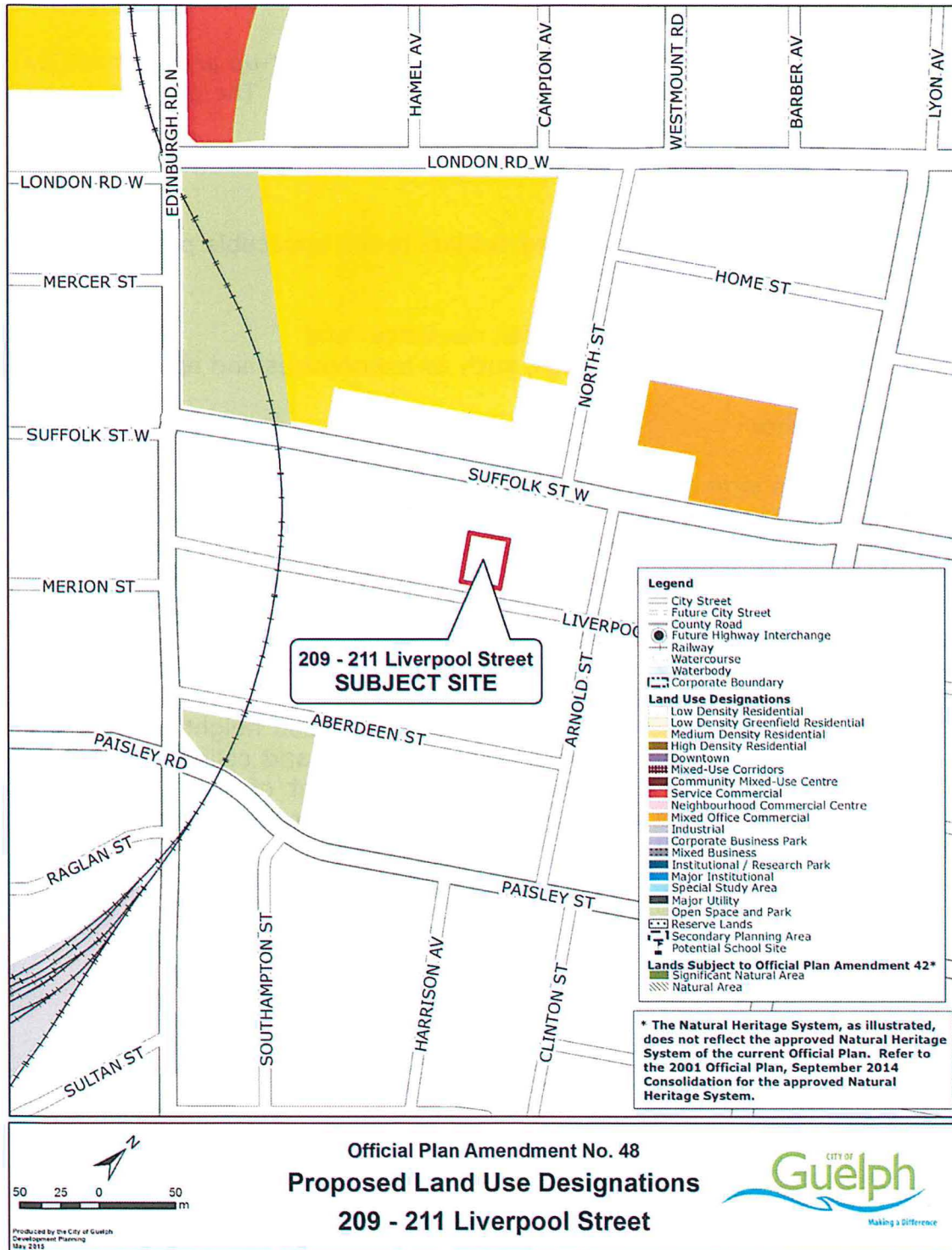
## Attachment 3 (continued) Existing Official Plan Land Use Designations and Policies

### 'General Residential' Land Use Designation

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

# STAFF REPORT

## Attachment 4 Official Plan Amendment #48 Land Use Designations and Policies



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## Attachment 4 (continued) Official Plan Amendment #48 Land Use Designations and Policies

### 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.

# STAFF REPORT

## Attachment 5 Existing Zoning and Details



## Attachment 5 (continued) Existing Zoning and Details

### Existing Zoning: Residential Single Detached (R.1B)

#### 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.

# STAFF REPORT

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**).

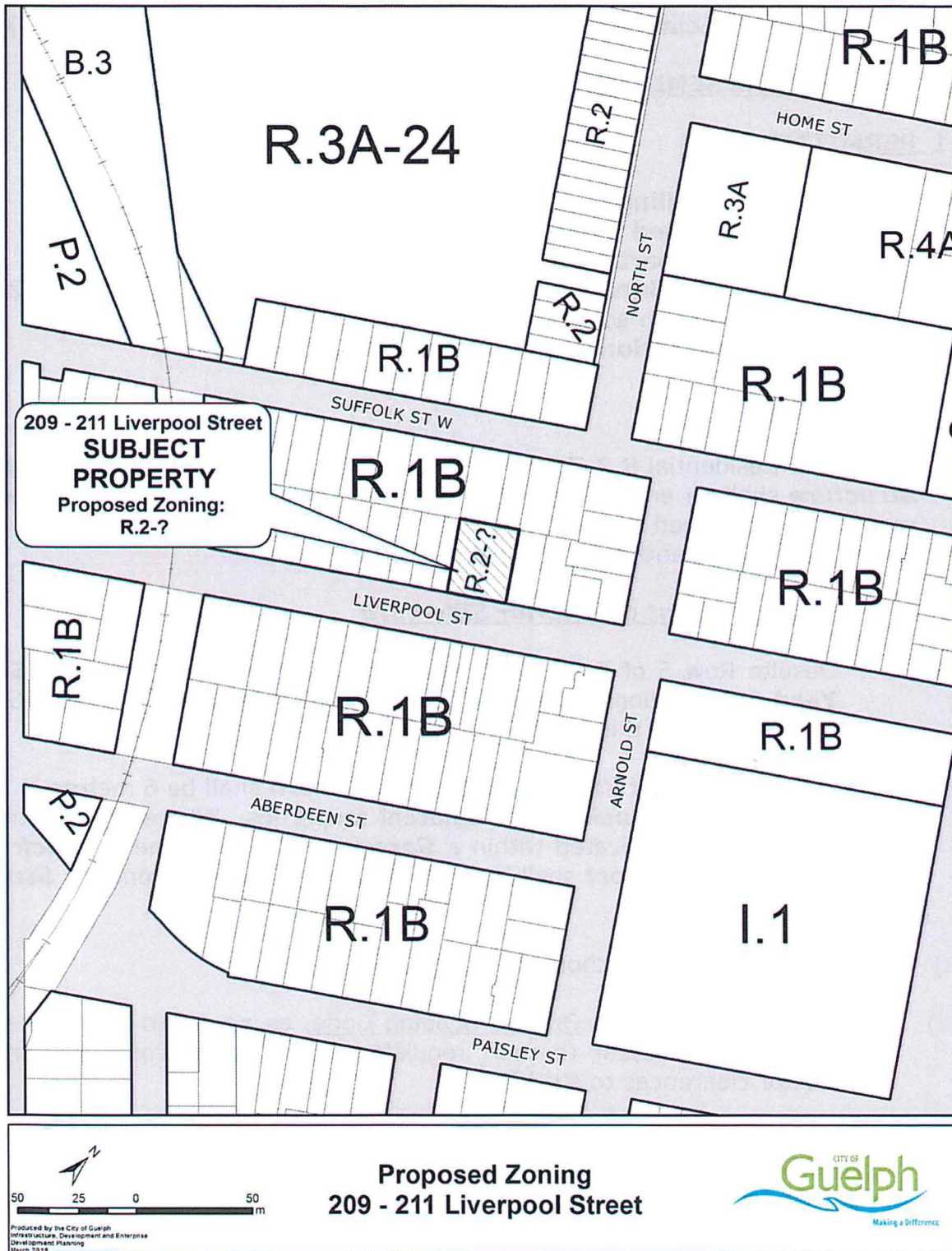
# STAFF REPORT

## EXCERPT FROM TABLE 5.1.2 - REGULATIONS GOVERNING R.1 ZONES

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

# STAFF REPORT

## Attachment 6 Proposed Zoning and Details



## Attachment 6 (continued) Proposed Zoning and Details

### Proposed Zoning: Specialized Residential Semi-Detached/Duplex (R.2-?)

#### 5.2 RESIDENTIAL SEMI-DETACHED/DUPLEX (R.2) ZONE

##### 5.2.1 PERMITTED USES

- **Duplex Dwelling**
- **Semi-Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast establishment** in accordance with Section 4.27
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19

##### REGULATIONS

5.2.2 Within the Residential R.2 **Zone**, 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 set out in Table 5.2.2, and the following:

##### 5.2.2.1 Minimum **Front** or **Exterior Side Yard**

5.2.2.1.1 Despite Row 5 of Table 5.2.2, 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 Sections 4.6 and 5.2.2.1.3; 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 Section 5.2.2.1.1, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

# STAFF REPORT

5.2.2.1.2 Despite Row 5 of Table 5.2.2, the **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.

5.2.2.1.3 In the event that there is a transformer easement on a particular **Lot**, portions of the dwelling may be required to be **Setback** further than specified in Row 5 of Table 5.2.2 in order that a minimum separation of 4.5 metres may be maintained between the transformer easement and any part of the dwelling.

5.2.2.2 Deleted.

5.2.2.3 Despite any required **Side Yard** in the R.2 **Zone**, **Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**.

5.2.2.4 Despite Table 4.7 Rows 1-3, for a **Lot** with a dwelling requiring a 0.0 interior **Side Yard**, the **Setback** to that interior **Side Lot Line** from a porch or a deck, inclusive of stairs, shall be 0.0 metres.

**The following additional specialized regulations have been requested to facilitate this proposal:**

- The minimum **Front Yard** setback shall be 2.8 metres, whereas the Zoning By-law requires a minimum **Front Yard** setback of 4.5 metres;
- The minimum **Landscaped Open Space** shall be 0.2 metres for 209 Liverpool Street, whereas the Zoning By-law requires a minimum **Landscaped Open Space** of 0.6 metres between the driveway and nearest **Lot Line** to be maintained as landscaped open 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; and,

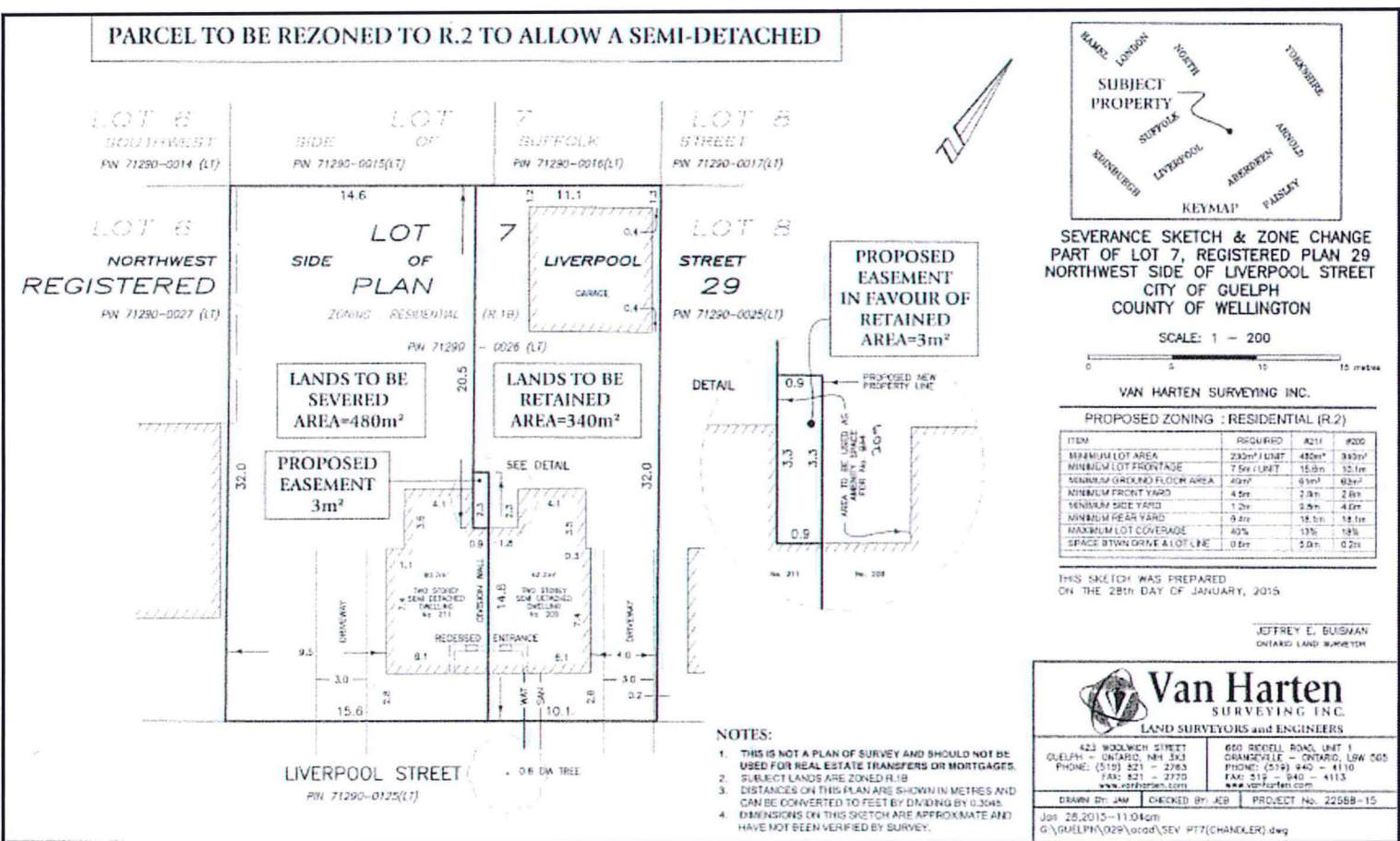
# STAFF REPORT

TABLE 5.2.2 – REGULATIONS GOVERNING THE R.2 **ZONE**

1	Residential Type	<ul style="list-style-type: none"> <li>• <b>Duplex Dwelling</b></li> <li>• <b>Semi-Detached Dwelling</b></li> <li>• <b>Accessory Apartment</b> in accordance with Section 4.15.1</li> <li>• <b>Bed and Breakfast establishment</b> in accordance with Section 4.27</li> <li>• <b>Group Home</b> in accordance with Section 4.25</li> <li>• <b>Home Occupation</b> in accordance with Section 4.19</li> </ul>
2	Minimum <b>Lot Area</b>	460 m <sup>2</sup> for every two units 230 m <sup>2</sup> for each unit
3	Minimum <b>Lot Frontage</b>	15 metres for every two units. 7.5 metres for each unit. Despite the above, the <b>Lots</b> located within the boundaries of Defined Area Map Number 66 of Schedule "A" shall have a minimum <b>Lot Frontage</b> of not less than the average <b>Lot Frontage</b> established by existing <b>Lots</b> within the same <b>City Block Face</b> .
4	Minimum <b>Ground Floor Area</b> <b>1 Storey</b> <b>1.5 Storeys</b> <b>2 or more Storeys</b>	80 m <sup>2</sup> 55 m <sup>2</sup> 40 m <sup>2</sup>
5	Minimum <b>Front Yard</b>	6 metres and in accordance with Sections 4.6, 4.24 and 5.2.2.1.
5a	Minimum <b>Exterior Side Yard</b>	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.2.2.1.
6	Minimum <b>Side Yard</b> (each side)	1.2 metres Where a <b>Garage, Carport</b> or off- <b>street Parking Space</b> is not provided for each <b>Dwelling Unit</b> , each <b>Side Yard</b> shall have a minimum width of 3 metres to accommodate off- <b>street</b> parking. Despite the above, no interior <b>Side Yard</b> is required along the common <b>Lot</b> line of <b>Semi-Detached Dwellings</b> .
7	Minimum <b>Rear Yard</b>	7.5 metres or 20% of the <b>Lot Depth</b> , whichever is less.
8	Accessory <b>Buildings</b> or <b>Structures</b>	In accordance with Section 4.5.
9	<b>Fences</b>	In accordance with Section 4.20.
10	Maximum <b>Building Height</b>	3 <b>Storeys</b> and in accordance with Section 4.18.
11	Maximum <b>Lot Coverage</b>	40% of the <b>Lot Area</b> .
12	Off- <b>Street</b> Parking	In accordance with Section 4.13.
13	<b>Garages</b>	For those <b>Lots</b> located within the boundaries indicated on Defined Area Map Number 66, where a roofed porch is provided, the <b>Garage</b> may be located ahead of the front wall of the dwelling (enclosing <b>Habitable Floor Space</b> on the first floor) equal to the projection of the porch to a maximum of 2 metres.
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
15	Minimum <b>Landscaped Open Space</b>	The <b>Front Yard</b> of any <b>Lot</b> , excepting the <b>Driveway (Residential)</b> , shall be landscaped and no parking shall be permitted within this <b>Landscaped Open Space</b> . Despite the definition of the <b>Landscaped Open Space</b> , for <b>Buildings</b> that do not have a shared <b>Driveway (Residential)</b> access, a minimum area of 0.6 metres between the driveway and nearest <b>Lot Line</b> 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.

# STAFF REPORT

## Attachment 7 Existing Property Survey and Severance Sketch



## **Attachment 8 Staff Review and Planning Analysis**

### **2014 Provincial Policy Statement and Places to Grow**

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. Policy 1.0 – Building Strong Healthy Communities speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

PPS policies speak 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. Land use patterns within settlement areas are 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. This application is placing the property into a more appropriate zone for the existing semi-detached dwelling. The semi-detached dwelling is on full municipal services and is already using existing infrastructure and public service facilities. This application can be considered to be 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: Growth Plan for the Greater Golden Horseshoe**

The Growth Plan aims to create complete communities that offer more options for living, working, learning, shopping and playing. It also aims to curb sprawl and protect green spaces. This application is to recognize an existing semi-detached dwelling and no additional units will be created. This application does not conflict with the policies of the Growth Plan.

### **Official Plan**

The subject property is designated “General Residential” in the Official Plan. The “General Residential” land use designation permits all forms of residential development, with the general character of development being low-rise, ground oriented housing forms. A semi-detached dwelling is a permissible use within the “General Residential” land use designation. The semi-detached dwelling is existing and within an established low density residential neighbourhood. The proposed zone change is in accordance with Official Plan policies.

Official Plan Amendment 48 (under appeal), a comprehensive update to the City’s Official Plan, proposes to designate the subject site as “Low Density Residential”. Staff must have regard to the Council adopted policies and designations of OPA 48

# STAFF REPORT



even though it is currently under appeal. The land use designation contained in Official Plan Amendment 48 is included in Attachment 4. The "Low Density Residential" designation applies to residential areas within the built-up area of the City which are currently predominantly low-density in character. Permitted uses include: detached, semi-detached, duplex dwellings, and multiple unit residential buildings. The proposed zone change conforms to the "Low Density Residential" designation of Official Plan Amendment 48.

## **Proposed Zoning and Specialized Regulations**

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. Two additional specialized regulations have been requested to recognize the existing non-complying front yard and landscape open space area.

## **Statutory Public Meeting Comments**

No members of the public spoke or signed in at the Statutory Public Meeting held on April 13, 2015. There was no written correspondence received from any member of the public. No comments from Council were received at the Statutory Public Meeting.

## **Community Energy Initiative Considerations**

The applicant has submitted information outlining energy efficiency initiatives that are proposed in association with the renovation of the semi-detached dwelling.

# STAFF REPORT

## Attachment 9 Agency and City Department Comments

Respondent	No Objection or Comment	Conditional Support	Issues / Concerns
Planning		√	Subject to conditions in Attachment 2
Engineering*		√	Subject to conditions in Attachment 2
Building Services*		√	Subject to conditions in Attachment 2
Fire Chief	√		
Guelph Police Service	√		
Park Planner	√		
Zoning	√		
Upper Grand District School Board	√		
Heritage Guelph Co-ordinator	√		
Union Gas	√		

\* letters attached

## Attachment 9 (continued) Agency and City Department Comments

### MEMO



FILE: 16.131.001

TO: Lindsay Sulatycki, Senior Development Planner  
FROM: Development Engineering  
DEPARTMENT: Engineering and Capital Infrastructure Services  
DATE: May 20, 2015  
SUBJECT: 209-211 Liverpool Street – Zoning By-law Amendment Application (ZC1504)

The application is to amend the City's Zoning By-law that would re-designate the zoning from the current R.1B "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Semi-Detached/Duplex" (R.2-?) Zone to recognize the existing Semi-Detached Dwelling and existing detached garage. The subject lands currently contain an existing semi-detached dwelling and a detached garage located behind the dwelling unit at 209 Liverpool Street. The subject property consists of a total site area of 820 square metres (0.082 ha) located on the northwest side of Liverpool Street and is surrounded by other low rise residential dwellings such as single detached and semi-detached. The subject land is municipally known as 209 and 211 Liverpool Street and is legally described as Part of Lot 7, Registered Plan 29; City of Guelph.

In addition to the Zone Change, the Owner has made an application to the Committee of Adjustment under Number B-5/15 to sever the subject property into one (1) retained lot and one (1) severed lot along the common wall of the existing semi-detached dwelling to allow individual ownership of each unit along with a 3 square metre access easement over the severed parcel (211 Liverpool Street) in favour of the retained parcel (209 Liverpool Street) to allow the owner of the retained parcel (209 Liverpool Street) full usage of the easement and to allow the owner of the retained parcel access to maintain the walls, eaves, shingles and foundation in that area. An additional 16.5 square metre services easement over the front of the retained parcel (209 Liverpool Street) in favour of the severed parcel (211 Liverpool Street) for water and sanitary services was also applied for under the same Committee of Adjustment application.

In support of the zone change application, Engineering and Capital Infrastructure Services provides the following comments:

#### 1. Road Infrastructure/Transportation:

*Liverpool Street* fronting the subject property is designated as a two (2) lane local road with asphalt pavement, grassed boulevard, concrete sidewalks and curb and gutter on both sides of the street. The width of the right-of-way along Liverpool Street is 20.12-metres (66.0 feet), therefore, no road widening is required.

#### 2. Municipal Services

Existing services within the right-of-way along Liverpool Street are as follows:

- 200mm diameter storm sewer approximately 1.20m in depth;
- 225mm diameter sanitary sewer approximately 2.50m in depth;
- 100mm diameter watermain.

Engineering and Capital Infrastructure Services  
Infrastructure, Development and Enterprise

T 519-837-5604  
F 519-822-6194  
engineering@guelph.ca

## MEMO



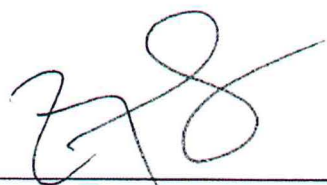
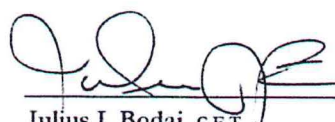
According to our service records, the existing semi-detached dwelling was serviced by a single 150mm sanitary sewer lateral (December 6, 1917) and two (2) 19mm water service laterals in 1985.

Presumably all the internal plumbing was separated at that time; however, there is no record of that in the Building Division's records, so we recommend that the Master Plumber certifies that all the internal plumbing was separated at that time of installation. The owner shall be responsible for locating the position of the sanitary sewer lateral and the water lateral serving 209 Liverpool Street and 211 Liverpool Street; and provide an easement over 209 Liverpool Street (lands to be retained), registered on title in favour of 211 Liverpool Street (lands to be severed).

### 3. Recommended conditions of Approval

We recommend the following conditions for approval of this proposed Zoning By-law Amendment:

1. That prior to any severance of the property, the Owner shall have a licensed Master Plumber certify in writing that the plumbing inside each unit is separate from and independent of the plumbing in the other unit.
2. That prior to any severance of the property, the servient tenement (209 Liverpool Street, Part of Lot 7, Registered Plan 29), grants an easement approximately 2.80-metres (9.19 feet) wide by approximately 6.0-metres (19.69 feet) long, registered on title, in favour of the dominant tenement (211 Liverpool Street, Part of Lot 7, Registered Plan 29) for existing sanitary and water service laterals.
3. That prior to any severance of the property, the Owner shall have an Ontario Land Surveyor prepare a reference plan identifying the service easement.
4. That prior to any severance of the property, the Owner's solicitor certifies that the service easement, in favour of the dominant tenement (211 Liverpool Street, Part of Lot 7, Registered Plan 29), has been granted and registered on title.
5. That prior to the passing of the zoning amendment by-law, the Owner shall enter into an agreement with the City, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer, agreeing to satisfy the above-noted conditions.

  
\_\_\_\_\_  
**Terry Gayman, P. Eng.**  
Manager, Development and Environmental  
Engineering  
\_\_\_\_\_  
**Julius J. Bodai, C.E.T.**  
Engineering Technologist III

**Engineering and Capital Infrastructure Services**  
Infrastructure, Development and Enterprise

# STAFF REPORT



## Attachment 9 (continued) Agency and City Department Comments

### INTERNAL MEMO



DATE March 26, 2015  
TO **Lindsay Sulatycki**  
FROM Pat Sheehy  
DIVISION Building Services  
DEPARTMENT Infrastructure, Development and Enterprise  
**SUBJECT Building Comments ZC1504**

The Chief Building Official has the following comments with respect to this application.

Please include the following as conditions of approval for this zoning amendment.

- 1) That separate water and sanitary sewer laterals be required to service each unit of the semi-detached dwelling on their own lands.
- 2) That a one hour fire separation be installed from the basement right through to the attic at the common party wall. A building permit is required for this work.

Please contact Janet Garreth if you require a new specialized zone number.

Thanks  
Pat

---

## **Attachment 10 Public Notification Summary**

January 29, 2015	Application received by the City of Guelph
February 26, 2015	Application deemed "complete"
March 12, 2015	Notice of Complete Application and Public Meeting mailed to prescribed Agencies and surrounding property owners within 120 metres
March 19, 2015	Public Meeting Notice advertised in the Guelph Tribune
April 13, 2015	Statutory Public Meeting of City Council
June 9, 2015	City Council Meeting to consider staff recommendation

## Attachment 11 Community Energy Initiative Commitment

### **THE CHANDLER COMPANY** L I M I T E D

May 8<sup>th</sup>, 2015

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

Attention: Lindsay Sulatycki  
Senior Development Planner

Re: 209 – 211 Liverpool Street

Please find below a summary of how our project at 209 – 211 Liverpool Street will assist the City in implementing Guelph's Community Energy Plan.

- All toilets are being replaced with low flush toilets
- Entire roof was replaced with high quality 50 year shingles
- Windows were refitted and resealed for efficiency
- Outdated furnace was replaced with brand new high efficiency unit
- Duct work was updated and adjusted to be more efficient
- Attic was updated with blow-in insulation
- Insulation was updated in all exposed walls (some with batt insulation some with spray foam insulation)
- Old appliances, fixtures and tiles were donated where possible
- Low VOC products are being used when possible

Sincerely,

Mark Lough  
Owner

---

12 Mary Street, Guelph ON N1G 2A7    [www.thechandlercompany.ca](http://www.thechandlercompany.ca)    519.826.1110

## Attachment 12 Committee of Adjustment Decision B-5/15

### DECISION COMMITTEE OF ADJUSTMENT APPLICATION NUMBER B-5/15



The Committee, having had regard to the matters under Section 51(17) of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the property and orderly development of the land, passed the following resolution:

THAT in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of Lot 7, Registered Plan 29, municipally known as 209-211 Liverpool Street, a parcel with frontage along Liverpool Street of 15.6 metres and a depth of 32 metres,

- a) subject to a 3 square metre easement over 211 Liverpool Street in favour of the retained parcel (209 Liverpool Street) to allow the owner of severed parcel (209 Liverpool Street) to have full usage of the 3 square metre area and to allow the owner of the retained parcel access to maintain the walls, eaves, shingles, and foundation in that area, and
- b) subject to an additional 16.5 square metre easement over the front of the retained parcel (209 Liverpool Street) in favour of the severed parcel (209 Liverpool Street) for water and sanitary services,

be approved, subject to the following conditions:

- 1. That no fence be allowed to be constructed on the easement portion that favours 209 Liverpool Street.
- 2. That prior to endorsation of the deeds, the owner shall have a licensed Master Plumber certify in writing that the plumbing inside each unit is separate from and independent of the plumbing in the other unit.
- 3. That prior to endorsation of the deeds, the servient tenement (209 Liverpool Street, Part of Lot 7, Registered Plan 29), grants an easement approximately 2.80-metres (9.19 feet) wide by approximately 6.0-metres (19.69 feet) long, registered on title, in favour of the dominant tenement (211 Liverpool Street, Part of Lot 7, Registered Plan 29) as shown on the applicant's site plan for existing sanitary and water service laterals.
- 4. That prior to endorsation of the deeds, the owner shall have an Ontario Land Surveyor prepare a reference plan identifying the service easement.
- 5. That prior to endorsation of the deeds, the owner's solicitor certifies that the easement, in favour of the dominant tenement (211 Liverpool Street, Part of Lot 7, Registered Plan 29), has been granted and registered on title.
- 6. That the Zoning By-law Amendment application (ZC1504) submitted to change the zoning on the subject lands be approved and in full force and effect, prior to the endorsation of deeds.
- 7. That prior to the endorsation of the deeds, the owner create a legal off-street parking space for the "severed" lands (211 Liverpool Street) being 2.5 metres by 5.5 metres, and located a minimum of 6 metres from the street line and behind the front wall of the building, to the satisfaction of the Chief Building Official or designate.

# STAFF REPORT

## DECISION

### COMMITTEE OF ADJUSTMENT APPLICATION NUMBER B-5/15

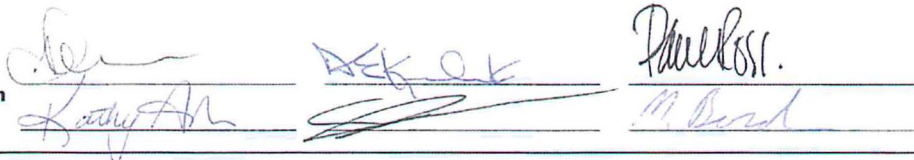
The Committee, having had regard to the matters under Section 51(17) of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the property and orderly development of the land, passed the following resolution:

8. That prior to the endorsonation of the deeds and to the satisfaction of the Chief Building Official or designate, a one hour fire separation be installed from the basement right through to the attic at the common party wall.
9. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to May 19, 2016.
10. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the endorsement of the deed.
11. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.
12. That a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the draft Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk.

#### REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

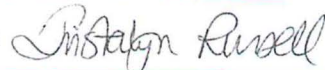
Members of Committee  
Concurring in this Decision



I, Tristalyn Russell, Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a meeting held on May 14, 2015.

Dated: May 19, 2015

Signed:



Committee of Adjustment

The last day on which a Notice  
of Appeal to the Ontario  
Municipal Board may be filed  
is June 8, 2015.

T 519-822-1260 x2524  
F 519-763-1269  
E cofa@guelph.ca

# STAFF REPORT



TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE June 9, 2015

**SUBJECT** **Decision Report**  
**223 Suffolk Street West**  
**Proposed Zoning By-law Amendment**  
**(File: ZC1414)**  
**And Proposed Demolition**  
**Ward 3**

REPORT NUMBER 15-45

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide a staff recommendation to approve the demolition of an existing dwelling and a Zoning By-law Amendment to rezone the subject site from the R.1B Zone to the R.2 Zone to permit the development of a semi-detached dwelling.

### KEY FINDINGS

Planning staff support the proposed demolition of the existing dwelling and the proposed rezoning subject to the regulations and conditions in Attachment 2.

### FINANCIAL IMPLICATIONS

Estimated Development Charges: \$29,523 (based on 2015 DC rates per semi-detached dwelling unit, factoring in possible credit for existing single detached dwelling proposed to be demolished).

Estimated Annual Tax Levy: \$6,600.00 (based on an estimated \$275,000 assessment estimate per each of the two units in the semi-detached dwelling).

### ACTION REQUIRED

Council is being asked to approve the Zoning By-law Amendment for the subject lands as well as the requested demolition.

## RECOMMENDATION

1. That the application by 785412 Ontario Limited and 1773438 Ontario Inc. for the approval of a Zoning By-law Amendment from the R.1B (Residential Single Detached) Zone to the R.2 (Residential Semi-Detached/Duplex) Zone to permit the development of a semi-detached dwelling on the property municipally known

# STAFF REPORT



as 223 Suffolk Street West and legally described as Plan 29, Part Lot 7, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Infrastructure, Development and Enterprise Report 15-45, dated June 9, 2015.

2. That the proposed demolition of one (1) single detached dwelling at 223 Suffolk Street West be approved.
3. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property or on adjacent properties which can be preserved prior to commencement of demolition and maintain fencing during demolition and construction of the new semi-detached dwelling.
4. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

## BACKGROUND

An application for a Zoning By-law Amendment has been received for the property municipally known as 223 Suffolk Street West from 785412 Ontario Limited and 1773438 Ontario Inc (c/o Everest Homes). The application would permit the development of a semi-detached dwelling.

In addition to the Zoning By-law Amendment, an application to demolish the existing single detached dwelling on the subject property was received on April 8, 2015 by Infrastructure, Development and Enterprise from the applicant. The single detached dwelling would be replaced by the proposed semi-detached dwelling.

Part Lot 7 of Registered Plan 29 is proposed to be further divided for the proposed semi-detached dwelling through a future application for a consent to sever along the common party wall of the semi-detached dwelling from the City of Guelph's Committee of Adjustment.

The Zoning By-law Amendment application was deemed complete on December 9, 2014. The statutory Public Meeting was held March 9, 2015. At this statutory public meeting before Council, Report 15-21 from infrastructure, Development and Enterprise provided background information related to the proposed Zoning By-law Amendment application.

## Location

The subject property has a total site area of 0.045 hectares (0.13 acres), and is 15.4 metres in width and 29.4 metres in depth. It is currently occupied by a single detached dwelling. The subject property is bound by London Road West to the north, North Street to the east, Suffolk Street West to the south, and Edinburgh Road North to the west (See Location Map in Attachment 1). Further to the west is

# STAFF REPORT



Yorkshire Street North. The subject property is within a predominantly residential neighbourhood, and surrounding land uses include:

- To the north: existing cluster townhouses (London Lane Townhomes) and existing semi-detached dwellings along North Street;
- To the east, along Suffolk Street West and North Street: existing single detached dwellings and convenience commercial uses;
- To the south: existing single detached dwellings and institutional (Guelph Collegiate and Vocational Institute); and
- To the west, along Suffolk Street West: existing single detached dwellings.

## **Existing Official Plan Land Use Designation and Policies**

The Official Plan land use designation that applies to the subject property is "General Residential", which permits a range of housing types including single, semi-detached residential dwellings and multiple unit residential buildings. The relevant policies of the "General Residential" land use designation are included in Attachment 3.

Official Plan Amendment 48 (OPA 48 – currently under appeal), is a comprehensive update to the City's Official Plan, and proposes to designate the subject site as "Low Density Residential". Although the application is being reviewed under the existing Official Plan, staff must have regard to the Council adopted policies and designations of OPA 48. The land use designations contained in OPA 48 are included in Attachment 4.

## **Existing Zoning**

The subject property is currently zoned R.1B (Residential Single Detached), according to Zoning By-law (1995)-14864, as amended. Details of the existing zoning are included in Attachment 5.

## **REPORT**

### **Description of Proposed Zoning Bylaw Amendment**

The applicant is requesting to rezone the subject property from the R.1B (Residential Single Detached) Zone to the R.2 (Residential Semi-Detached/Duplex) Zone to permit the development of a semi-detached dwelling. A site development plan is shown in Attachment 7.

### **Proposed Development**

The applicant has requested to develop the property in accordance with the permitted uses and regulations of the standard R.2 Zone. It is the applicant's intention to construct a semi-detached dwelling on two (2) separate lots. The current property is proposed to be severed into two (2) lots by way of a future consent application to be submitted to the City's Committee of Adjustment. The proposed consent would result one (1) severed parcel and one (1) retained parcel. A consent application has not been submitted to the City to date.

# STAFF REPORT



As supporting documents, a site development plan and preliminary elevations provided by the applicant are shown in Attachment s 7 and 8.

The semi-detached dwelling is proposed to be setback 6.1 metres from the front lot line, which is consistent with existing dwellings along this block of Suffolk Street West. The side-yard setback is proposed to be 1.21 metres, which is just above the standard side yard setback of 1.2 metres of the R.2 Zone.

## **Staff Review and Planning Analysis**

The complete staff review and planning analysis for this application as well as requested demolition is provided in Attachment 9. The analysis addresses all relevant planning considerations, including any issues that were raised at the Statutory Public Meeting held on March 9, 2015. The analysis includes:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and the Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan; including any Official Plan Amendments;
- Regard for Council adopted Official Plan Amendment 48;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of the proposal's fit within the existing and established residential neighbourhood;
- Confirm Support for the City's Community Energy Initiative;
- Cultural Heritage review and considerations;
- The requirement for site plan approval;
- Tree preservation; and
- Response to all comments and issues raised during the review of the application.

## **Planning Staff Recommendation**

Based on the above noted staff review and analysis, Planning staff are satisfied that the application is consistent with the 2014 *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*. The Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and represents good land use planning. Planning staff recommend that Council approve the proposed Zoning By-law Amendment subject to the regulations and conditions outlined in Attachment 2.

Planning staff are also recommending Council approve the demolition of the existing single detached dwelling to allow for the proposed redevelopment of the property. The approval of the demolition application is recommended as the existing dwelling is not a significant cultural heritage resource and the subject property is proposed to be redeveloped into a semi-detached dwelling (see Attachment 7). Therefore, there will be no overall loss of residential capacity in the City as a result of the demolition.

# STAFF REPORT



## **CORPORATE STRATEGIC PLAN**

**Strategic Direction 3.1:** Ensure a well designed, safe, inclusive, appealing and sustainable City.

## **FINANCIAL IMPLICATIONS**

Estimated Development Charges: \$29,523 (based on 2015 DC rates per semi-detached dwelling unit, factoring in possible credit for existing single detached dwelling proposed to be demolished).

Estimated Annual Tax Levy: \$6,600.00 (based on an estimated \$275,000 assessment estimate per each of the two units in the semi-detached dwelling).

## **DEPARTMENTAL CONSULTATION**

The public agency and comments received from City departments during the review of the application are included and summarized in Attachment 10.

## **COMMUNICATIONS**

The Notice of Complete Application was mailed on December 15, 2014 to local boards and agencies, City service areas and all property owners with 120 metres of the subject site for comments. The Public Meeting Notice of Zoning By-law Amendment ZC1414 was mailed on February 12, 2015 to the same mailing list as for the Notice of Complete Application. The Notice of Public Meeting was advertised in the Guelph Tribune on February 12, 2015. Notice of the application has also been provided by signage on the site, which was posted by the applicant on November 16, 2014 (prior to the application being deemed complete). Other key dates for the public notification process regarding this application are included in Attachment 11.

Further, a sign was posted on the subject property advising that a demolition permit has been submitted and that interested parties can contact Building Services for additional information.

## **ATTACHMENTS**

- Attachment 1 – Location Map
- Attachment 2 – Recommended Zoning Regulations and Conditions
- Attachment 3 – Existing Official Plan Land Use Designations and Policies
- Attachment 4 – Official Plan Amendment #48 Land Use Designations and Policies
- Attachment 5 – Existing and Proposed Zoning and Details
- Attachment 6 – Site Photo
- Attachment 7 – Site Development Plan
- Attachment 8 – Conceptual Front Elevation
- Attachment 9 – Staff Review and Planning Analysis
- Attachment 10 – Community Energy Initiative Commitment
- Attachment 11 – Agency and Department Comments
- Attachment 12 – Public Notification Summary

# STAFF REPORT



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**Report Author**

Michael Witmer  
Development Planner II

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**Approved By:**

Todd Salter  
General Manager  
Planning, Urban Design and  
Building Services  
519-822-1260 ext. 2395  
todd.salter@guelph.ca

**Approved By**

Sylvia Kirkwood  
Manager of Development Planning

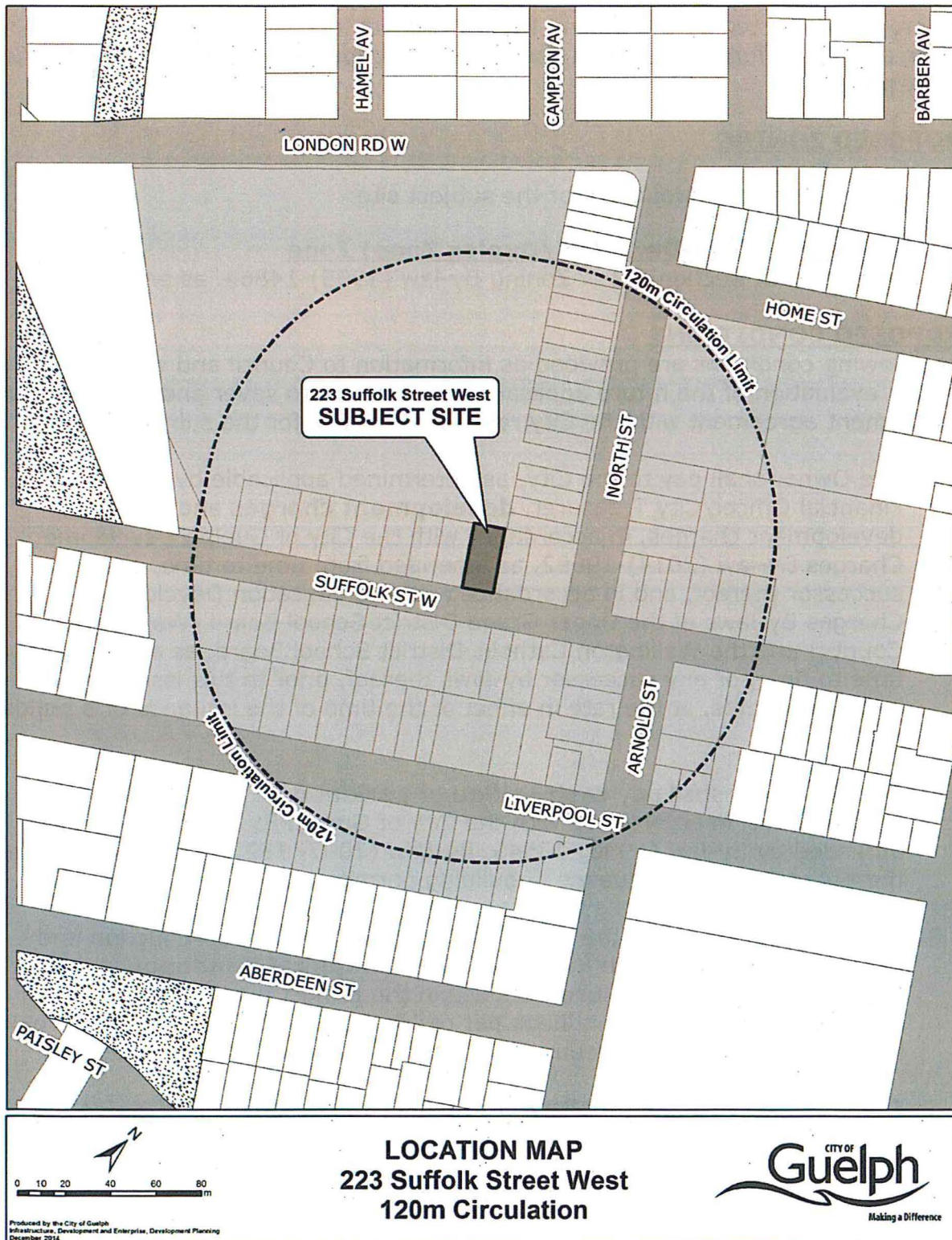
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**Recommended By**

Al Horsman  
Deputy CAO  
Infrastructure, Development  
and Enterprise  
519-822-1260 ext. 5606  
al.horsman@guelph.ca

# STAFF REPORT

## ATTACHMENT 1 Location Map



## ATTACHMENT 2 Recommended Zoning Regulations and Conditions

The property affected by the Zoning By-law Amendment application is municipally known as 223 Suffolk Street West and legally described as Plan 29, Part Lot 7, City of Guelph.

### **PROPOSED ZONING**

The following zoning is proposed for the subject site:

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

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

### **PROPOSED CONDITIONS**

The following conditions are provided as information to Council and will be imposed through evaluation of the future application for consent to sever and a subsequent development agreement with the City registered on title for the subject site:

1. The Owner shall pay to the City, as determined applicable by the Chief Financial Officer/City Treasurer, **development charges** and education development charges, in accordance with the City of Guelph Development Charges By-law (2014)-19692, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to this issuance of any building permits, at the rate in effect at the time of the issuance of a building permit.
2. The Developer shall pay **cash-in-lieu of parkland** for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225), or any successor thereof, prior to the issuance of building permits.
3. The Owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' **Environmental Handbook**, to all future homeowners or households within the project, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City, prior to the issuance of any building permit for the lands.
4. The Owner shall submit a **site plan** under Section 41 of the *Planning Act* to, and have it be approved by the General Manager of Planning, Urban Design and Building Services and the City Engineer, prior to the issuance of a building permit for the new semi-detached dwelling that indicates:
  - a. The **location** of the semi-detached dwelling, drawn in a metric scale;

## ATTACHMENT 2 (continued) Recommended Zoning Regulations and Conditions

- b. **Elevations** of the semi-detached dwelling, drawn in a metric scale, showing and detailing the use of building materials and colours that are respective and in character with the built form of the surrounding neighbourhood;
  - c. All **trees** on the subject property, including the extent of their canopies that may be impacted by the development. Any trees within the City boulevard must also be shown, including appropriate protective measures to maintain them throughout the development process. The plan should identify trees to be retained, removed and/or replaced and the location and type of appropriate methods to protect the trees to be retained during all phases of construction; and
  - d. Comprehensive **grading, drainage and servicing** information.
5. The Owner shall not remove any vegetation during the **breeding bird season** (May-July), as per the *Migratory Bird Act*.
6. That, if required, the Owner shall complete and submit a **Tree Inventory, Preservation and Compensation Plan** to the satisfaction of the General Manager of Planning, Urban Design and Building Services prior to any demolition, grading, tree removal or construction on the site in accordance with the *Urban Forest* policies as outlined in the Official Plan (2014 Consolidation).
7. That the Owner enters into a **Storm Sewer Agreement**, as established by the City, providing a grading and drainage plan to the satisfaction of the General Manager/City Engineer, registered on title, prior to any construction or grading of the lands.
8. Prior to any construction or grading of the lands, the Owner shall pay the flat rate **charge** established by the City per metre of **road frontage** to be applied to tree planting for the said lands.
9. That the Owner pays the actual cost of constructing and **installing sanitary and water service** laterals required including any curb cuts and/or curb fills and furthermore, prior to any construction or grading of the lands, the Owner shall pay to the City the estimated cost of the service laterals, as determined by the General Manager/City Engineer.
10. The Owner shall confirm and locate the position of the existing 150 mm sanitary sewer lateral and the existing 19 mm water lateral from the point where the existing 150 mm sanitary sewer lateral and the existing 19 mm water **lateral connects to the existing building** at 223 Suffolk Street

## ATTACHMENT 2 (continued) Recommended Zoning Regulations and Conditions

West, satisfactory to the Plumbing Inspector, prior to demolition of the existing house.

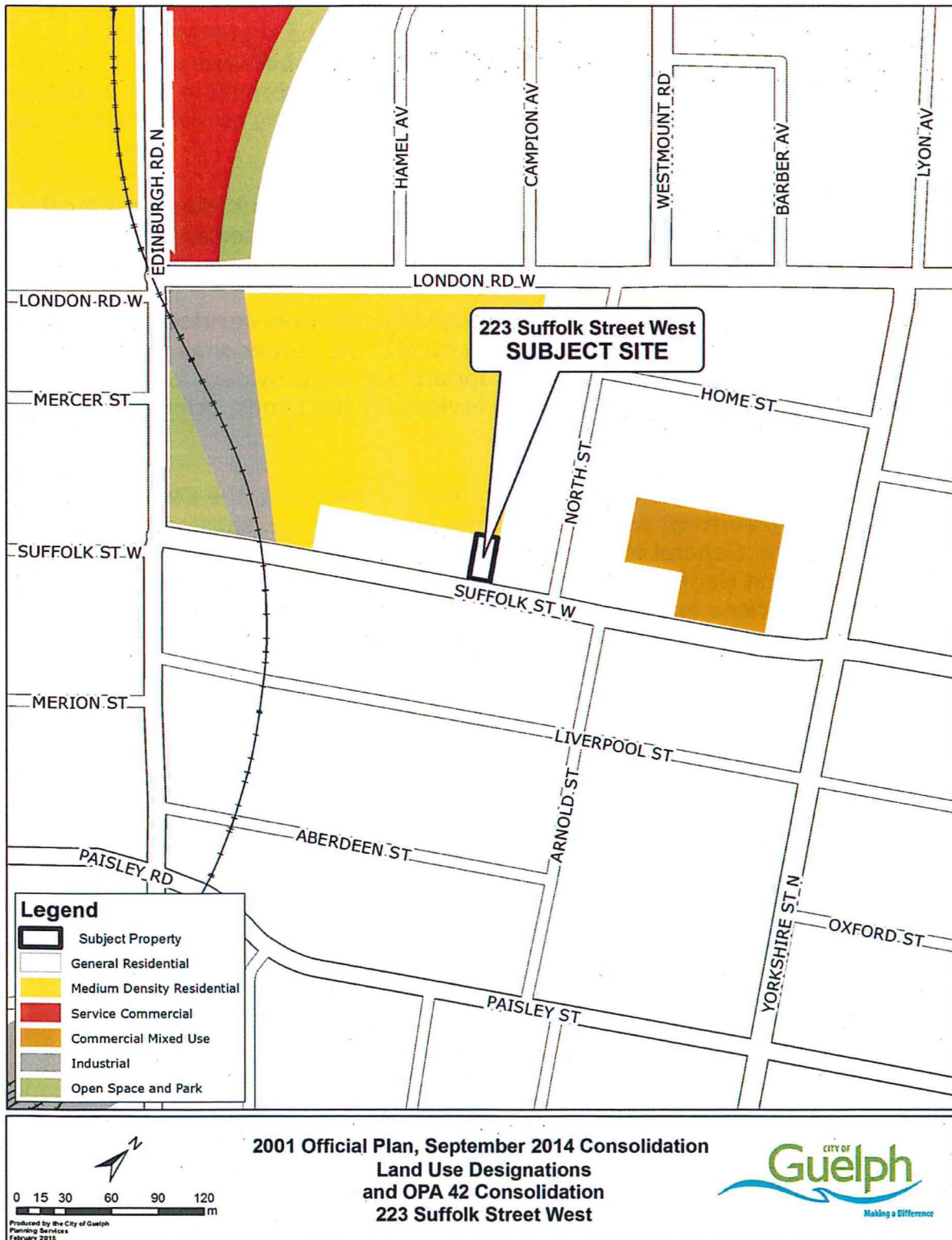
11. The Owner shall pay to the City the actual cost of the construction of the **new driveway entrances** and required curb cuts and curb fills.  
Furthermore, prior to any construction or grading of the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cuts and curb fills.
12. The Owner shall pay the actual cost of the **removal of the existing driveway entrance** including asphalt pavement within the road allowance, the restoration of the boulevard with topsoil and sod including the required curb fill, with the estimated cost of the works as determined by the General Manager/City Engineer being paid, prior to any construction or grading of the lands.
13. Prior to any construction or grading of the lands, the Owner shall construct, install and maintain **erosion and sediment control facilities**, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
14. That the Owner provides legal **off-street parking** space(s) on the said lands at a minimum set-back of 6.0-metres from the property line at the street.
15. That the Owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be **served with a gravity connection** to the sanitary sewer.
16. The Owner shall acknowledge that the City does **not allow retaining walls higher than 1.0 metre** abutting existing residential properties without the permission of the General Manager/City Engineer.
17. That the Owner shall make arrangements satisfactory to the Engineering Department of **Guelph Hydro** Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to any construction or grading on the lands.
18. That the Owner shall make arrangements with **Guelph Hydro** Electric Systems Inc.'s Technical Services department, prior to the demolition of the existing structure.

## ATTACHMENT 2 (continued) Recommended Zoning Regulations and Conditions

19. The Owner shall demonstrate on the site plan to be submitted that a **minimum distance of 1.5 metres** is maintained between any driveways/entrances and Guelph Hydro Electric Systems Inc.'s distribution or street light poles or pad-mounted equipment, and any relocations shall be at the Owner's sole expense.
20. That the Owner makes satisfactory arrangements with **Union Gas** for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to any construction or grading of the lands.
21. The Owner shall ensure that all **telecommunication service and cable TV** service on the Lands shall be underground. The Owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services for the Lands, prior to any construction or grading of the lands.
22. That prior to any construction or grading on the lands, the Owner shall **enter into an agreement** with the City, registered on title, satisfactory to the City Solicitor, the General Manager of Planning, Urban Design and Building Services, and General Manager/City Engineer, agreeing to satisfy the above-noted conditions and to develop the property in accordance with the approved plans.

# STAFF REPORT

## ATTACHMENT 3 Existing Official Plan Land Use Designations and Policies



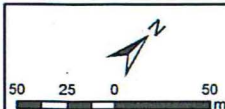
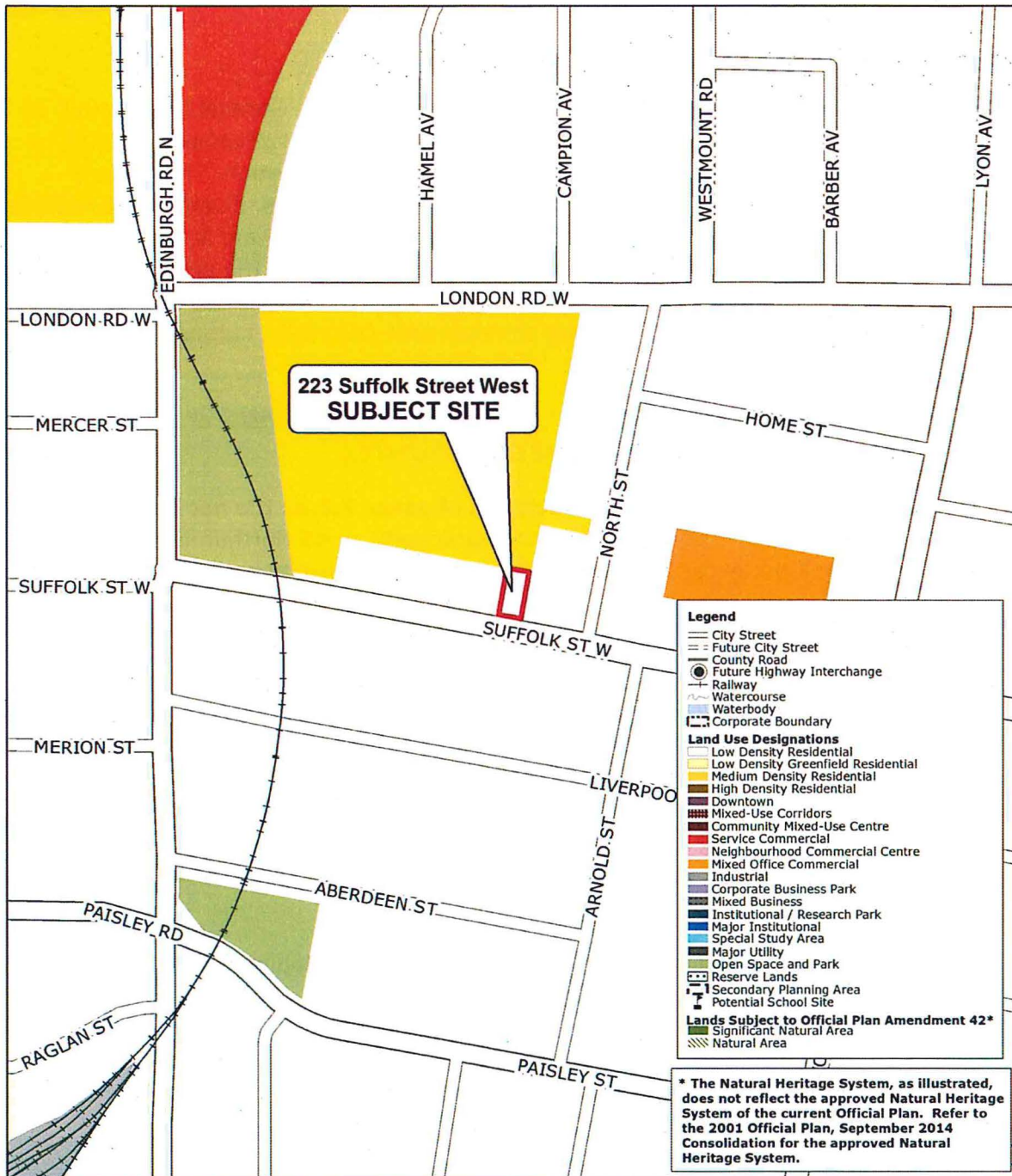
## ATTACHMENT 3 (continued) Current Official Plan Land Use Designations and Policies

### 'General Residential' Land Use Designation

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

# STAFF REPORT

## ATTACHMENT 4 Official Plan Amendment #48 Land Use Designations and Policies



Produced by the City of Guelph  
Development Planning  
May 2015

### Official Plan Amendment No. 48 Proposed Land Use Designations 223 Suffolk Street West

## ATTACHMENT 4 (continued) Official Plan Amendment #48 Land Use Designations & Policies

### 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.

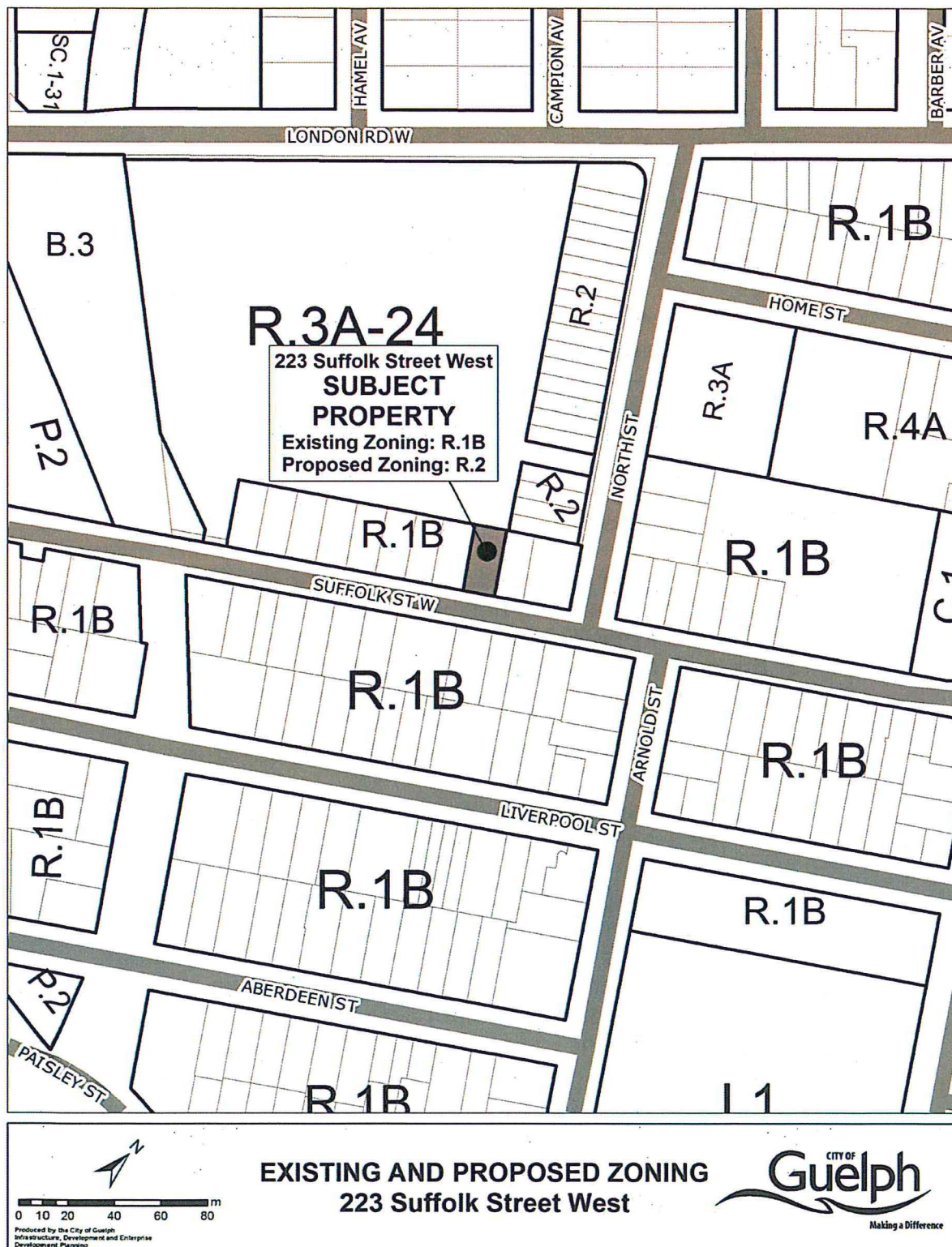
#### Height and Density

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.

# STAFF REPORT

## ATTACHMENT 5 Existing and Proposed Zoning



## ATTACHMENT 5 (continued) Existing Zoning

### 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

18116

#### 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:

15378 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.

15006 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.

## ATTACHMENT 5 (continued) Existing Zoning

15006	5.1.2.6	Despite Row 4 of Table 5.1.2, the <b>Lots</b> located within Defined Area Map Number 66 of Schedule "A" of this <b>By-law</b> shall have a minimum <b>Lot Frontage</b> of the average <b>Lot Frontage</b> established by the existing <b>Lots</b> within the same <b>City Block Face</b> , but in no case less than 9 metres. Nothing in this section shall require the minimum <b>Lot Frontage</b> to be greater than the minimum <b>Lot Frontage</b> established in Table 5.1.2. Where the average <b>Lot Frontage</b> of the existing <b>Lots</b> on the <b>Block Face</b> cannot be determined, the minimum <b>Lot Frontage</b> shall be as indicated in Table 5.1.2.
15006	5.1.2.7	Despite Row 6 of Table 5.1.2, the minimum <b>Front</b> or <b>Exterior Side Yard</b> for dwellings located within Defined Area Map Number 66 of Schedule "A" of this <b>By-law</b> , shall be:
15006		i) The minimum <b>Front Yard</b> or <b>Exterior Side Yard</b> shall be 6 metres or the average of the <b>Setbacks</b> of the adjacent properties. Where the off-street <b>Parking Space</b> is located within a <b>Garage</b> or <b>Carport</b> , the <b>Setback</b> for the <b>Garage</b> or <b>Carport</b> shall be a minimum of 6 metres from the <b>Street Line</b> .
15378		
17187		
19691		
		ii) In accordance with Section 4.6 and 5.1.2.3; and
		iii) In accordance with the <u>Ontario Building Code</u> , as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to <b>Buildings</b> .
		Where a road widening is required in accordance with Section 4.24, the calculation of the required <b>Front</b> or <b>Exterior Side Yard</b> shall be as set out in Section 5.1.2.7, provided that the required <b>Front</b> or <b>Exterior Side Yard</b> is not less than the new <b>Street Line</b> established by the required road widening.
15006	5.1.2.8	Despite Row 7 of Table 5.1.2, properties <b>Zoned</b> R.1B or R.1C with <b>Buildings</b> over 2 <b>Storeys</b> located within Defined Area Map Number 66 of Schedule "A" of this <b>By-law</b> shall have a minimum <b>Side Yard</b> requirement of 1.5 metres.
15006	5.1.2.9	Deleted.
15692	5.1.2.10	Despite Row 7 of Table 5.1.2 in the R.1A Zone, where a <b>Building</b> has a one <b>Storey</b> portion and a 1.5 to 2 <b>Storey</b> portion, the required <b>Side Yard</b> shall be 1.5m from the <b>Side Lot Line</b> to the foundation wall of the 1 <b>Storey</b> portion and 2.4m from the <b>Side Lot Line</b> to the wall of the 1.5 to 2 <b>Storey</b> portion.
17187	5.1.2.11	Where <b>Lots</b> have less than 12 metres of <b>Frontage</b> , the <b>Garage</b> is limited to a maximum of 55% of the <b>Lot</b> width (as measured at the <b>Front Yard Setback</b> ).
18116		

# STAFF REPORT

## ATTACHMENT 5 (continued) Existing Zoning

15006, 15378, 17187, 18116, 19063, 19691

**TABLE 5.1.2 - REGULATIONS GOVERNING R.1 ZONES**

1	Residential Type	<b>SINGLE-DETACHED DWELLINGS</b>			
2	<b>Zones</b>	R.1A	R.1B	R.1C	R.1D
3	Minimum <b>Lot Area</b>	555 m <sup>2</sup>	460 m <sup>2</sup>	370 m <sup>2</sup>	275 m <sup>2</sup>
4	Minimum <b>Lot Frontage</b>	18 metres and in accordance with Section 5.1.2.6.	15 metres and in accordance with Section 5.1.2.6.	12 metres and in accordance with Section 5.1.2.6.	9 metres and in accordance with Sections 5.1.2.5 and 5.1.2.6.
5	Maximum <b>Building Height</b>	3 <b>Storeys</b> and in accordance with Section 4.18.			
6	Minimum <b>Front Yard</b>	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.			
6a	Minimum <b>Exterior Side Yard</b>	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.			
7	Minimum <b>Side Yard</b> 1 to 2 <b>Storeys</b> Over 2 <b>Storeys</b>	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	1.2 metres 1.2 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	0.6 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.
8	Minimum <b>Rear Yard</b>	7.5 metres or 20% of the <b>Lot Depth</b> , whichever is less and in accordance with Section 5.1.2.4.			
9	Accessory <b>Buildings</b> or <b>Structures</b>	In accordance with Section 4.5.			
10	<b>Fences</b>	In accordance with Section 4.20.			
11	Off-Street Parking	In accordance with Section 4.13.			
12	Minimum <b>Landscaped Open Space</b>	The <b>Front Yard</b> on any <b>Lot</b> , excepting the <b>Driveway (Residential)</b> shall be landscaped and no parking shall be permitted within this <b>Landscaped Open Space</b> . Despite the definition of <b>Landscaped Open Space</b> , a minimum area of 0.5 metres between the <b>Driveway (Residential)</b> and nearest <b>Lot Line</b> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.			

# STAFF REPORT

## ATTACHMENT 5 (continued) Existing Zoning

13	Garbage, Refuse and Storage	In accordance with Section 4.9.
14	<b>Garages</b>	For those <b>Lots</b> located within the boundaries indicated on Defined Area Map Number 66, attached <b>Garages</b> shall not project beyond the main front wall of the <b>Building</b> . Where a roofed porch is provided, the <b>Garage</b> may be located ahead of the front wall of the dwelling (enclosing <b>Habitable Floor Space</b> on the first floor) equal to the projection of the porch to a maximum of 2 metres.

## ATTACHMENT 5 (continued) Proposed Zoning Details

### 5.2 RESIDENTIAL SEMI-DETACHED/DUPLEX (R.2) ZONE

#### 5.2.1 PERMITTED USES

The following are permitted **Uses** within the R.2 **Zone**:

17187  
18116

- **Duplex Dwelling**
- **Semi-Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19

#### REGULATIONS

5.2.2 Within the Residential R.2 **Zone**, 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 set out in Table 5.2.2, and the following:

#### 5.2.2.1 Minimum **Front** or **Exterior Side Yard**

15006

5.2.2.1.1 Despite Row 5 of Table 5.2.2, 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:

15006  
17187  
19691

- 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 Sections 4.6 and 5.2.2.1.3; 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**.

## ATTACHMENT 5 (continued) Proposed Zoning Details

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 Section 5.2.2.1.1, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

5.2.2.1.2 Despite Row 5 of Table 5.2.2, the **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.

5.2.2.1.3 In the event that there is a transformer easement on a particular **Lot**, portions of the dwelling may be required to be **Setback** further than specified in Row 5 of Table 5.2.2 in order that a minimum separation of 4.5 metres may be maintained between the transformer easement and any part of the dwelling.

15006 5.2.2.2 Deleted.

15692 5.2.2.3 Despite any required **Side Yard** in the R.2 **Zone**, **Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**.

19063 5.2.2.4 Despite Table 4.7 Rows 1-3, for a **Lot** with a dwelling requiring a 0.0 metre interior **Side Yard**, the **Setback** to that interior **Side Lot Line** from a porch or a deck, inclusive of stairs, shall be 0.0 metres.

## ATTACHMENT 5 (continued) Proposed Zoning Details

15006, 15692, 17187 & 18116, 19691

**TABLE 5.2.2 - REGULATIONS GOVERNING THE R.2 ZONE**

1	Residential Type	<b>DUPLEX DWELLING AND SEMI-DETACHED DWELLING</b>
2	Minimum <b>Lot Area</b>	460 m <sup>2</sup> for every two units 230 m <sup>2</sup> for each unit
3	Minimum <b>Lot Frontage</b>	15 metres for every two units. 7.5 metres for each unit. Despite the above, the <b>Lots</b> located within the boundaries of Defined Area Map Number 66 of Schedule "A" shall have a minimum <b>Lot Frontage</b> of not less than the average <b>Lot Frontage</b> established by existing <b>Lots</b> within the same <b>City Block Face</b> .
4	Minimum <b>Ground Floor Area</b> 1 <b>Storey</b> 1.5 <b>Storeys</b> 2 or more <b>Storeys</b>	80 m <sup>2</sup> 55 m <sup>2</sup> 40 m <sup>2</sup>
5	Minimum <b>Front Yard</b>	6 metres and in accordance with Sections 4.6, 4.24 and 5.2.2.1.
5a	Minimum <b>Exterior Side Yard</b>	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.2.2.1.
6	Minimum <b>Side Yard</b> (each side)	1.2 metres Where a <b>Garage</b> , <b>Carport</b> or off-street <b>Parking Space</b> is not provided for each <b>Dwelling Unit</b> , each <b>Side Yard</b> shall have a minimum width of 3 metres to accommodate off-street parking. Despite the above, no interior <b>Side Yard</b> is required along the common <b>Lot</b> line of <b>Semi-Detached Dwellings</b> .
7	Minimum <b>Rear Yard</b>	7.5 metres or 20% of the <b>Lot Depth</b> , whichever is less.
8	Accessory <b>Buildings</b> or <b>Structures</b>	In accordance with Section 4.5.
9	<b>Fences</b>	In accordance with Section 4.20.
10	Maximum <b>Building Height</b>	3 <b>Storeys</b> and in accordance with Section 4.18.
11	Maximum <b>Lot Coverage</b>	40% of the <b>Lot Area</b> .
12	Off-Street Parking	In accordance with Section 4.13.
13	<b>Garages</b>	For those <b>Lots</b> located within the boundaries indicated on Defined Area Map Number 66, where a roofed porch is provided, the <b>Garage</b> may be located ahead of the front wall of the dwelling (enclosing <b>Habitable Floor Space</b> on the first floor) equal to the projection of the porch to a maximum of 2 metres.
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.

## ATTACHMENT 5 (continued) Proposed Zoning Details

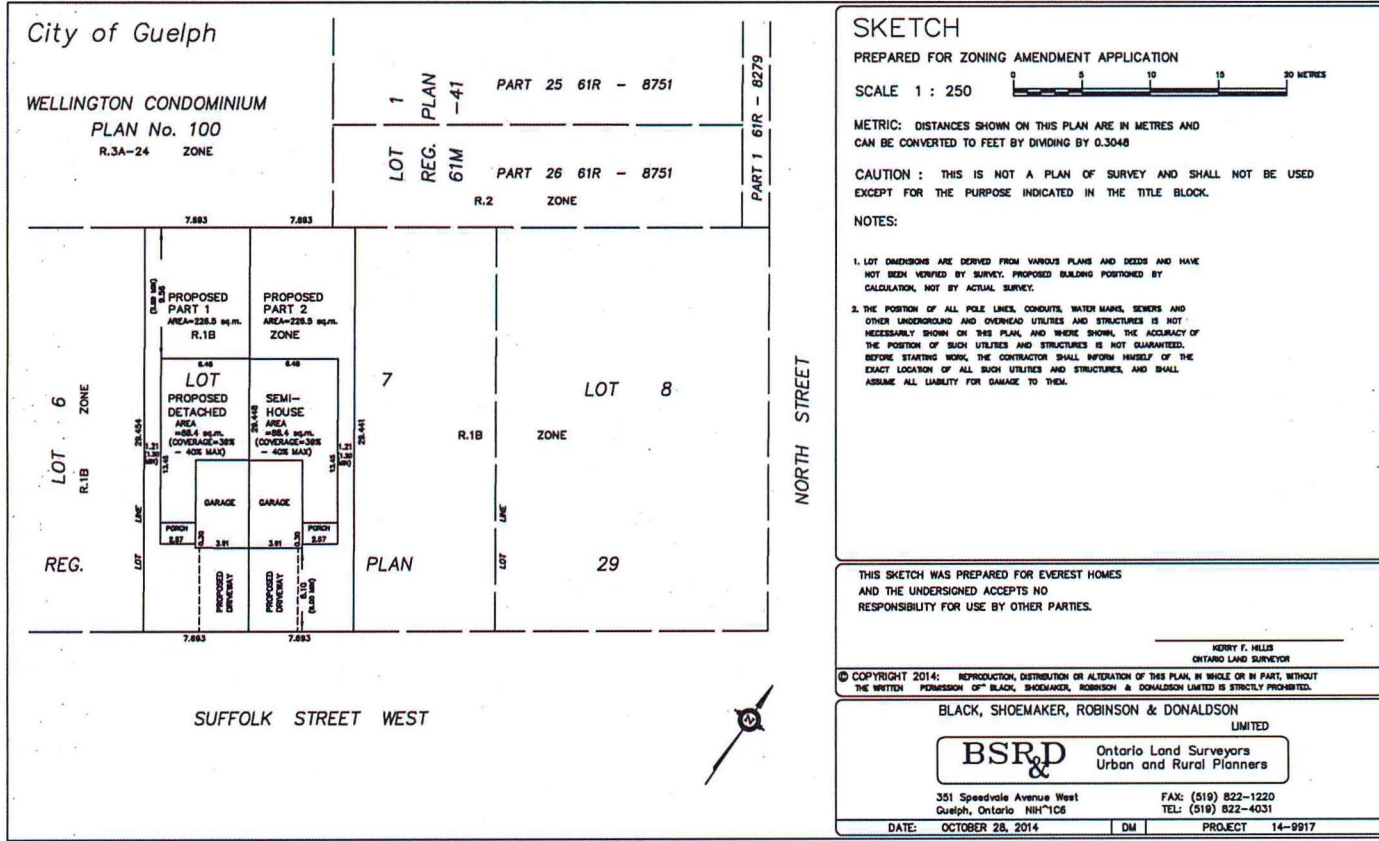
15	Minimum <i>Landscaped Open Space</i>	The <i>Front Yard</i> of any <i>Lot</i> , excepting the <i>Driveway (Residential)</i> , shall be landscaped and no parking shall be permitted within this <i>Landscaped Open Space</i> . Despite the definition of the <i>Landscaped Open Space</i> , for <i>Buildings</i> that do not have a shared <i>Driveway (Residential)</i> access, a minimum area of 0.6 metres between the driveway and nearest <i>Lot Line</i> 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.
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## ATTACHMENT 6 Site Photo



Photo taken May 4, 2015 by T. Donegani

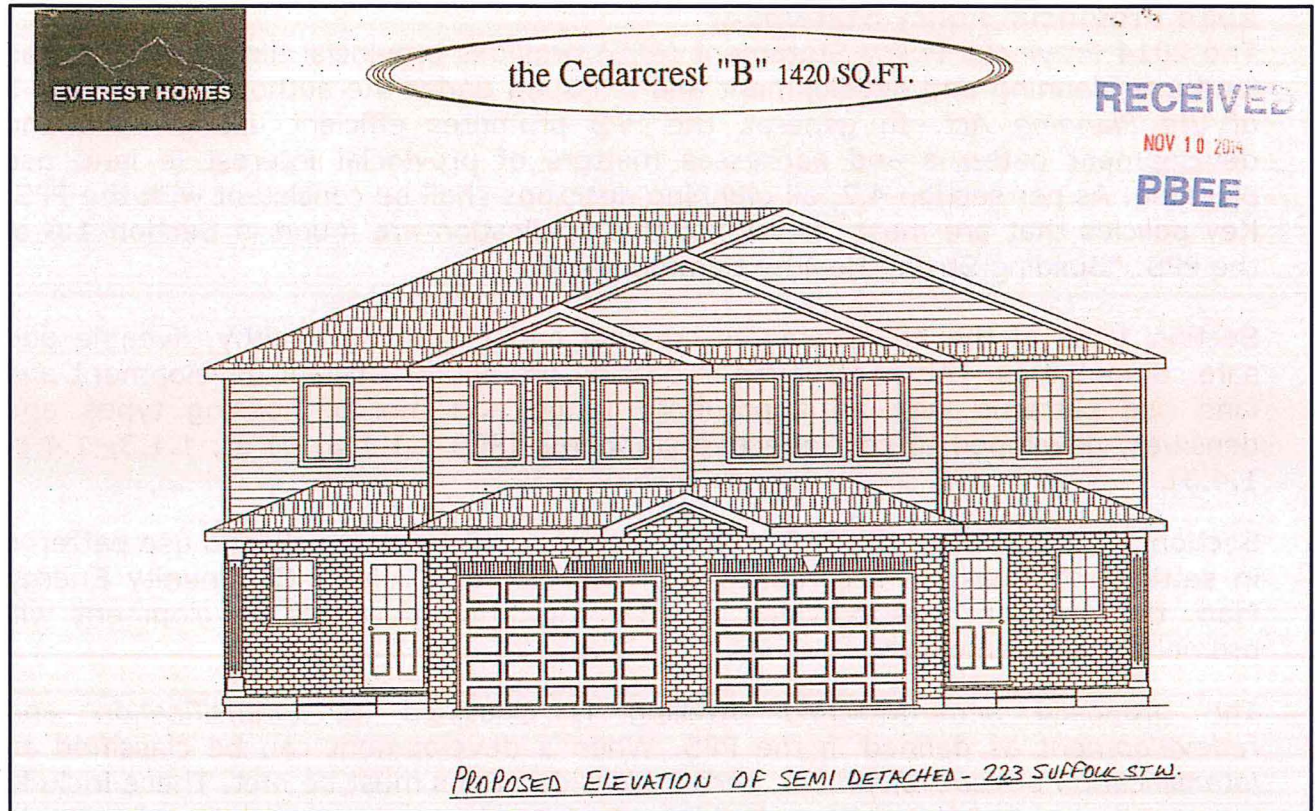
## ATTACHMENT 7 Site Development Plan



**Note:** Original drawing size reduced; do not scale. For a proper scaled version, please visit Active Development Files webpage on City's website, or contact Planning, Urban Design and Building Services at 519-837-5616.

# STAFF REPORT

## ATTACHMENT 8 Conceptual Front Elevation



## ATTACHMENT 9 Staff Review and Planning Analysis

### 2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides provincial direction regarding land use planning and development and is issued under the authority of Section 3 of the *Planning Act*. In general, the PPS promotes efficient use of land and development patterns and addresses matters of provincial interest in land use planning. As per section 4.2, all planning decisions shall be consistent with the PPS. Key policies that are most relevant to this application are found in Section 1.0 of the PPS: "Building Strong Healthy Communities".

Section 1.1.1 of the PPS promotes creating and sustaining healthy, liveable and safe communities. This is achieved in part by promoting efficient development and land use patterns with an appropriate range and mix of housing types and densities, developed to cost-effective standards [PPS 1.1.1 a) b) e), 1.1.3, 1.4.1, 1.4.3].

Section 1.1.3.2 a) 3) of the PPS promotes energy efficiency for all land use patterns in settlement areas. In accordance with the City of Guelph's Community Energy Plan, the applicant has provided a letter indicating how this development will promote energy efficiency.

The proposed semi-detached dwelling is classified as *intensification* and *redevelopment* as defined in the PPS. When a development can be classified as *intensification* or *redevelopment*, certain considerations must be met. These include taking into account the existing building stock or areas, the availability of suitable existing or planned infrastructure and public service facilities that are required to accommodate the projected need [PPS 1.1.3.3].

This Zoning By-law Amendment is a form of intensification and will contribute to adding a further range and mix of housing types to the surrounding neighbourhood. The existing neighbourhood currently has predominantly ground oriented housing forms including single and semi-detached dwellings, townhouses, as well as some mid-rise apartments, commercial and institutional uses (Guelph Collegiate Vocational Institute secondary school). In Planning staff's opinion, the proposal to change the zoning of this parcel of land from a single detached dwelling to a semi-detached dwelling respects the existing building stock in the immediate neighbourhood, and is an appropriate location for such intensification and redevelopment as per Section 1.1.3.3 of the PPS.

Section 1.6.6 of the PPS outlines policies for planning for sewage, water and stormwater services. Engineering staff have confirmed that existing sanitary sewage and water services are available to the subject site along Suffolk Street West (See departmental and agency comments in Attachment 10). Suffolk Street West was reconstructed in 1994, where the 200 mm diameter watermain that services the existing single detached dwelling and surrounding properties was

# STAFF REPORT

replaced. The existing water and sanitary laterals for the subject property will need to be decommissioned and removed prior to demolition of the existing single detached dwelling. New sanitary and water laterals to service both units of the proposed semi-detached dwelling will subsequently need to be installed at the applicant's cost.

Engineering staff have indicated that the subject property and immediate area currently drains in a west to east direction, and then south towards Suffolk Street West. Drainage swales will need to be constructed along the east and west perimeter of the subject property so that all surface drainage can continue to be confined to the subject lands and effectively sheet drain southerly towards Suffolk Street West. Engineering staff are recommending that the owner submit a grading plan and enter into a storm sewer agreement to the satisfaction of the City Engineer to demonstrate that stormwater can be managed and drained effectively.

Collectively, the above engineering measures will ensure that efficient use is made of this infrastructure and thus the development is consistent with section 1.6.6 of the PPS.

Overall, there is an adequate provision of infrastructure and public service facilities nearby to accommodate the modest increase in density of the subject property. The character of this established neighbourhood will also not be negatively impacted by this intensification redevelopment. In Planning staff's opinion, the proposed Zoning By-law Amendment is consistent with the 2014 Provincial Policy Statement.

## **Places to Grow: Growth Plan for the Greater Golden Horseshoe**

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) issued under the *Places to Grow Act* contains policies to direct development to settlement areas. The Growth Plan aims to plan and build compact, vibrant and complete communities. The subject lands are within the City of Guelph settlement area and are designated and available in the City's Official Plan for urban residential development.

Specifically, the property is within the City's Built-Up Area, and the proposed semi-detached dwelling will contribute to furthering and maintaining the surrounding complete community. As of this year, the City must accommodate a minimum of 40 per cent of all new residential development within the Built-Up Area. The subject property is on a public road constructed with an urban cross section with full municipal services available. Within the immediate neighbourhood, there are also various forms of community infrastructure to support the proposed development, including schools and parks (Suffolk Street Park, Paisley and Edinburgh Park). The Zoning By-law Amendment conforms to the Growth Plan.

## **Official Plan**

The existing Official Plan contains policies regarding developments within the Built-Up Area. Within the Built-Up Area, a significant portion of new residential growth is to be accommodated.

# STAFF REPORT



The proposed semi-detached dwelling on the subject property meets the regulations of the proposed standard R.2 Zone and the "General Residential" land use designation policies of the Official Plan. The General Residential land use designation permits all forms of residential development, with the general character of development being low-rise, ground oriented housing forms.

As per Section 7.2.32 of the Official Plan, the net density of development within the "General Residential" designation is not to exceed 100 units per hectare (40 units/acre). The subject property is a total of 0.045 hectares in size, with two (2) dwelling units proposed. This equates to an average site density of 44.4 units per hectare ( $2/0.045 = 44.4$  units per hectare), which is considerably less than the maximum permitted density in the "General Residential" designation.

Similar to the PPS, the Zoning By-law Amendment would also be classified as *redevelopment* under the definition in the Official Plan. Redevelopment is defined in the Official Plan as "a form of development involving the removal of buildings or structures from land and the construction of new buildings or structures on the said land...". Within the Built-Up Area of the City, Official Plan Section 2.4.5.1 c) specifically encourages the revitalization of vacant or underutilized lots through redevelopment.

The Official Plan requires residential development that is compatible with the existing residential neighbourhood's built form. In particular, maintaining the stability and physical character of the built forms in existing established low density residential neighbourhoods is an objective of the Official Plan. The proposed Zoning By-law Amendment also is in keeping with the objectives of the Official Plan to direct new residential growth to existing and Built-Up Areas through redevelopment. The proposed semi-detached dwelling is compatible with the urban form, density and scale of existing residential units in the area and will add variety to the existing and predominantly low-rise housing stock. Overall, the Zoning By-law Amendment is consistent with the City's Official Plan.

## **Official Plan Amendment No. 48**

On June 5, 2012, the City adopted Official Plan 48 (OPA 48), a comprehensive update to its Official Plan. OPA 48 is currently under appeal and not yet in effect. However, consideration is given to the policies of OPA 48 since these policies provide current guidance for development within the City and within the context of the Provincial Growth Plan for the Greater Golden Horseshoe.

OPA 48 proposes to designate the subject lands as "Low Density Residential", which applies to lands within the Built-Up Area of the City. Semi-detached dwellings are permitted uses in this designation at a minimum density of 15 units per hectare and a maximum density of 35 units per hectare [Section 9.3.2.3]. The proposed density of the development exceeds this maximum density at 44.4 units per hectare. Notwithstanding this, increased height and density are permitted within the Low Density Residential land use designation in OPA 48 for development proposals located on arterial and collector roads up to a maximum net density of 100 units

# STAFF REPORT



per hectare in accordance with OPA 48's Height and Density Bonus policies [Section 9.3.2.4]. However, in consideration of this, Schedule 6 of OPA 48 (Road and Trail Network) designates this portion of Suffolk Street West as a collector road. The proposed semi-detached development's density of 44.4 units per hectare is well below the maximum density 100 units per hectare – consistent with the existing 2001 Official Plan and OPA 48's Low Density Residential land use designation on a collector road – notwithstanding the proposed height and density bonus provisions of OPA 48 that are not yet in force and effect. As such, the proposed development has regard for and generally conforms to the goals and objectives of OPA 48.

## **Proposed Zoning**

The application is a request to rezone the property from the current R.1B (Residential Single Detached 'B') Zone to the standard R.2 (Residential Semi-Detached/Duplex ) Zone. The standard R.2 regulations are applicable to this development.

The R.2 Zone permits the following uses:

- Duplex Dwelling
- Semi-Detached Dwelling
- Accessory Apartment (in accordance with Section 4.15.1)
- Bed and Breakfast establishment (in accordance with Section 4.27)
- Group Home (in accordance with Section 4.25)
- Home Occupation (in accordance with Section 4.19)

If the property is rezoned, the applicant proposes to create two part lots by way of consent applications for a semi-detached dwelling. The two part lots will be nearly equal in area and dimensions. Specifically, each lot is proposed to have a frontage of 7.693 metres on Suffolk Street West, and approximate depths of 29.45 metres (existing depth). This will result in each part lot having a total area of 226.55 square metres. These dimensions meet the regulations of the standard R.2 Zone found in Table 5.2.2 of the Zoning By-law. A copy of Table 5.2.2 is included in Attachment 5 of this report. Based on Planning staff's review, no specialized zoning provisions are required.

## **Community Energy Initiative Considerations**

The applicant has submitted information outlining some additional energy efficiency initiatives that are proposed in association with the construction of the proposed semi-detached dwelling (see Attachment 7). Energy-efficient housing designs are encouraged as per Section 7.2.12 of the Official Plan.

## **Statutory Public Meeting Public Comments**

Concerns were raised by a neighbour in advance of the Statutory Public Meeting regarding privacy and have since been addressed by the applicant to the neighbour's satisfaction. In discussions with the neighbour, the applicant has agreed to not construct any windows on the east wall of the semi-detached dwelling and to also construct a wood privacy fence along the easterly lot line. There were no other public concerns expressed through the circulation of the application or at

# STAFF REPORT



the March 9, 2015 Public Meeting. Council inquired at the Public Meeting as to whether the attached garages of the new semi-detached dwelling would be of a sufficient size to accommodate the City's three (3) stream waste collection carts, to which the applicant confirmed that they will.

## **Agency and Departmental Comments**

Comments received from agencies include Engineering Services requiring a storm sewer agreement and site plan to show grading and drainage details. Comments received from agencies include Engineering Services requiring a storm sewer agreement and site plan to show grading and drainage details. Further Guelph Hydro Electric Systems Inc. indicated in their comments that hydro services will be overhead and that the development is to maintain respective driveway setback distances of 1.5 metres from any utility poles or pad-mounted equipment.

Zoning staff have indicated that the subject property is subject to defined area map (DAM) number 66 in the Zoning By-law, which may permit a reduced setback from the 6 metres that would otherwise be required. Zoning staff estimate that the reduced front yard setback would be around 3.5 metres to the front of the dwelling, with the attached garages still required to be setback 6 metres.

Zoning staff make note that the R.2 (Residential Semi-Detached/Duplex) Zone permits a maximum driveway width of 3.5 metres per driveway. With this maximum width, there will not be the ability to create three (3) off-street parking spaces to accommodate an accessory apartment on either side of the semi-detached dwelling. As such, Zoning staff emphasized that due to maximum driveway width requirements in the Zoning By-law, accessory apartments will not be permitted.

Park Planning staff indicated that the developer will be required to pay cash-in-lieu of parkland dedication in accordance with By-law (1989)-13410, as amended or any successors thereof. In accordance with the current Parkland Dedication By-law, cash-in-lieu is proposed to be collected at a rate of 5 per-cent of the value of the subject land.

A summary table of agency and departmental comments received is included in Attachment 10.

## **Requirement for Site Plan Approval**

Site plan approval under Section 41 of the *Planning Act* is being recommended for this development for the purposes of ensuring that the recommended conditions in Attachment 2 are satisfied prior to building permit issuance. The City's Site Plan Control By-law (By-law (1986)-12024, as amended by By-law (1995)-14866) indicates that the General Manager of Planning, Urban Design and Building Services may require site plan approval for single and semi-detached dwellings. This development would follow a scoped site plan approval process, to be reviewed by staff outside of the City's Site Plan Review Committee (SPRC). Overall, this would allow staff to review the design of the proposed semi-detached dwelling in detail, and work with the applicant to ensure the design fits within the surrounding established neighbourhood character.

# STAFF REPORT



## **Requested Demolition of Existing Single Detached Dwelling**

The City's Demolition Control By-law was passed under the authority of Section 33 of the *Planning Act*. The By-law is intended to help the City "...retain the existing stock of residential units and former residential buildings in the City of Guelph." Section 33 of the *Planning Act* allows that Council's decision may be appealed by the applicant to the Ontario Municipal Board. In addition, an applicant may appeal if there is no decision within 30 days of filing the application.

## **Cultural Heritage Resources**

223 Suffolk Street West is not designated under the *Ontario Heritage Act* and it has not been listed (as non-designated) in the City of Guelph's *Municipal Register of Cultural Heritage Properties* according to Section 27 of the *Ontario Heritage Act*. The property was included in the Couling Inventory and is, therefore, recognized as a built heritage resource according to the City's Official Plan.

The City of Guelph's Official Plan Policy 4.8.1 (4) states – the City recognizes that properties within the City that have been identified in the Couling Building Inventory may have cultural heritage value or interest. The properties identified in the Couling Building Inventory may be considered by Council for listing on the *Municipal Register of Cultural Heritage Properties* and designation under the *Ontario Heritage Act*. According to OP Policy 4.8.5 (5) - All properties identified on the Couling Building Inventory that have not been listed on the Municipal Register [...] shall be considered as potential built heritage resources until considered otherwise by Heritage Guelph.

Section 27, Subsection 4 of Part IV of the *Ontario Heritage Act* states that restriction on demolition applies only if a property is listed in the register before any application is made for a permit under the *Building Code Act, 1992* to demolish or remove a building or structure located on the property.

The City's Senior Heritage Planner has conducted a site visit for photographic documentation and to assess the integrity of the property's potential heritage attributes. It is estimated that the existing single detached dwelling was constructed in around 1874. Due to extensive alterations that have been made to the dwelling over the years, the City's Senior Heritage Planner determined that there is no real heritage significance remaining in the house.

At their meeting of October 14, 2014, Heritage Guelph passed the following motion in relation to the Zoning By-law Amendment and proposed demolition:

"THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph will not recommend that Council designate 223 Suffolk Street West under the *Ontario Heritage Act*."

No comments or concerns have been received by the public regarding the proposed demolition of the dwelling.

# STAFF REPORT

The approval of the demolition application is recommended as the existing dwelling is not a significant cultural heritage resource, and is proposed to be replaced with a new semi-detached dwelling. Therefore, there will be no overall loss of residential housing stock as a result of this application.

## **Tree Protection**

Trees on and surrounding the subject property are subject to the City's Urban Forest policies in the Official Plan (Sections 6A.5.1, 6A.5.3 and 6A.5.4). As such, it's recommended that the trees in the rear yard and adjacent neighbouring lands be retained, and protected with Tree Protection Fence prior to demolition, site alteration and construction. The Tree Protection Fence is to be maintained throughout all construction activities.

## ATTACHMENT 10 Community Energy Initiative Commitment

785412 Ontario Limited  
201 Maltby Road West  
Guelph, Ontario, N1L 1G3  
519 823 8285

April 27, 2015

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

Attention: Michael Witmer  
Development and Urban Design Planning

Re: 223 Suffolk Street West  
Proposed Zoning Bylaw Amendment  
City File # ZC1414

In response to the City's request to illustrate how our proposed development will achieve the objectives of the Guelph Community Energy Plan, we would like to mention that the following measures that will be incorporated in our development.  
Everest Homes, as developer and Certified Energy Star Builder we agree to implement the following initiatives.

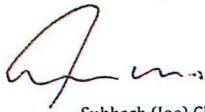
- Development involves an efficient use of land and increases the density of the site in accordance with the City's Zoning by-law, PPS and Growth Plan while respecting the existing adjacent residential development.
- It is an infill development keeping in character of the neighbourhood.
- It utilizes existing roads and services.
- It employs existing topography and preserves the majority of the existing landscape features of the property.
- It provides opportunities for passive solar due to the orientation of the lot.
- It integrates well with the surrounding community and does not impact privacy of adjacent properties.
- It does not require extension of existing municipal infrastructure.
- It is located short distance to commercial nodes, public school and park.
- It conforms with the Natural Heritage Strategy.
- There are no trees being cut
- It will achieve a green energy stand by building to Energy Star specifications.
- There will be no irrigation system used within this development.
- Controlled roof drains will be provided to control flow rate of storm water.
- Low flow faucets and shower heads and low volume flush toilets (HET High efficiency toilets) will be used in this development.
- The vast majority of the materials that will be used are available locally (800km radius as defined in the LEED standard) limiting environmental impact on source supply transportation.
- High recycled content material to be specified wherever possible.
- A construction waste management plan will be followed.
- Each resident will have access to individual controls for Heating, Cooling, Lighting and

## ATTACHMENT 10 (continued) Community Energy Initiative Commitment

- Ventilation.
- All occupied spaces will have access to an operable window
- The buildings will provide natural light to 100% of regularly occupied spaces.

Should have any questions regarding our above commitments, please do not hesitate to contact us.

Yours truly



Subhash (Joe) Chugh  
President  
785412 Ontario Limited  
o/a Everest Homes

## ATTACHMENT 11 Agency and Department Comments

### MEMO



FILE: 16.131.001

TO: Michael Witmer, Development & Urban Design Planner  
FROM: Julius J. Bodai, C.E.T.  
DEPARTMENT: Engineering Services  
DATE: January 19, 2015  
SUBJECT: 223 Suffolk Street – Zoning By-law Amendment Application (ZC1414)

The application is to amend the City's Zoning By-law that would redesignate the zoning from the current R.1B (Single Detached Residential) Zone to the R.2 (Semi-Detached Residential) Zone. The proposed R.2 (Semi-Detached Residential) Zone is to permit the development of a Semi-Detached Dwelling. The subject lands currently contain a single detached dwelling which will be demolished to allow for the proposed development. The subject property is surrounded by other low rise residential dwellings such as single detached, semi-detached and a cluster townhouse complex. The subject property consists of a total site area of 453 square metres (0.045 ha) located on the north side of Suffolk Street and is surrounded by other low rise residential dwellings such as single detached, semi-detached and a cluster townhouse complex. The subject land is municipally known as 223 Suffolk Street and is legally described as Part of Lot 7, Registered Plan 29, City of Guelph.

In support of the zone change application, Engineering Services provides the following comments:

#### 1. Road Infrastructure

*Suffolk Street* fronting the subject property is designated as a two (2) lane local road with asphalt pavement, grassed boulevard, concrete sidewalks and curb and gutter on both sides of the street. The width of the right-of-way along Suffolk Street is 15.24-metres (50.0 feet). In addition to the Zone Change, the Owner will have to make application to the Committee of Adjustment for a severance along the common wall of the proposed semi-detached dwelling (Part of Lot 7, Registered Plan 29), City of Guelph.

#### 2. Municipal Services

Engineering records indicate that Suffolk Street was reconstructed in 1994 under City contract 94-10.

Existing services within the right-of-way along Suffolk Street are as follows:

- 525mm diameter storm sewer approximately 2.80m in depth;
- 225mm diameter sanitary sewer approximately 2.70m in depth;
- 200mm diameter watermain approximately 2.0m in depth.

According to our service records, the existing building is serviced by a 150mm sanitary sewer lateral (June of 1921) and a 19mm water service lateral (October of 1994).

The owner shall be responsible for the entire cost of removing the existing 150mm sanitary sewer lateral and the existing 19mm water lateral from the point where the existing 150mm sanitary sewer lateral and the existing 19mm

Engineering Services  
Infrastructure, Development & Enterprise

T 519-837-5604  
F 519-822-6194  
engineering@guelph.ca

## ATTACHMENT 11 (continued) Agency and Department Comments

### MEMO



water lateral connects to the building, satisfactory to the Plumbing Inspector, prior to demolition of the existing house. The Owner will be responsible to pay for the cost of all service laterals required for the development of the property.

#### 3. Storm Water Management

The stormwater from the said lands sheet drains from west to east towards the adjacent lands then south towards Suffolk Street. Every property must contain their own surface drainage, therefore, the property will have to be graded so that the existing sheet drainage from the Proposed Part 1 lands is collected in a drainage swale along the westerly property line of the Proposed Part 1 lands and the adjacent lands then to Suffolk street; and the existing sheet drainage from the Proposed Part 2 lands is collected in a drainage swale along the easterly property line of the Proposed Part 2 lands and the adjacent lands then to Suffolk Street.

#### 4. Recommended conditions of Approval

We recommend the following conditions for approval of this proposed Zoning By-law Amendment:

1. That the Owner enters into a Storm Sewer Agreement, as established by the City, providing a grading and drainage plan, registered on title, prior to any construction or grading of the lands.
2. That the Owner pay to the City, as determined applicable by the City's Director of Finance, development charges and education development charges, in accordance with City of Guelph Development Charges By-law (2009)-18729, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.
3. Prior to any construction or grading of the lands, the Owner shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.
4. That the Owner pays the actual cost of constructing and installing sanitary and water service laterals required including any curb cuts and/or curb fills and furthermore, prior to any construction or grading of the lands, the Owner shall pay to the City the estimated cost of the service laterals, as determined by the General Manager/City Engineer.
5. The Owner shall confirm and locate the position of the existing 150mm sanitary sewer lateral and the existing 19mm water lateral from the point where the existing 150mm sanitary sewer lateral and the existing 19mm water lateral connects to the building at 223 Suffolk Street, satisfactory to the Plumbing Inspector, prior to demolition of the existing house.

**Engineering Services**  
Infrastructure, Development & Enterprise

T 519-837-5604  
F 519-822-6194  
engineering@guelph.ca

# STAFF REPORT

## ATTACHMENT 11 (continued) Agency and Department Comments

### MEMO



6. The Owner shall pay to the City the actual cost of the construction of the new driveway entrances and required curb cuts and curb fills. Furthermore, prior to any construction or grading of the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cuts and curb fills.
7. The Owner shall pay the actual cost of the removal of the existing driveway entrance including asphalt pavement within the road allowance, the restoration of the boulevard with topsoil and sod including the required curb fill, with the estimated cost of the works as determined by the General Manager/City Engineer being paid, prior to any construction or grading of the lands.
8. Prior to any construction or grading of the lands, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
9. That the Owner provides a legal off-street parking space on the said lands at a minimum set-back of 6.0-metres from the property line at the street.
10. That the Owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.
11. The Owner acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.
12. That the Owner shall make arrangements satisfactory to the Engineering Department of Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to any construction or grading on the lands.
13. That the Owner makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to any construction or grading of the lands.
14. The Owner shall ensure that all telephone service and cable TV service on the Lands shall be underground. The Owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services for the Lands, prior to any construction or grading of the lands.
15. That prior to the passing of the zone change by-law, the Owner shall enter into an agreement with the City, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer, agreeing to satisfy the above-noted conditions and to develop the property in accordance with the approved plans.

# STAFF REPORT



## ATTACHMENT 11 (continued) Agency and Department Comments

### MEMO



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**Mary Angelo, P. Eng.**  
Supervisor of Development Engineering

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**Julius Bodai, C.E.T.**  
Engineering Technologist III

# STAFF REPORT



## ATTACHMENT 11 (continued) Agency and Department Comments

### INTERNAL MEMO



DATE April 2, 2015  
TO Michael Witmer  
FROM Helen White  
DIVISION Parks and Recreation  
DEPARTMENT Public Services  
SUBJECT 223 Suffolk Street W. - Proposed Zoning By-Law Amendment (ZC1414)

Park Planning and Development has reviewed the Public Meeting Notice (February 12, 2015), Sketch (October 28, 2014), and Existing Conditions Plan (November 8, 1978) 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 an R.1B (Residential Single Detached) Zone to an R.2 (Residential Semi-Detached) Zone provided that the following item is addressed in the development conditions:

The Developer shall pay cash-in-lieu of parkland for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225), or any successor thereof, prior to the issuance of building permits.

It is expected that the site will be developed in accordance with the permitted uses and regulations of the standard R.2 (Residential Semi-Detached) Zone. In accordance with the current Parkland Dedication By-law, the cash in lieu would be collected at the rate of 5% of the land involved.

#### Summary:

The above comments represent Park Planning's review of the proposed development. Based on the current information provided, I would support the proposed development subject to the condition outlined above.

Regards,

Helen White  
Park Planner  
Parks and Recreation  
Public Services  
Location: City Hall

T 519-822-1260 x 2298  
F 519-763-9240  
E Helen.white@guelph.ca

C Heather Flaherty, Sylvia Kirkwood

File P:\CommunityServices\Riverside\Park Planning\PLANNING\WEST DISTRICT\Zoning By Law & Official Plan Amendments\223 Suffolk St. W \223 Suffolk St. W\_ZC\_Park Planner Comments.docx

# STAFF REPORT



## ATTACHMENT 11 (continued) Agency and Department Comments

### INTERNAL MEMO



**DATE** December 22, 2014  
**TO** **Michael Witmer**  
**FROM** Pat Sheehy  
**DIVISION** Building and Zoning  
**DEPARTMENT** Infrastructure, Development and Enterprise  
**SUBJECT** **Zoning Comments ZC1414**

The subject property is presently zoned R.1B in the Zoning By-law. The applicant is seeking a zoning amendment to create a semi-detached dwelling under the R.2 regulations.

Zoning has the following comments with respect to this application.

The initial sketch shows a setback of the standard 6 metres. This area is subject to defined area map #66, which may permit a reduced setback. The applicant can inquire to Zoning regarding the reduced setback (would be around 3.5 m to front of dwelling, garage still required to be setback 6 metres).

The R.2 zone permits a maximum driveway width of 3.5 meters. Zoning notes that due to the maximum driveway width, there is not the ability to create three spaces to accommodate an accessory apartment. This should be noted that due to regulations, an accessory apartment would not be permitted.

Please contact Janet Gerrath for specialized zone number for this property if this is being contemplated.

Thanks  
Pat

# STAFF REPORT



## ATTACHMENT 11 (continued) Agency and Department Comments

### INTERNAL MEMO



DATE April 7th, 2015  
TO Michael Witmer  
FROM Prachi Patel  
DIVISION Planning Services  
DEPARTMENT PBEE  
SUBJECT Zoning By-law Amendment Application ZC1414 223 Suffolk Street West

Mike,

I have reviewed the following Zoning By-law Amendment application that was circulated on December 15, 2014 and offer the following comments:

#### 223 Suffolk Street West

File No: ZC1414

The site being less than 0.2 ha, the City's Tree By-law (2010)-19058 does not apply. However, the site is subject to the City of Guelph's Urban Forest policies (Section 6A.5.1, 6A.5.3 and 6A.5.4) as outlined in the Official Plan Amendment (OPA) 42: Natural Heritage System of the City of Guelph's Official Plan (2014 Consolidation).

It's recommended that the trees in the rear yard and adjacent neighbouring lands be retained, and protected with Tree Protection Fence prior to site alteration and construction. The following condition of approval is recommended. As such the specific requirements may be integrated with any existing plans or drawings, or using readily accessible mapping such as Google Earth.

1. A Tree Inventory, Preservation and Compensation Plan (if required) is completed prior to any demolition, grading, tree removal or construction on the site in accordance with the *Urban Forest* policies (Section 6A.5.1, 6A.5.3 and 6A.5.4) as outlined in the *City of Guelph's Official Plan* (2014 Consolidation).

**Prachi Patel**  
Environmental Planner - Development  
  
Planning Services  
**Infrastructure, Development and Enterprise**  
Location: City Hall

T 519-822-1260 x 2563  
E [prachi.patel@guelph.ca](mailto:prachi.patel@guelph.ca)

# STAFF REPORT

## ATTACHMENT 11 (continued) Agency and Department Comments



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

**Martha C. Rogers**  
Director of Education

January 16, 2015

PLN: 15-04  
File Code: R14  
Sent by: mail & email

Michael Witmer  
Planning, Building, Engineering and Environment Services  
City of Guelph  
1 Carden Street  
Guelph, Ontario N1H 3A1

Dear Mr. Witmer;

Re: **ZC1417**  
**223 Suffolk Street West**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a zoning by-law amendment rezone the subject site from R.1B to R.2 to permit the development of a semi-detached dwelling.

Please be advised that the Planning Department at the Upper Grand District School Board has no objection to the application, subject to the following condition:

- Education Development Charges shall be collected prior to the issuance of a building permit

Thank you for the opportunity to comment on this application. Should you require additional information, please feel free to contact me at (519) 822-4420 ext. 863.

Sincerely,

Emily Bumbaco  
Planning Department

**RECEIVED**

JAN 21 2015

**PBEE**

# STAFF REPORT

## ATTACHMENT 11 (continued) Agency and Department Comments



395 Southgate Drive  
Guelph, ON N1G 4Y1  
Tel: 519-837-4719  
Fax: 519-822-4963  
Email: mwittemund@guelphhydro.com  
www.guelphhydro.com

March 16, 2015

**RECEIVED**

**MAR 17 2015**

**PBEE**

Michael Witmer  
City of Guelph  
Infrastructure, Development and Enterprise  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Mr. Witmer:

**Re: 223 Suffolk Street West (File No. ZC1414)**

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

1. The hydro services for this development should be overhead.
2. A minimum distance of 1.5 metres must be maintained between any driveways/entrances and distribution or street light poles or pad-mounted equipment. Any relocations required would be done at the owner's expense.
3. Hydro supply for this development will be from Suffolk Street West.
4. Arrangements must be made with Guelph Hydro Technical Services prior to the demolition of the existing structure at 223 Suffolk Street West.

Sincerely,

GUELPH HYDRO ELECTRIC SYSTEMS INC.

A handwritten signature in black ink, appearing to read "Michael Wittemund", followed by the initials "for" in a cursive script.

Michael Wittemund, P.Eng.  
Director of Engineering

MW/gc

# STAFF REPORT

## ATTACHMENT 11 (continued) Agency and Department Comments

### Summary Table of Agency and Department Comments

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Planning		√	Subject to conditions in Attachment 2.
Engineering		√	Subject to conditions in Attachment 2.
Park Planning & Development		√	Subject to conditions in Attachment 2.
Zoning	√		Accessory apartments will not be permitted due to maximum driveway widths.
Heritage Planning	√		
Guelph Police Service	√		
Union Gas	√		
Guelph Fire	√		
Guelph Hydro Electric Systems Inc.		√	Subject to conditions in Attachment 2
Upper Grand District School Board		√	Subject to conditions in Attachment 2

## ATTACHMENT 12 Public Notification Summary

November 10, 2014	Zoning By-law Amendment Application received by the City of Guelph
November 16, 2014	Public notice sign installed and posted on property
December 9, 2014	Application deemed complete
December 15, 2014	Notice of Complete Application mailed to prescribed agencies and surrounding property owners within 120 metres
February 12, 2015	Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres
February 12, 2015	Notice of Public Meeting advertised in the <i>Guelph Tribune</i>
March 9, 2015	Statutory Public Meeting of City Council
April 8, 2015	Demolition application received by the City of Guelph
April 9, 2015	Notice of demolition application sign installed and posted on property
May 20, 2015	Notice of Decision sent to parties that commented or requested notice
June 9, 2015	City Council Meeting to consider staff recommendation

# STAFF REPORT

TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE June 9, 2015

**SUBJECT STONE ROAD EAST RECONSTRUCTION (between Gordon Street South and Village Green Drive) - Contract No. 2-1510**

REPORT NUMBER

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To award the tender for Contract No. 2-1510 Stone Road East Reconstruction between Gordon Street and Village Green Drive.

### KEY FINDINGS

- The detailed design for the widening and reconstruction of Stone Road East between Victoria Road South and Village Green Drive has been completed.
- Reconstruction will be staged over 2015 and 2016.
- Utility relocation, streetlight installation and reconstruction work along the north side including new sidewalk installation and landscaping will carry over into 2016.
- Two-way traffic will be maintained during the project.

### FINANCIAL IMPLICATIONS

Funding for this project is from approved Capital budgets as detailed in the attached Budget and Financial Schedule.

### ACTION REQUIRED

Council to approve the award of the tender for Contract No. 2-1510 - Stone Road East Reconstruction between Gordon Street and Village Green Drive.

## RECOMMENDATION

1. That the tender of Cox Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract No. 2-1510 for Stone Road East Reconstruction between Gordon Street and Village Green Drive for a total tendered price of \$2,816,308.05 including HST with actual payment to be made in accordance with the terms of the contract.

# STAFF REPORT

## BACKGROUND

The contract work entails the reconstruction and widening of Stone Road East between Gordon Street and Village Green Drive. The work includes the installation of storm sewer, curb and gutter, sidewalk, street lighting, replacement of the existing distribution watermain and repairs to the existing sanitary sewer. Stone Road East will be widened to provide two vehicle lanes in each direction as well as on road bike lanes in accordance with the Class EA study that was approved in 2002. A continuous centre turn lane will be installed between Gordon Street and Evergreen Drive and the traffic signals will be replaced and left turn lanes installed at Village Green Drive.

Reconstruction is expected to commence in late June 2015 and take until the spring of 2016 to complete. Reconstruction will be staged to accommodate utility relocation schedules and maintain two way traffic and access along Stone Road East during the reconstruction. It is expected that all eastbound lanes and one westbound vehicle lane will be completed in 2015. The remaining westbound lanes along with new sidewalk installation and landscaping along the north side will be completed in the spring of 2016 after required utility relocations are complete. Proposed staging and anticipated timing is shown in the table below.

Stage	Construction Activity	Anticipated Timing
1	South side road widening and reconstruction including full intersection improvements at Village Green Drive	June to August 2015
2	North side road widening and reconstruction	August to September 2015
3	Utility relocation and streetlight installation	October 2015 to April 2016
4	Complete north side reconstruction, sidewalk installation and landscaping	May 2016

This project was tendered on Wednesday, May 6, 2015 as Contract No. 2-1510.

## REPORT

Tenders for Contract No. 2-1510 Stone Road East Reconstruction were received on Thursday, May 21, 2015 as follows (prices include 13% HST):

1) Cox Construction Limited	Guelph	\$2,816,308.05
2) Capital Paving Inc.	Guelph	\$3,067,015.82
3) Navacon Construction Inc.	Brantford	\$3,638,543.50
4) Steed & Evans Limited	St. Jacobs	\$3,811,000.00
5) Drexler Construction Limited	Rockwood	\$3,967,737.93
6) Network Sewer and Watermain Ltd.	Cambridge	\$3,991,131.00

# STAFF REPORT



The tenders were checked for legal and arithmetic accuracy. All tenders were found to be arithmetically correct and in conformance with the tendering requirements.

Cox Construction Limited has successfully completed previous reconstruction contracts for the City. It is therefore recommended that the contract be awarded to this firm.

## **CORPORATE STRATEGIC PLAN**

3.1 Ensure a well-designed, safe, inclusive, appealing and sustainable City.

## **FINANCIAL IMPLICATIONS**

Funding for this contract is from approved capital budgets and developer contributions.

## **DEPARTMENTAL CONSULTATION**

Other City departments and divisions were consulted during the design including Transit Services, Operations, Planning, Wastewater and Water Services. Their feedback and recommendations are reflected in the final design.

## **COMMUNICATIONS**

A Construction Open House was held at the Best Western on April 29, 2015 to communicate project details, proposed reconstruction staging and to obtain input from the public and businesses regarding the construction process. A notice of the reconstruction will be forwarded to the residents and businesses in the project area and will be published on [guelph.ca](http://guelph.ca) prior to the start of construction.

## **ATTACHMENTS**

Attachment "A" – Project Location Map

Attachment "B" - Budget and Financial Schedule

### **Report Author**

Brad Hamilton, P.Eng.  
Project Engineer

### **Approved By**

Kealy Dedman, P.Eng.  
General Manager/City Engineer  
Engineering and Capital  
Infrastructure Services  
519-822-1260, ext. 2248  
[kealy.dedman@guelph.ca](mailto:kealy.dedman@guelph.ca)

### **Reviewed By**

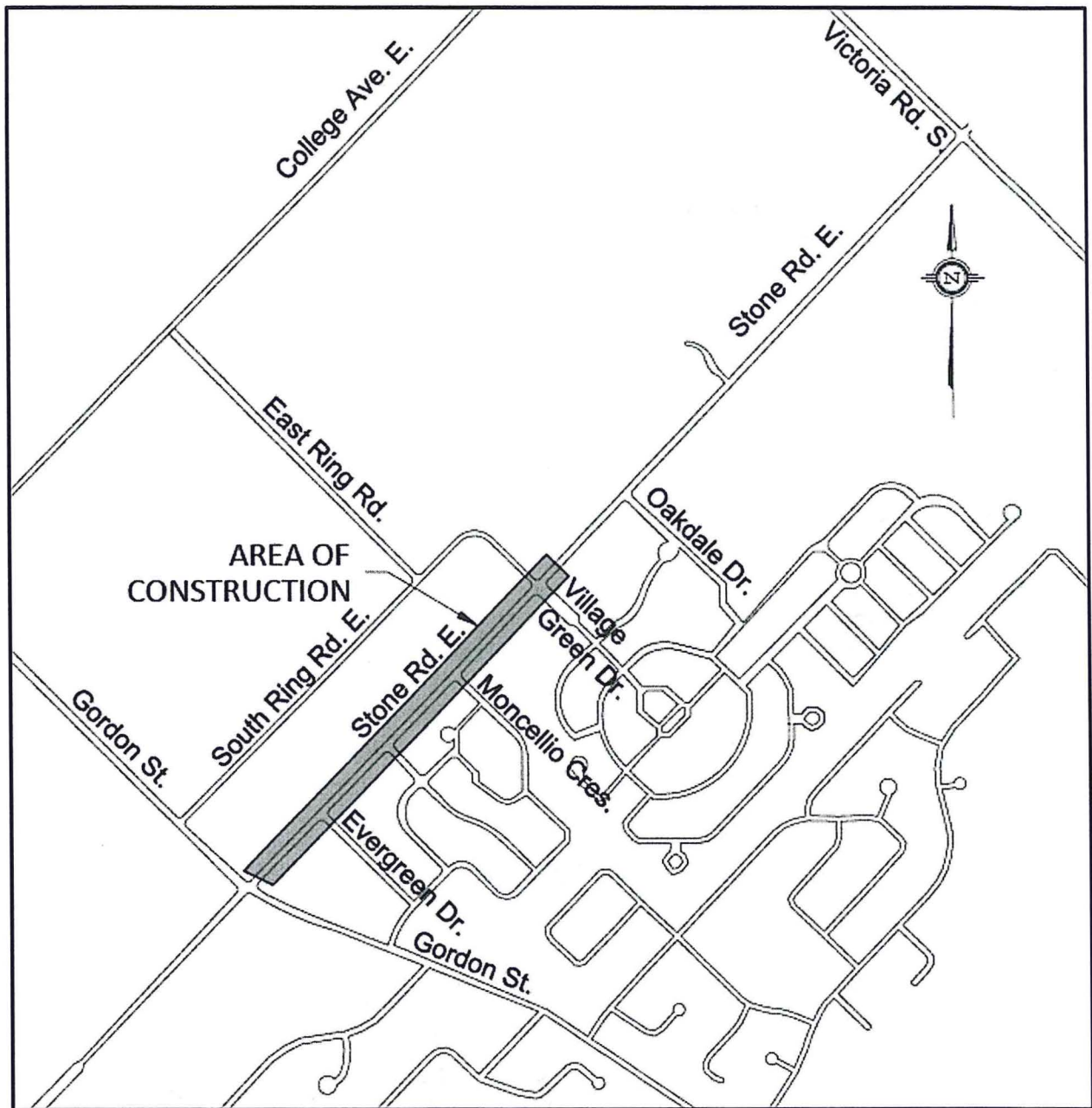
Don Kudo, P.Eng.  
Deputy City Engineer

### **Recommended By**

Al Horsman  
Deputy CAO  
Infrastructure, Development  
and Enterprise  
519-822-1260, ext. 5606  
[al.horsman@guelph.ca](mailto:al.horsman@guelph.ca)

Attachment 'A'

Project Location Map



**Budget and Financing Schedule**

JDE Project number: Capital Budget: WD0024/SC0014/RD0271/RD0078/DA0113  
 Project name: **Stone: Village Green to Gordon**  
 Prepared by: Jennifer Chang  
 Contract #: 2-1510  
 Date: May 22, 2015

	Total Cost	External Financing			Internal Financing		
		Development Charges	Developers Accounts	Federal Gas Tax	Current Revenues	City Reserves	Debt
<b>A. Budget Approval &amp; Additional Funding</b>							
WD0024 Watermain Replacement	4,155,580	0	0	0	0	4,155,580	0
RD0271 Stone- Evergreen to Victoria	5,400,000	3,780,000	0	0	0	1,620,000	0
DA0113 Arboretum Village	139,002	0	139,002	0	0	0	0
RD0078 Victoria-Stone-Arkell	7,598,642	4,355,900	622,642	0	0	2,620,100	0
SC0014 Sewer Replacement	7,123,090	0	0	0	0	7,123,090	0
<b>Budget Approval</b>	<b>24,416,313</b>	<b>8,135,900</b>	<b>761,643</b>	<b>0</b>	<b>0</b>	<b>15,518,770</b>	<b>0</b>
<b>B. Budget Requirement</b>							
Tender Price: <u>Cox Construction Limited</u> (incl. HST)	2,816,308	938,438	87,852	0	0	1,790,018	0
Less: HST Payable (calculated at 13%)	-324,000	-107,962	-10,107	0	0	-205,931	0
Plus: HST Payable (calculated at 1.76%)	43,865	14,616	1,368	0	0	27,880	0
<b>City Share</b>	<b>2,536,173</b>	<b>845,093</b>	<b>79,113</b>	<b>0</b>	<b>0</b>	<b>1,611,967</b>	<b>0</b>
<b>plus: Expenditures to Date</b>							
WD0024 Watermain Replacement	1,192,757	0	0	0	0	1,192,757	0
RD0271 Stone- Evergreen to Victoria	2,286,112	1,600,278	0	0	0	685,834	0
DA0113 Arboretum Village	0	0	0	0	0	0	0
RD0078 Victoria-Stone-Arkell	6,637,717	4,646,402	0	0	0	1,991,315	0
SC0014 Sewer Replacement	<u>4,198,653</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,198,653</u>	<u>0</u>
<b>Sub-total</b>	<b>14,315,240</b>	<b>6,246,681</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,068,559</b>	<b>0</b>
<b>plus: Committed Work on Existing POs &amp; Contracts</b>							
WD0024 Watermain Replacement	2,114,066	0	0	0	0	2,114,066	0
RD0271 Stone- Evergreen to Victoria	757,714	530,400	0	0	0	227,314	0
DA0113 Arboretum Village	0	0	0	0	0	0	0
RD0078 Victoria-Stone-Arkell	406,183	232,843	33,283	0	0	140,057	0
SC0014 Sewer Replacement	<u>300,092</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>300,092</u>	<u>0</u>
<b>Sub-total</b>	<b>3,578,055</b>	<b>763,243</b>	<b>33,283</b>	<b>0</b>	<b>0</b>	<b>2,781,529</b>	<b>0</b>
<b>Plus: Contingency</b>	<b>126,809</b>	<b>42,255</b>	<b>3,956</b>	<b>0</b>	<b>0</b>	<b>80,598</b>	<b>0</b>
<b>Plus: Utility Work</b>	<b>356,160</b>	<b>220,563</b>	<b>20,648</b>	<b>0</b>	<b>0</b>	<b>114,949</b>	<b>0</b>
<b>Plus: Consulting Costs</b>	<b>30,528</b>	<b>10,172</b>	<b>952</b>	<b>0</b>	<b>0</b>	<b>19,403</b>	<b>0</b>
<b>Plus: In house Costs</b>	<b>186,923</b>	<b>62,286</b>	<b>5,831</b>	<b>0</b>	<b>0</b>	<b>118,806</b>	<b>0</b>
<b>plus: Future Work</b>							
WD0024 Watermain Replacement	659,848	0	0	0	0	659,848	0
RD0271 Stone- Evergreen to Victoria	0	0	0	0	0	0	0
DA0113 Arboretum Village	2	0	2	0	0	0	0
RD0078 Victoria-Stone-Arkell	191,448	109,747	15,687	0	0	66,013	0
SC0014 Sewer Replacement	<u>2,435,129</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,435,129</u>	<u>0</u>
<b>Sub-total</b>	<b>3,286,426</b>	<b>109,747</b>	<b>15,689</b>	<b>0</b>	<b>0</b>	<b>3,160,990</b>	<b>0</b>
<b>TOTAL BUDGET REQUIREMENT</b>	<b>24,416,313</b>	<b>8,300,040</b>	<b>159,473</b>	<b>0</b>	<b>0</b>	<b>15,956,801</b>	<b>0</b>
<b>C. Surplus / (Deficit)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>D. Revised project budget</b>	<b>24,416,313</b>	<b>8,300,040</b>	<b>159,473</b>	<b>0</b>	<b>0</b>	<b>15,956,801</b>	<b>0</b>

Summary	Budget	Expenses	This request	Balance
WD0024 Watermain Replacement	4,155,580	3,306,823	188,909	659,848
RD0271 Stone- Evergreen to Victoria	5,400,000	3,043,826	2,356,174	0
DA0113 Arboretum Village	139,002	0	139,000	2
RD0078 Victoria-Stone-Arkell	7,598,642	7,043,901	363,293	191,448
SC0014 Sewer Replacement	7,123,090	4,498,745	189,216	2,435,129
<b>Total</b>	<b>24,416,313</b>	<b>17,893,295</b>	<b>3,236,592</b>	<b>3,286,426</b>

# STAFF REPORT

TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE June 9, 2015

**SUBJECT WILLOW WATERMAIN REPLACEMENT  
CONTRACT 2-1509**

REPORT NUMBER

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To award the tender for the Willow Watermain Replacement, Contract 2-1509.

### KEY FINDINGS

- Watermain and service replacement on Willow Road between Edinburgh Road to Applewood Crescent will occur between June and November 2015.
- Final roadway reconstruction includes a lane reduction from four lanes to three, with the addition of on-road bicycle lanes from Edinburgh Road to Applewood Crescent.
- Two-way traffic will be maintained during the project.

### FINANCIAL IMPLICATIONS

Funding for this project is from approved Capital budgets as detailed in the attached Budget and Financial Schedule.

### ACTION REQUIRED

City Council to approve the award of the tender for the Willow Watermain Replacement Contract 2-1509.

## RECOMMENDATION

1. That the tender of Drexler Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-1509 for the Willow Watermain Replacement Contract for a total tendered price of \$2,020,000.00 with actual payment to be made in accordance with the terms of the contract.

# STAFF REPORT

## BACKGROUND

The contract entails replacement of the existing watermain (250mm) and services on Willow Road between Edinburgh Road and Applewood Crescent as a required improvement to the existing water distribution system. The final roadway reconstruction includes a lane reduction from four lanes to three, with the addition of on-road bicycle lanes from Edinburgh Road to Applewood Crescent. The addition of these bike lanes is a recommendation of the 2013 Cycling Master Plan and will provide an east-west connection between Silvercreek Parkway and Edinburgh Road. The bike lanes will also connect to the trail leading to Our Lady of Lourdes Catholic School on Westmount Road. The Cycling Master Plan is a 10-year strategy to make cycling easier, safer and more accessible in Guelph by building a connected network of on and off-road bike facilities throughout Guelph. It is part of the City of Guelph's efforts to support sustainable transportation, relieve traffic congestion, and make mobility accessible to all road users. Adding bike lanes to Willow Road will also help to make Willow Road a street that accommodates all road users, including public transit, cycling, pedestrians and vehicles.

During construction, traffic will be maintained in one lane each direction. Access to area businesses and residents will also be maintained during the construction project.

This project was tendered on April 29, 2015 under Contract No. 2-1509.

## REPORT

Tenders for the above mentioned project were received on Thursday, May 14<sup>th</sup>, 2015 as follows:

1) Drexler Construction Limited	Rockwood, ON	\$2,020,000.00
2) Navacon Construction Limited	Brantford, ON	\$2,413,276.00

The tenders were checked for legal and arithmetic accuracy. All were found to be arithmetically correct and in conformance with the tendering requirements. Drexler Construction Limited has successfully completed previous reconstruction contracts for the City. It is therefore recommended that the contract be awarded to this firm.

## CORPORATE STRATEGIC PLAN

3.1 Ensure a well-designed, safe, inclusive, appealing and sustainable City

## FINANCIAL IMPLICATIONS

Funding for this contract is from approved capital budgets.

# STAFF REPORT

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## DEPARTMENTAL CONSULTATION

Operations, Environmental Services, Guelph Transit and other departments were circulated for comments.

## COMMUNICATIONS

- A public information session was held on May 12, 2015 and members of the public and property owners adjacent to the project were in attendance.
- A notice of construction will be forwarded to the residents and businesses in the project areas prior to construction and will be published on [guelph.ca](http://guelph.ca) prior to the start of construction.

## ATTACHMENTS

Attachment 1      Budget and Financial Schedule  
Attachment 2      Project Location Map

### Report Author

Majde Qaqish, P.Eng.  
Project Engineer



### Approved By

Kealy Dedman, P. Eng.  
General Manager/City Engineer  
Engineering and Capital  
Infrastructure Services  
519-822-1260, ext. 2248  
[kealy.dedman@guelph.ca](mailto:kealy.dedman@guelph.ca)

### Reviewed By

Don Kudo, P. Eng.  
Deputy City Engineer



### Recommended By

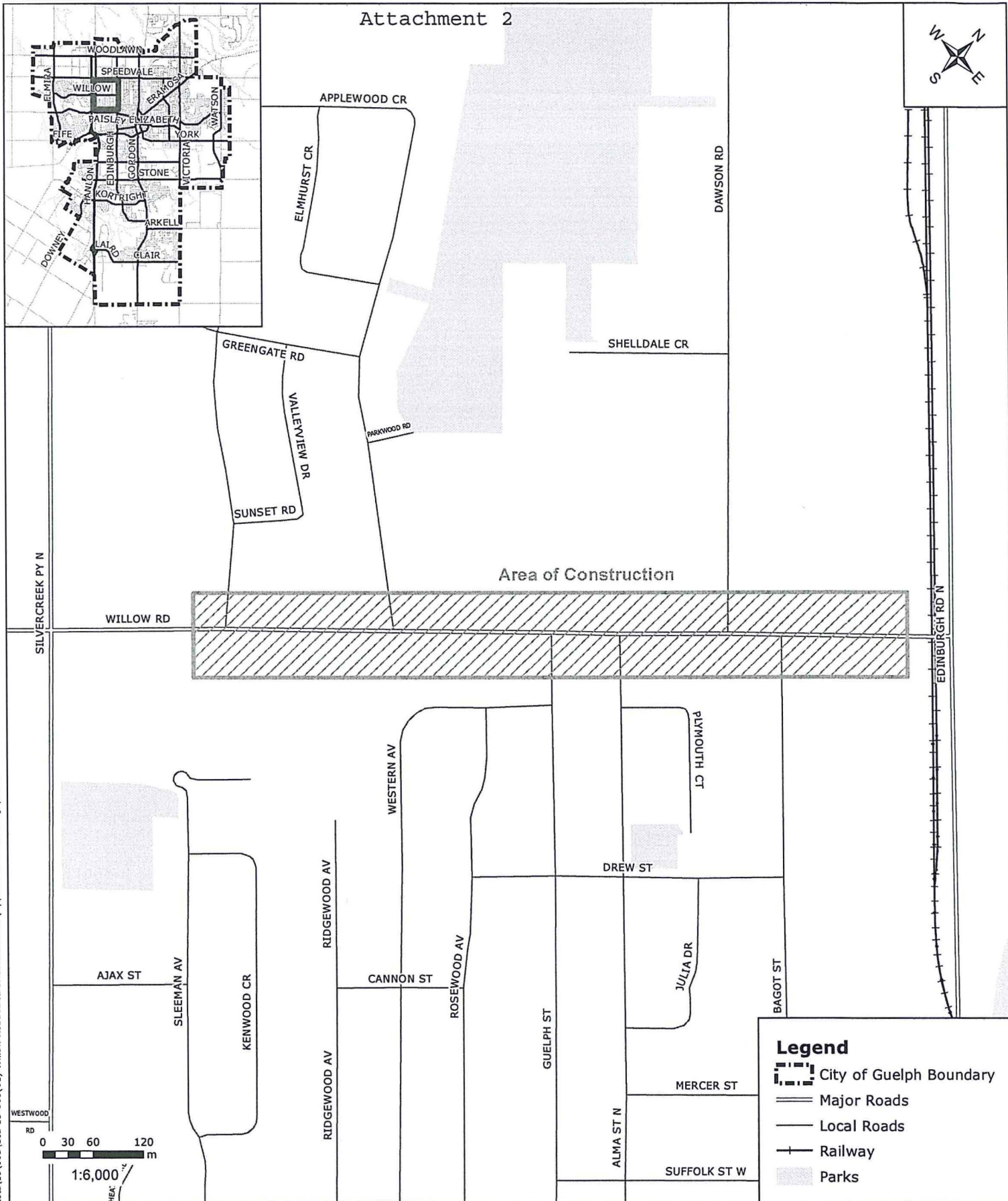
Al Horsman  
Deputy CAO  
Infrastructure, Development  
and Enterprise  
519-822-1260, ext. 5606  
[al.horsman@guelph.ca](mailto:al.horsman@guelph.ca)

Attachment 1  
**Budget and Financing Schedule**

JDE Project number: Capital Budget: WD0024/RD0280  
 Project name: **Willow: Edinburgh to Applewood**  
 Prepared by: Jennifer Chang  
 Contract #:  
 Date: May 15, 2015

	Total Cost	External Financing			Internal Financing		
		Development Charges	Eng Svc Agrmt Recoveries	Federal Gas Tax	Current Revenues	City Reserves	Debt
<b>A. Budget Approval &amp; Additional Funding</b>							
WD0024 Watermain Replacement	4,155,580	0	0	0	0	4,155,580	0
RD0280 Major Road Reconstruction	6,880,000	0	0	4,869,000	0	2,011,000	0
<b>Budget Approval</b>	<b>11,035,580</b>	<b>0</b>	<b>0</b>	<b>4,869,000</b>	<b>0</b>	<b>6,166,580</b>	<b>0</b>
<b>B. Budget Requirement</b>							
Tender Price: <u>Drexler Construction Limited</u> (exc. HST)	1,787,611	0	0	788,710	0	998,900	0
Plus: HST Payable (calculated at 1.76%)	31,462	0	0	13,881	0	17,581	0
<b>City Share</b>	<b>1,819,073</b>	<b>0</b>	<b>0</b>	<b>802,592</b>	<b>0</b>	<b>1,016,481</b>	<b>0</b>
<b>plus: Expenditures to Date</b>							
WD0024 Watermain Replacement	1,192,310	0	0	0	0	1,192,310	0
RD0280 Major Road Reconstruction	4,088,991	0	0	2,893,793	0	1,195,198	0
<b>Sub-total</b>	<b>5,281,301</b>	<b>0</b>	<b>0</b>	<b>2,893,793</b>	<b>0</b>	<b>2,387,508</b>	<b>0</b>
<b>plus: Committed Work on Existing POs &amp; Contracts</b>							
WD0024 Watermain Replacement	334,545	0	0	0	0	334,545	0
RD0280 Major Road Reconstruction	1,803,214	0	0	1,276,141	0	527,073	0
<b>Sub-total</b>	<b>2,137,759</b>	<b>0</b>	<b>0</b>	<b>1,276,141</b>	<b>0</b>	<b>861,618</b>	<b>0</b>
<b>plus: Engineering</b>	<b>150,000</b>	<b>0</b>	<b>0</b>	<b>66,181</b>	<b>0</b>	<b>83,819</b>	<b>0</b>
<b>plus: Waterworks</b>	<b>22,000</b>			<b>9,707</b>	<b>0</b>	<b>12,293</b>	<b>0</b>
<b>plus: Geotechnical</b>	<b>18,000</b>			<b>7,942</b>	<b>0</b>	<b>10,058</b>	<b>0</b>
<b>plus: Contingency</b>	<b>195,000</b>			<b>86,036</b>	<b>0</b>	<b>108,964</b>	<b>0</b>
<b>plus: Future Work</b>							
WD0024 Watermain Replacement	865,467	0	0	0	0	865,467	0
RD0280 Major Road Reconstruction	546,980	0	0	387,100	0	159,880	0
<b>Sub-total</b>	<b>1,412,447</b>	<b>0</b>	<b>0</b>	<b>387,100</b>	<b>0</b>	<b>1,025,347</b>	<b>0</b>
<b>TOTAL BUDGET REQUIREMENT</b>	<b>10,650,580</b>	<b>0</b>	<b>0</b>	<b>5,359,626</b>	<b>0</b>	<b>5,290,954</b>	<b>0</b>
<b>C. Surplus / (Deficit)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>D. Revised project budget</b>	<b>10,650,580</b>	<b>0</b>	<b>0</b>	<b>5,359,626</b>	<b>0</b>	<b>5,290,954</b>	<b>0</b>

Summary	Budget	Expenses	This request	Balance
WD0024 Watermain Replacement	4,155,580	1,526,855	1,763,258	865,467
RD0280 Major Road Reconstruction	6,880,000	5,892,205	440,815	546,980
<b>Total</b>	<b>11,035,580</b>	<b>7,419,060</b>	<b>2,204,073</b>	<b>1,412,447</b>



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Produced by the City of Guelph  
Infrastructure, Development & Enterprise  
Engineering Services  
May 2015

## Willow Road Area of Construction

**Applewood Crescent to  
Edinburgh Road North**



# STAFF REPORT



TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE June 9, 2015

**SUBJECT ELIZABETH STREET RECONSTRUCTION,  
CONTRACT 2-1503**

REPORT NUMBER

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To award the tender for the Elizabeth Street Reconstruction Contract 2-1503.

### KEY FINDINGS

The proposed reconstruction project will upgrade the existing underground infrastructure and urbanize the section of Elizabeth Street from Victoria Road to Industrial Street. The construction contract is proposed to be staged and extend over two construction seasons and be completed in 2016. Traffic on Elizabeth Street will be maintained in the westbound direction and eastbound traffic will be detoured around the project area during the construction period.

### FINANCIAL IMPLICATIONS

Funding for this contract is from approved capital budgets.

### ACTION REQUIRED

City Council to approve the award of the tender for the Elizabeth Street Reconstruction Contract 2-1503.

## RECOMMENDATION

1. That the tender of Goetz Construction Inc., Guelph be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract 2-1503 for the Elizabeth Street Reconstruction Contract for a total tendered price of \$6,191,651.24 with actual payment to be made in accordance with the terms of the contract.

## BACKGROUND

The proposed reconstruction of Elizabeth Street from Victoria Street to Industrial Street includes a critical link in the stormwater management plan for the Bullfrog Creek Watershed and was recommended in the Stormwater Master Plan for this watershed. The proposed construction provides a continuation of the storm outlet work that was installed in previous Elizabeth Street reconstruction projects that will eventually help alleviate flooding in the Empire Street/ Stevenson Street area. The

# STAFF REPORT

reconstruction project is also aligned with the St. Patrick's Ward Community Improvement Plan and implements recommended improvements from the Cycling Master Plan.

The contract work entails the reconstruction of Elizabeth Street from Victoria Road to Industrial Street. The construction work includes the installation of a new storm sewer and replacement of the existing watermain and sanitary sewer. The construction will also include the urbanization of this section of Elizabeth Street which will include curb and gutters, sidewalks on both sides of the street and the addition of cycling lanes. The proposed construction contract is scheduled to be completed over two construction seasons and be completed in 2016. During construction, traffic will be maintained in the westbound direction. Traffic in the eastbound direction will be detoured.

This project was tendered in April 2015 as Contract 2-1503.

## REPORT

Tenders for the above mentioned project were received the 20<sup>th</sup> day of May, 2015 as follows:

1. Goetz Construction, Guelph .....	\$6,191,651.24
2. Drexler Construction, Rockwood .....	\$6,243,955.74

The tenders were checked for legal and arithmetic accuracy. All were found to arithmetically correct in the above order of tender. Goetz Construction Inc., Guelph has successfully completed work on previous capital project contracts in the City. Staff therefore recommend that the contract be awarded to this firm.

## CORPORATE STRATEGIC PLAN

3.1 Ensure a well-designed, safe, inclusive, appealing and sustainable City.

## FINANCIAL IMPLICATIONS

Funding for this contract is from approved capital budgets.

## DEPARTMENTAL CONSULTATION

Operations, Environmental Services, Guelph Transit and other departments were circulated drawings for the proposed reconstruction and have provided their input.

# STAFF REPORT

## COMMUNICATIONS

A notice of construction will be forwarded to the residents and businesses in the project areas prior to construction. A public information session was held on June 3, 2014 and members of the public and property owners adjacent to the project were in attendance. A second Public Information Session will be held in June, 2015 prior to the start of construction.

## ATTACHMENTS

Attachment 1      Budget and Financial Schedule  
Attachment 2      Elizabeth Street Reconstruction link:  
<http://guelph.ca/living/construction-projects/elizabeth-street-improvements-victoria-road-south-industrial-avenue/>

### Report Author

Andrew Janes, P.Eng.  
Program Engineer Supervisor



### Approved By

Kealy Dedman, P.Eng.  
General Manager/City Engineer  
Engineering and Capital  
Infrastructure Services  
519-822-1260, ext. 2248  
kealy.dedman@guelph.ca

### Reviewed By

Don Kudo, P.Eng.  
Deputy City Engineer



### Recommended By

Al Horsman  
Deputy CAO  
Infrastructure, Development  
and Enterprise  
519-822-1260, ext. 5606  
al.horsman@guelph.ca

**Budget and Financing Schedule**

JDE Project number: RD0277/SW0071/WD0015/SC0013/SW0063/SW0057  
 Project name: Elizabeth: Industrial to Victoria  
 Prepared by: Jennifer Chang  
 Contract #: 2-1503  
 Date: May 21, 2015

	Total Cost	External Financing			Internal Financing		
		Invest in Ont Reserve	Eng Svc Agmt Recoveries	Federal Gas Tax	Current Revenues	City Reserves	Debt
<b>A. Budget Approval &amp; Additional Funding</b>							
RD0277 CIP Road Upgrades	4,406,000	0	0	3,524,800	0	881,200	0
SW0071 CIP Storm Sewer Replacement	1,913,000	0	0	1,477,000	0	436,000	0
WD0015 Ward One- Water Main Replacement	3,824,130	0	1,830	0	0	3,822,300	0
SW0063 Storm System Upgrades	1,650,000	0	0	800,000	0	850,000	0
SW0057 Storm Sewer Replacement	2,560,000	0	0	2,048,000	0	512,000	0
SC0013 Ward One - Sewer Replacement	4,050,882	0	2,242	0	0	4,048,640	0
<b>Budget Approval</b>	<b>18,404,011</b>	<b>0</b>	<b>4,071</b>	<b>7,849,800</b>	<b>0</b>	<b>10,550,140</b>	<b>0</b>
<b>B. Budget Requirement</b>							
Tender Price: Goetz Construction (exc. HST)	5,479,337	0	1,212	2,337,083	0	3,141,042	0
Plus: HST Payable (calculated at 1.76%)	96,436	0	21	41,133	0	55,282	0
<b>City Share</b>	<b>5,575,774</b>	<b>0</b>	<b>1,234</b>	<b>2,378,216</b>	<b>0</b>	<b>3,196,325</b>	<b>0</b>
<b>plus: Expenditures to Date</b>							
RD0277 CIP Road Upgrades	1,825,051	0	0	1,460,041	0	365,010	0
SW0071 CIP Storm Sewer Replacement	0	0	0	0	0	0	0
WD0015 Ward One- Water Main Replacement	1,941,671	0	929	0	0	1,940,742	0
SW0063 Storm System Upgrades	1,130,922	0	0	548,326	0	582,596	0
SW0057 Storm Sewer Replacement	1,846,824	0	0	1,477,460	0	369,365	0
SC0013 Ward One - Sewer Replacement	1,747,719	0	967	0	0	1,746,752	0
<b>Sub-total</b>	<b>8,492,188</b>	<b>0</b>	<b>1,896</b>	<b>3,485,826</b>	<b>0</b>	<b>5,004,465</b>	<b>0</b>
<b>plus: Committed Work on Existing POs &amp; Contracts</b>							
RD0277 CIP Road Upgrades	324,697	0	0	259,758	0	64,939	0
SW0071 CIP Storm Sewer Replacement	192,305	0	0	148,476	0	43,829	0
WD0015 Ward One- Water Main Replacement	287,350	0	137	0	0	287,213	0
SW0063 Storm System Upgrades	3,663	0	0	1,776	0	1,887	0
SW0057 Storm Sewer Replacement	54,644	0	0	43,715	0	10,929	0
SC0013 Ward One - Sewer Replacement	299,134	0	166	0	0	298,968	0
<b>Sub-total</b>	<b>1,161,792</b>	<b>0</b>	<b>303</b>	<b>453,724</b>	<b>0</b>	<b>707,765</b>	<b>0</b>
<b>plus: Future Work</b>							
RD0277 CIP Road Upgrades	750,793	0	0	600,634	0	150,159	0
SW0071 CIP Storm Sewer Replacement	326,752	0	0	252,280	0	74,471	0
WD0015 Ward One- Water Main Replacement	870,258	0	416	0	0	869,842	0
SW0063 Storm System Upgrades	69,353	0	0	33,626	0	35,727	0
SW0057 Storm Sewer Replacement	100,954	0	0	80,764	0	20,191	0
SC0013 Ward One - Sewer Replacement	1,056,147	0	584	0	0	1,055,563	0
<b>Sub-total</b>	<b>3,174,258</b>	<b>0</b>	<b>1,001</b>	<b>967,304</b>	<b>0</b>	<b>2,205,953</b>	<b>0</b>
<b>TOTAL BUDGET REQUIREMENT</b>	<b>18,404,011</b>	<b>0</b>	<b>4,434</b>	<b>7,285,070</b>	<b>0</b>	<b>11,114,507</b>	<b>0</b>
<b>C. Surplus / (Deficit)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>D. Revised project budget</b>	<b>18,404,011</b>	<b>0</b>	<b>4,434</b>	<b>7,285,070</b>	<b>0</b>	<b>11,114,507</b>	<b>0</b>

Summary	Budget	Expenses	This request	Balance
RD0277 CIP Road Upgrades	4,406,000	2,149,748	1,505,459	750,793
SW0071 CIP Storm Sewer Replacement	1,913,000	192,305	1,393,943	326,752
WD0015 Ward One- Water Main Replacement	3,824,130	2,229,021	724,851	870,258
SW0063 Storm System Upgrades	1,650,000	1,134,585	446,062	69,353
SW0057 Storm Sewer Replacement	2,560,000	1,901,468	557,577	100,954
SC0013 Ward One - Sewer Replacement	4,050,882	2,046,853	947,882	1,056,147
<b>Total</b>	<b>18,404,011</b>	<b>9,653,980</b>	<b>5,575,774</b>	<b>3,174,258</b>

# STAFF REPORT



**TO:** City Council

**SERVICE AREA:** Infrastructure, Development and Enterprise

**DATE** June 9, 2015

**SUBJECT:** **15 Wyndham Street South: Heritage Review Application  
(Proposed removal from Municipal Register of Cultural  
Heritage Properties)**

**REPORT NUMBER** 15-48

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide a report recommending that the property at 15 Wyndham Street South be removed from the *Municipal Register of Cultural Heritage Properties*.

### KEY FINDINGS

As part of preparations for renovations and a major addition to the Guelph Police Headquarters building, the property owner (City of Guelph) has submitted a Heritage Review application requesting that City Council consider the removal of 15 Wyndham Street South from the *Municipal Register of Cultural Heritage Properties*.

Having inspected the subject building and reviewed the property's history, Heritage Planning staff are of the opinion that the building has not retained enough physical integrity or cultural heritage value to be considered a built heritage resource or to justify being listed on the *Municipal Register of Cultural Heritage Properties*. Heritage Guelph has indicated they have no objection to the proposed removal from the *Municipal Register of Cultural Heritage Properties*.

### FINANCIAL IMPLICATIONS

None.

### ACTION

That Council approve the removal of the property at 15 Wyndham Street South from the *Municipal Register of Cultural Heritage Properties*.

## RECOMMENDATIONS

1. That Report 15-48, regarding the recommendation to remove 15 Wyndham Street South from the *Municipal Register of Cultural Heritage Properties* dated June 9, 2015 be received.

# STAFF REPORT



2. That staff be authorized to remove all references to 15 Wyndham Street South from the *Municipal Register of Cultural Heritage Properties*.

## BACKGROUND

The City of Guelph's *Municipal Register of Cultural Heritage Properties* is the official list of cultural heritage properties that have been identified as having cultural heritage value or interest. The register is an important tool to help a municipality monitor its cultural heritage resources and plan for their conservation.

Every municipality in Ontario, under Section 27 of the *Ontario Heritage Act*, is required to maintain a register that lists all designated heritage properties. A municipal council may expand its register to include "non-designated" properties that it believes to be of cultural heritage value or interest. Regulation 9/06 of the *Ontario Heritage Act* sets out the criteria for determining cultural heritage value or interest. Under the legislation, a property is required to meet one of the criteria to be considered a cultural heritage resource. The decision to include or list a "non-designated" property rests with Council upon consultation with its municipal heritage committee, i.e. Heritage Guelph.

The City of Guelph's *Municipal Register of Cultural Heritage Properties* includes two types of property:

*Designated Properties* - all buildings, structures, cultural heritage landscapes and heritage conservation districts that have been designated under the *Ontario Heritage Act*.

*Non-Designated Properties* - that have not been designated but have cultural heritage value or interest.

The listing of non-designated properties provides interim protection for sites undergoing change by requiring owners to provide the City with 60 days notice of their intention to demolish or remove a building or structure on the property. This notice period allows the City to make a well informed decision about whether long-term protection of the property should be sought through the formal designation process.

Heritage Guelph reviews all applications that request removal from the Municipal Register, including supporting documentation. Based on the information submitted by the proponent and a recommendation from Heritage Planning staff, Heritage Guelph may:

- a) Recommend to Council that the property remain listed on the Register; or
- b) Recommend to Council that the property be removed from the Register.

Council makes the final decision regarding the listing or removal of properties on the *Municipal Register of Cultural Heritage Properties*.

# STAFF REPORT



This heritage review application for the proposed removal from the *Municipal Register of Cultural Heritage Properties* applies to the following property:

Municipal Address: 15 Wyndham Street South

Legal Description: Lots 123 to 126, Part of Lot 127 Registered Plan 8

Property Owner: City of Guelph

Date Purchased: 1955

Current Use(s): Police Headquarters

## REPORT

As a result of staff review of the Site Plan application (SP15D011), the property owner of 15 Wyndham Street South (City of Guelph) submitted a Heritage Review application in March 2015 requesting that City Council consider removal of the subject property from the *Municipal Register of Cultural Heritage Properties*. Proposed renovations and a major addition to the Guelph Police Headquarters would result in substantial alterations to the listed heritage building.

### Heritage Review Application

The original Guelph Police Station building at 15 Wyndham Street South was designed in 1959 by Guelph architect Richard Pagani (see Attachment 1). Pagani's design, featuring distinctive patterned steel screens with a triangular shape, was identified by John Blumenson in his book *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to Present* as a representative example of "Decorative Modernism". In 1988 Police Headquarters underwent a major renovation with a program that, apart from some basic form and massing, effectively eliminated all original exterior features and heritage attributes of Pagani's design. The renovation was designed by John Haayen, a Guelph architect best known for his design of Harcourt Memorial United Church at 87 Dean Avenue. Although 15 Wyndham Street South was listed on the *Municipal Register of Cultural Heritage Properties* in 2009 with other properties identified in the Burcher/Stokes Inventory, the Police Headquarters building no longer presents its original integrity and its 1988 transformation is not a significant example of architect John Haayen's contribution to Guelph's cultural heritage.

Having inspected the subject building and reviewed the property's history, Heritage Planning staff have the opinion that the building has not retained enough physical integrity or cultural heritage value to be considered a built heritage resource or to justify being listed on the *Municipal Register of Cultural Heritage Properties*. Heritage Guelph has indicated they have no objection to the proposed removal from the *Municipal Register of Cultural Heritage Properties*.

# STAFF REPORT



Heritage Guelph carried the following motions at their meeting of April 13, 2015.

"THAT Heritage Planning staff are of the opinion that the current building at 15 Wyndham Street South has not retained enough of its original (1959) design integrity or original cultural heritage value to be considered a built heritage resource or to justify being listed on the Municipal Register of Cultural Heritage Properties, and

THAT Heritage Guelph recommends that Council approve the proponent's Heritage Review Application for the removal of the property at 15 Wyndham Street South from the Municipal Register of Cultural Heritage Properties."

## **CORPORATE STRATEGIC PLAN:**

**Strategic Direction 3.1:** Ensure a well-designed, safe, inclusive, appealing and sustainable city.

## **FINANCIAL IMPLICATIONS:**

None

## **DEPARTMENTAL CONSULTATION:**

Not required

## **COMMUNICATIONS:**

Not required

## **ATTACHMENTS**

Attachment 1 – Location Map and Relevant Photos

### **Report Author**

Stephen Robinson  
Senior Heritage Planner

### **Approved By**

Todd Salter  
General Manager  
Planning, Urban Design and  
Building Services  
519.822.1260, ext. 2395  
todd.salter@guelph.ca

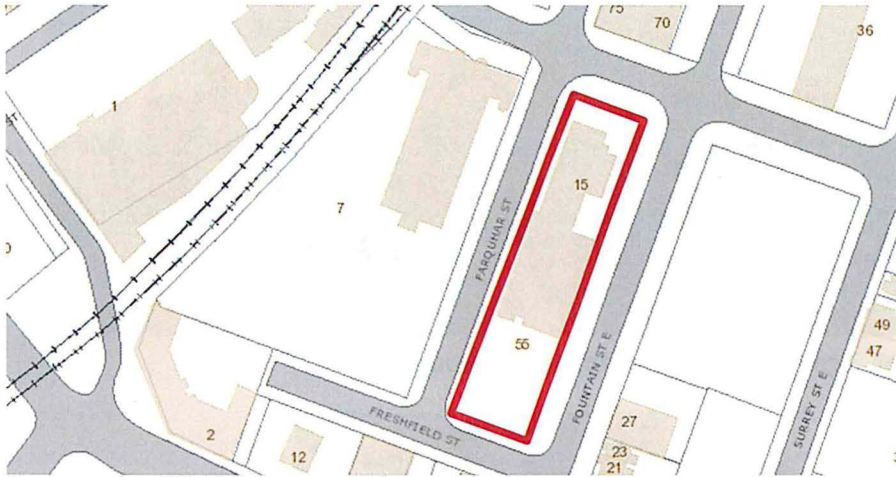
### **Approved By**

Melissa Aldunate  
Manager, Policy Planning & Urban Design

### **Recommended By**

Al Horsman  
Deputy CAO  
Infrastructure, Development and Enterprise  
519.822.1260, ext. 5606  
al.horsman@guelph.ca

## ATTACHMENT 1 – LOCATION MAP AND RELEVANT PHOTOS



**Figure 1** - Location of 15 Wyndham Street South



**Figure 2** – 15 Wyndham Street South – current view from south east corner



**Figure 3** – Fountain Street façade of 15 Wyndham Street South

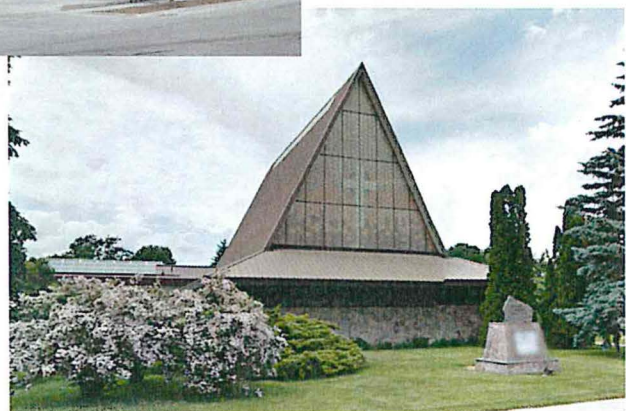


**Figure 4** – Guelph Police Station as designed by Richard Paganì in 1959.



**Figure 5** – 1988 addition – current view  
(John Haayen, architect)

**Figure 6** – Harcourt Memorial United Church,  
87 Dean Avenue (John Haayen, architect)



# STAFF REPORT



**TO:** City Council

**SERVICE AREA:** Infrastructure, Development and Enterprise

**DATE:** June 9, 2015

**SUBJECT:** **372 Crawley Road: Heritage Review Application  
(Proposed Removal from the Municipal Register of  
Cultural Heritage Properties)**

**REPORT NUMBER:** 15-40

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide a report recommending that the property at 372 Crawley Road be removed from the *Municipal Register of Cultural Heritage Properties*.

### KEY FINDINGS

The property owner has submitted a Heritage Review application requesting that Council consider the removal of 372 Crawley Road from the *Municipal Register of Cultural Heritage Properties*. As part of a former complete planning application, the proponent was required to submit a Cultural Heritage Resource Impact Assessment to provide the rationale and support documentation for the proponent's application.

Having inspected the subject building exteriors and interiors and having reviewed the Cultural Heritage Resource Impact Assessment (dated 3 October 2014), Heritage Planning staff are of the opinion that the farmhouse and barn at 372 Crawley Road have not retained enough physical integrity or cultural heritage value to be considered as a built heritage resource or to justify being listed on the *Municipal Register of Cultural Heritage Properties*. Heritage Guelph has supported staff's recommendation.

### FINANCIAL IMPLICATIONS

None.

### ACTION

That Council approve the removal of the entire property (house and barn) at 372 Crawley Road from the *Municipal Register of Cultural Heritage Properties*.

## RECOMMENDATIONS

1. That Report 15-40, regarding the recommendation to remove 372 Crawley Road from the *Municipal Register of Cultural Heritage Properties* dated May 11, 2015 be received.
2. That staff be authorized to remove all references to 372 Crawley Road from the *Municipal Register of Cultural Heritage Properties*.

## BACKGROUND

The City of Guelph's *Municipal Register of Cultural Heritage Properties* is the official list of cultural heritage properties that have been identified as having cultural heritage value or interest. The register is an important tool to help a municipality monitor its cultural heritage resources and plan for their conservation.

Every municipality in Ontario, under Section 27 of the *Ontario Heritage Act*, is required to maintain a register that lists all designated heritage properties. A municipal council may expand its register to include "non-designated" properties that it believes to be of cultural heritage value or interest. Regulation 9/06 of the *Ontario Heritage Act* sets out the criteria for determining cultural heritage value or interest. Under the legislation, a property is required to meet one of the criteria to be considered a cultural heritage resource. The decision to include or list a "non-designated" property rests with Council upon consultation with its municipal heritage committee, i.e. Heritage Guelph.

The City of Guelph's *Municipal Register of Cultural Heritage Properties* includes two types of property:

*Designated Properties* - all buildings, structures, cultural heritage landscapes and heritage conservation districts that have been designated under the *Ontario Heritage Act*.

*Non-Designated Properties* - that have not been designated but have cultural heritage value or interest.

The listing of non-designated properties provides interim protection for sites undergoing change by requiring owners to provide the City with 60 days notice of their intention to demolish or remove a building or structure on the property. This notice period allows the City to make a well informed decision about whether long-term protection of the property should be sought through the formal designation process.

Heritage Guelph reviews all applications that request removal from the Municipal Register, including supporting documentation. Based on the information submitted by the proponent and a recommendation from Heritage Planning staff, Heritage Guelph may:

- a) Recommend to Council that the property remain listed on the Register; or
- b) Recommend to Council that the property be removed from the Register.

# STAFF REPORT



Council makes the final decision regarding the listing or removal of properties on the *Municipal Register of Cultural Heritage Properties*.

This heritage review application for a proposed removal from the *Municipal Register of Cultural Heritage Properties* applies to the following property:

Municipal Address: 372 Crawley Road

Legal Description: Front Part Lot 14, Concession 7

Property Owner: 2192320 Ontario Inc.; Zakir Akram, President

Heritage Consultant: Golder Associates Ltd.

Date Purchased: 12 December 2008

Current Use(s): Single detached home (rental)

## REPORT

The property owner of 372 Crawley Road submitted a Heritage Review application in October 2014 requesting that City Council consider removal of the subject property from the *Municipal Register of Cultural Heritage Properties*. The property owner had applied for Official Plan and Zoning By-law amendments (OP0702 / ZC-0716) to permit the development of a religious establishment and related uses on the subject property. The Muslim Society of Guelph subsequently found an alternate location for their religious establishment and the applications were abandoned.

Although the property is not currently subject to a development or building permit application, it is understood from discussions that the owner is preparing the property for sale and potential development with an industrial land use designation and zoning. Before any development or building permit approvals can be granted, applicable law requires that Council first consider the request to remove the property from the *Municipal Register of Cultural Heritage Properties*.

As part of the former complete planning application, the proponent was required to submit a Cultural Heritage Resource Impact Assessment (CHRIA) to provide a rationale for the property not having cultural heritage value according to criteria specified under Regulation 9/06 and the *Ontario Heritage Act*. Golder Associates Inc. submitted a CHRIA report to Heritage Planning staff on October 3, 2014. The CHRIA report was written by the following staff at Golder Associates: Christopher Andreae, PhD, CAHP; Michael Greguol, MA; and Erin Eldridge, BLA.

The subject property has a legal description of Part Lot 14 in Concession 7 (formerly Puslinch Township).

# STAFF REPORT



The property is located on the east side of Crawley Road, north of Maltby Road, facing the Hanlon Expressway (see Attachment 1).

The subject property is currently zoned as Urban Reserve (UR). Adjacent land use designations are Industrial B.1 and B.3-11 (See Attachment 1).

The red brick farmhouse and wood frame barn on the property were listed on the *Municipal Register of Cultural Heritage Properties* in 2009 with other properties identified in the Burcher/Stokes Inventory.

The farmhouse was built about 1900 and many unsympathetic alterations have been made to the building over the years. Other than its basic form and massing, the farmhouse no longer has features that would be considered significant heritage attributes.

The research presented in the Cultural Heritage Resource Impact Assessment indicates the barn as a 3-bay, timber frame English style barn that was constructed using typical later 19<sup>th</sup> century framing techniques but by re-using timber elements from other barn structures. The one interior feature of note is a "swing beam" that was very likely salvaged from an earlier barn.

Having inspected the subject buildings exteriors and interiors and having reviewed the Cultural Heritage Resource Impact Assessment submitted, Heritage Planning staff are of the opinion that the buildings at 372 Crawley Road have not retained enough physical integrity or cultural heritage value to be considered built heritage resources or to justify being listed on the *Municipal Register of Cultural Heritage Properties*.

According to the title search contained in the Cultural Heritage Resource Impact Assessment, the properties have not had a significant association with a person or event that is significant to the community. Therefore, the property does not meet the criteria for being listed on the *Municipal Register of Cultural Heritage Properties*.

Heritage Planning staff recognize that if an adaptive re-use could be found for the barn building on or off site, it would require extensive re-building and renovation. Heritage Planning staff has discussed with the owner that staff would have no objection to the approval of a permit to allow careful disassembly of the barn building, provided that the proponent documents the barn and its interior framing through measured drawings and photographs (before and during the disassembly) and that all salvageable wood members (e.g. framing, beams, posts or cladding) be retained for potential reuse preferably on site and stored in a manner acceptable to the Senior Heritage Planner.

# STAFF REPORT

Heritage Guelph considered the Heritage Review Application at their meeting of 9 March 2015 and carried the following motions:

"THAT the Cultural Heritage Resource Impact Assessment by Golder Associates (dated October 3, 2014) pertaining to 372 Crawley Road be received;

THAT Heritage Guelph recognizes the cultural heritage value of the barn at 372 Crawley Road, as one of the City of Guelph's few remaining heavy timber barns. The barn has design value or physical value because it is a representative example of later 19<sup>th</sup> century heavy timber construction methods. The barn has contextual value as it is a remnant component of the former agricultural role of the property;

THAT Heritage Guelph recognizes that if an adaptive re-use could be found for the barn building on or off the site, this would require extensive re-building and renovation;

THAT Heritage Guelph would have no objection to the approval of a permit to allow careful disassembly of the barn building, provided that the proponent agrees to the following conditions:

- that the barn and its interior framing be completely documented through measured drawings and photographs (before and during the disassembly);
- that all salvageable wood members (e.g. framing, beams, posts or cladding) be retained for potential reuse preferably on site; and
- that the materials be stored in a manner acceptable to the Senior Heritage Planner

That Heritage Guelph recommends that Council approve the proponent's Heritage Review application for the removal of the property from the *Municipal Register of Cultural Heritage Properties*."

## **CORPORATE STRATEGIC PLAN:**

**Strategic Direction 3.1:** Ensure a well-designed, safe, inclusive, appealing and sustainable city.

## **FINANCIAL IMPLICATIONS:**

None

## **DEPARTMENTAL CONSULTATION:**

Not required

## **COMMUNICATIONS:**

Not required

# STAFF REPORT



## ATTACHMENTS

Attachment 1 – Location Map and Current Photos

### Report Author

Stephen Robinson  
Senior Heritage Planner

### Approved By

Todd Salter  
General Manager  
Planning, Urban Design and  
Building Services  
519.822.1260, ext. 2395  
todd.salter@guelph.ca

### Approved By

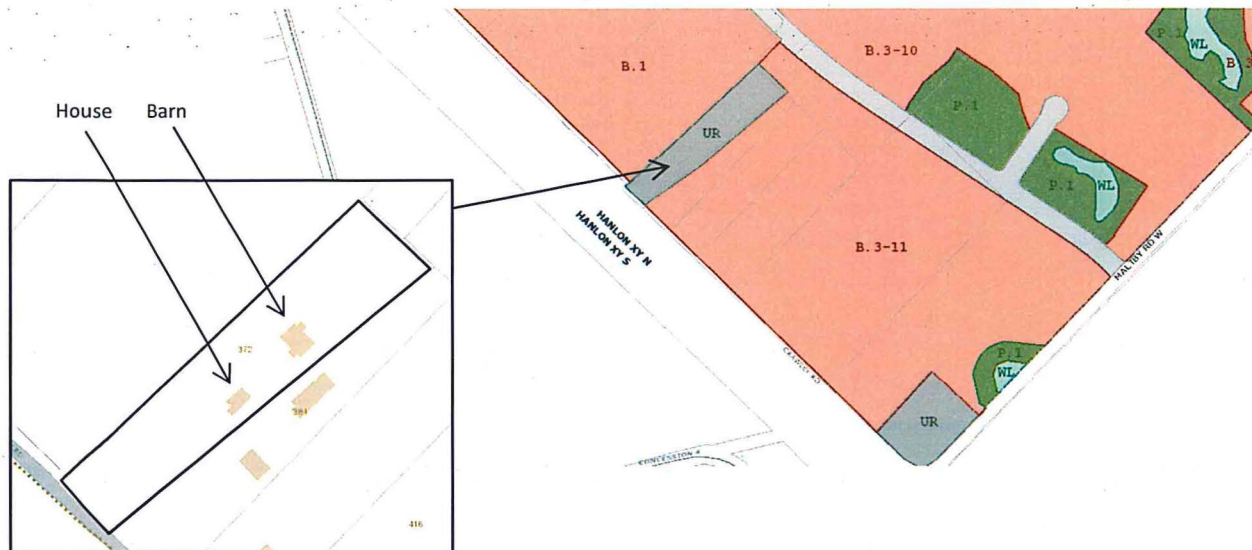
Melissa Aldunate  
Manager, Policy Planning & Urban Design

### Recommended By

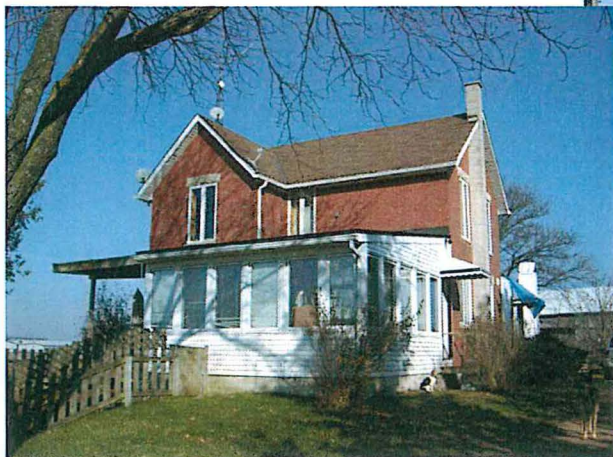
Al Horsman  
Deputy CAO  
Infrastructure, Development and Enterprise  
519.822.1260, ext. 5606  
al.horsman@guelph.ca

# STAFF REPORT

## Attachment 1 – Location Map, Current Zoning and Photographs



Location of 372 Crawley Road



House



Barn

Swing  
Beam

