

City Council - Planning Meeting Agenda



Monday, June 11, 2018 – 6:00 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

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

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

Authority to move into closed meeting

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

CAO-2018-18

York Road/Victoria Rd South

Section 239 (2)(c)(f) and(k) of the Municipal Act related to a proposed or pending acquisition or disposition of land by the municipality or local board; advice that is subject to solicitor client privilege, including communications necessary for that purpose and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Open Meeting – 6:30 p.m.

O Canada

Silent Reflection

First Nations Acknowledgment

Disclosure of Pecuniary Interest and General Nature Thereof

Presentations:

Smart Cities Challenge Update

Barbara Swartzentruber, Executive Director, Strategy, Innovation,
Intergovernmental Services

Cathy Kennedy, Manager, Policy and Intergovernmental Relations

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

IDE-2018-70**1888 Gordon Street Proposed Official Plan
Amendment and Zoning By-Law Amendment (Files:
OP1701 and ZC1701) Ward 6****Recommendation:**

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

IDE-2018-79**Request for an Extension of Draft Plan Approval
1023 Victoria Road South (Phase 4 of Kortright East
Subdivision File: 23T-01508****Recommendation:**

1. That in accordance with Section 51(33) of the Planning Act, the application by Black, Shoemaker, Robinson & Donaldson Limited on behalf of 2382917 Ontario Inc. (Fusion Homes) for an extension to Phase 4 of Kortright East Draft Plan Approval of Subdivision (23T-01508), municipally known as 1023 Victoria Road South be approved with a three (3) year lapsing date to July 13, 2021, subject to the original draft plan conditions approved by City Council on July 13, 2015 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2018-79, dated June 11, 2018.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions

approved by City Council on July 13, 2015 to update standard wording and new service area names and staff titles.

3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

IDE-2018-80

Request for an Extension of Draft Plan Approval 0, 24, 26 and 28 Landsdown Drive - Draft Plan of Vacant Land Condominium File: 23CDM-13507

Recommendation:

1. That in accordance with Section 51(33) of the Planning Act, the application by RSM Canada Limited for an extension to Draft Plan Approval of Vacant Land Condominium (23CDM-13507), municipally known as 0, 24, 26 and 28 Landsdown Drive be approved with a three (3) year lapsing date to July 20, 2021, subject to the original draft plan conditions approved by City Council on July 20, 2015 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2018-80, dated June 11, 2018.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by City Council on July 20, 2015 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

IDE-2018-83

Proposed Demolition of 34 Hooper Street, Ward 1

Recommendation:

1. That the removal of 34 Hooper Street from the Municipal Register of Cultural Heritage Properties be approved; and
2. That the proposed demolition of one (1) single-detached dwelling at 34 Hooper Street be approved.

IDE-2018-84

Proposed Demolition of 13 Highview Place, Ward 3

Recommendation:

1. That the removal of 13 Highview Place from the Municipal Register of Cultural Heritage Properties be approved; and
2. That the proposed demolition of one (1) single-detached dwelling at 13 Highview Place be approved.

CAO-2018-20**Appointment of a Member of Council to the Association of Municipalities of Ontario****Recommendation:**

1. That Council endorse Councillor Cathy Downer to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2018-2020 term ending in August 2020.
2. That Council assume all costs associated with Councillor Downer's attendance at AMO's Board of Directors meetings.

Public Meeting to Hear Applications**Under Sections 17, 34 and 51 of The Planning Act**

(delegations permitted a maximum of 10 minutes)

IDE-2018-78**132 Clair Road West Proposed Draft Plan of Subdivision and Zoning By-law Amendment Files: 23T-15501 and ZC1510 Ward 6****Staff Presentation:**

Lindsay Sulatycki, Senior Development Planner

Delegations:

Astrid Clos, Astrid J. Clos Planning Consultants

Staff Summary (if required)**Recommendation:**

That Report IDE-2018-78 regarding proposed Draft Plan of Subdivision and Zoning By-law Amendment applications (Files: 23T-15501 and ZC1510) by Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann to subdivide and zone the lands for: a corporate business park block, a commercial block, two future development blocks and a stormwater management block on the lands municipally known as 132 Clair Road West and legally described as Part of Lots 11 and 12, Concession 7, being Part 1 on 61R-952, except Part 1 on 61R-1507 and Parts 1 to 3 on 61R8238 and Parts 1 to 3 on 61R-8731 and Part 1 on 61R-9293 and Parts 1 and 2 on 61R-10491, and secondly as Part Lot 11, Concession 7, being Part 1 on 61R-4386, and, thirdly, as Part Lot 11, Concession 7, as in ROS597207; former Township of Puslinch, now City of Guelph, from Infrastructure, Development and Enterprise dated June 11, 2018, be received.

IDE-2018-71

**City Initiated Official Plan Amendment for
Affordable Housing Public Meeting**

Staff Presentation:

Joan Jylanne, Senior Policy Planner

Staff Summary (if required)

Recommendation:

That Report IDE-2018-71 regarding a City-initiated Official Plan Amendment for Affordable Housing dated June 11, 2018 be received.

Special Resolutions

By-laws

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

Mayor's Announcements

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

Adjournment

Staff Report

To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, June 11, 2018

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

Report Number IDE 2018-70

Recommendation

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

Executive Summary

Purpose of Report

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

Key Findings

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

Financial Implications

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

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

Report

Background

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

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

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

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

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

Location

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

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

Surrounding land uses include:

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

Official Plan Land Use Designations and Policies

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

Official Plan Amendment #48 Land Use Designations and Policies

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

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

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

Existing Zoning

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

Description of Proposed Official Plan Amendment

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

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

Description of Proposed Zoning By-law Amendment

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

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

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

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

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

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

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

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

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

Proposed Development

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

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

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

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

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

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

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

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

Staff Review/Planning Analysis

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

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

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

Planning Staff Recommendation

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

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

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

Financial Implications

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

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

Consultations

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

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

Corporate Administrative Plan

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

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Resources - A solid foundation for a growing city

Attachments

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

Departmental Approval

Not applicable.

Report Author

Michael Witmer
Development Planner II

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By

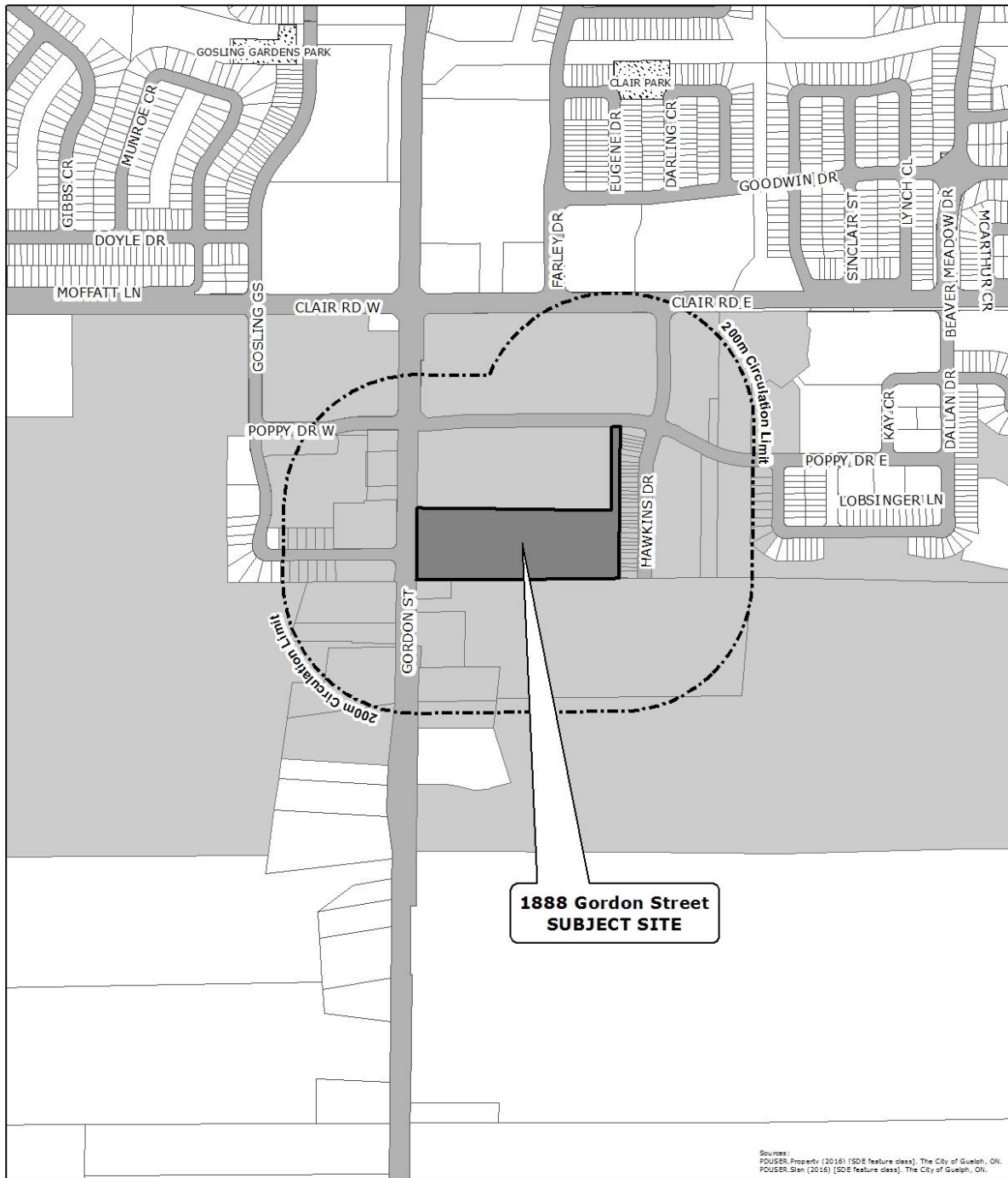
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Recommended By

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519.822.1260, ext. 3445
scott.stewart@guelph.ca

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




Sources:
 PDUSER Property (2016) [SDE feature class], The City of Guelph, ON.
 PDUSER.Stan (2016) [SDE feature class], The City of Guelph, ON.



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

200m CIRCULATION AREA
1888 Gordon Street



**ATT-2
Orthophoto**



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

**2017 Orthophoto
1888 Gordon Street**



ATT-3
Proposed Official Plan Amendment No. 65

O.P.A. 65:

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

9.13.3.X 1888 Gordon Street

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

ATT-4
Recommended Conditions and Zoning Regulations

PART A: PROPOSED CONDITIONS:

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

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

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

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

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

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

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

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

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

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

AND

PART B: ZONING REGULATIONS

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

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

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

Permitted Uses

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

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

ATT-4 (continued)
Recommended Conditions and Zoning Regulations

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

Regulations for Non-Residential Uses

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

Front Yard

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

Building Yard Setbacks

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

Minimum Distance Between Buildings

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

Floor Space Index

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

Maximum Building Height

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

Maximum Density

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

ATT-4 (continued)

Recommended Conditions and Zoning Regulations

Angular Plane

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

Maximum Building Floor Plate Area

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

Private Amenity Area for Townhouses

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

Landscape Buffer Definition

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

Off-street Parking

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

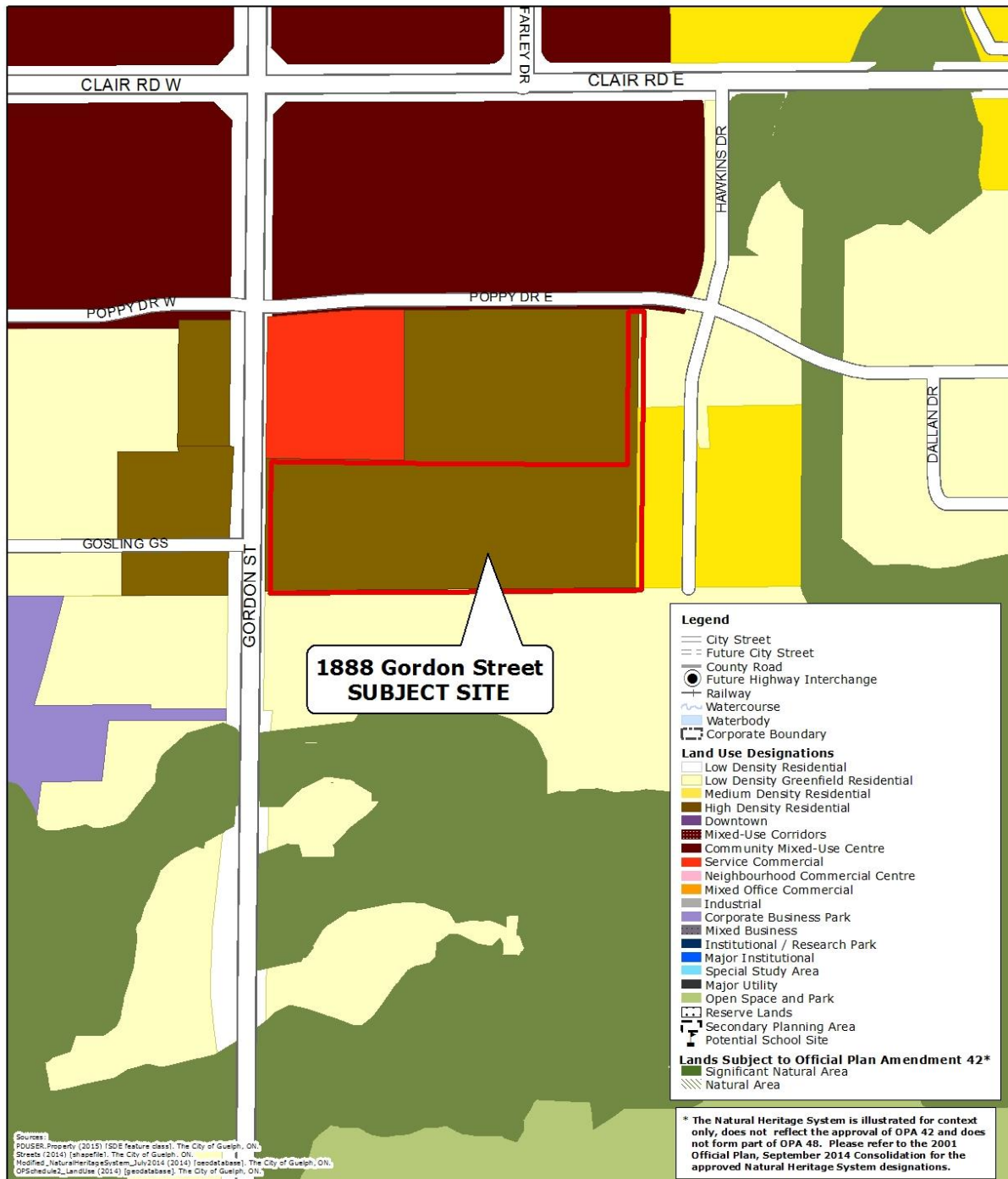
Visitor Parking

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

Underground Parking Setback

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

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



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

9.3.5 High Density Residential

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

Permitted Uses

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

Height and Density

2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys.
3. The maximum net density is 150 units per hectare and not less than a minimum net density of 100 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

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

General Residential / Housing Policies

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

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

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

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

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

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

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

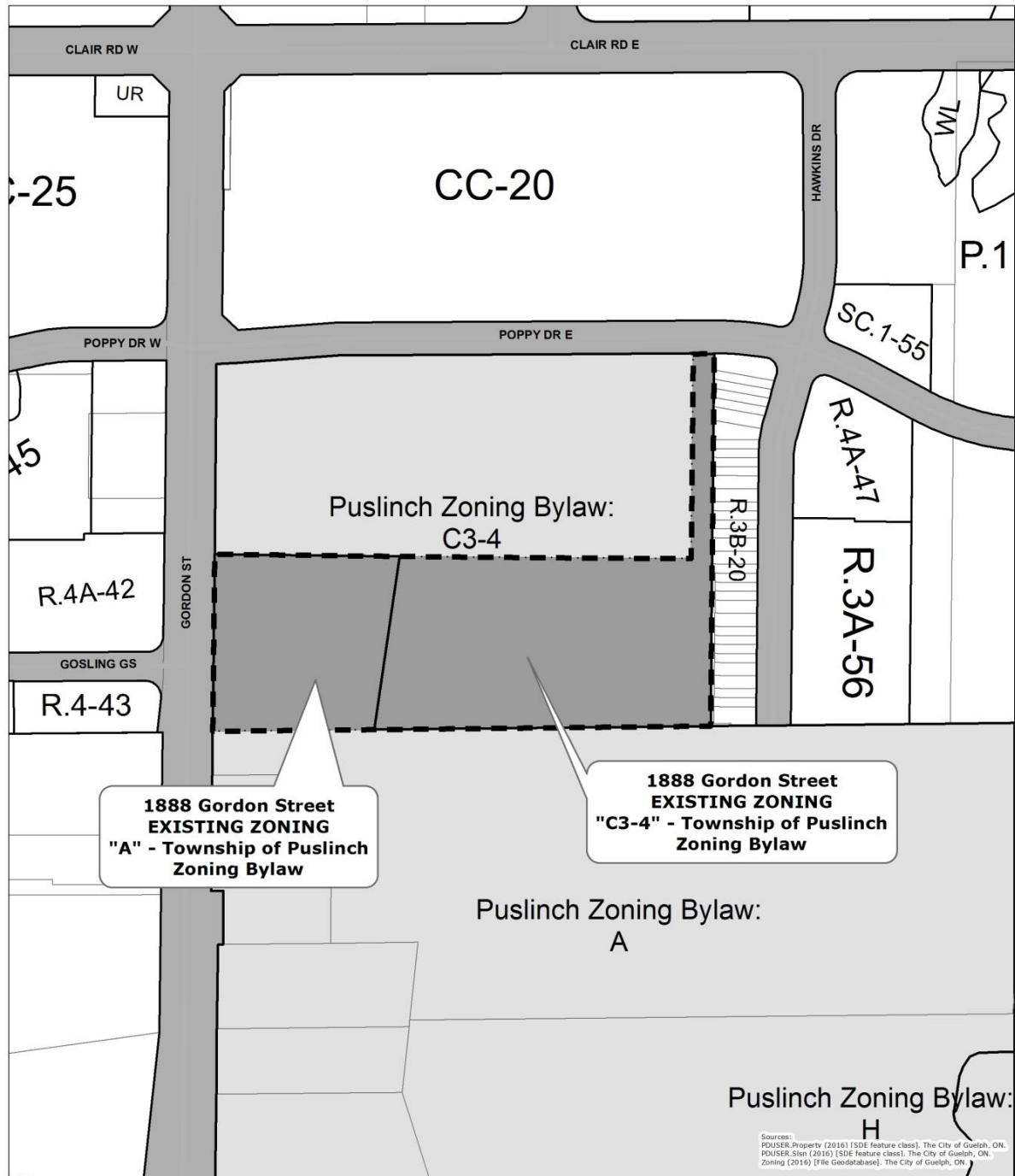
- 7.2.6 The conversion of a residential building and the *conversion* or *redevelopment* of existing non-residential buildings for *multiple unit housing* will be encouraged, where appropriate. Where the proposed *conversion* or *redevelopment* is of a building previously used for industrial, or other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

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

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

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

ATT-6 **Existing Zoning and Details**



ATT-6 (continued)
Existing Zoning and Details

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SECTION 5 - A ZONE - AGRICULTURAL ZONE

(1) **SCOPE**

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

(2) **USES PERMITTED**

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

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

(3) **ZONE REQUIREMENTS**

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

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

ATT-6 (continued)

Existing Zoning and Details

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REDUCED LOT REQUIREMENTS

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

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

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

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

(iii) LOT AREA (MINIMUM) - 1 394.0 m²

(iv) LOT WIDTH (MINIMUM) - 24.3 m

(v) SIDE YARD (MINIMUM) EACH SIDE

1. Residences:

1 storey - 1.8 m

1 1/2 or 2 storeys - 2.4 m

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

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

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

(vi) REAR YARD (MINIMUM) - 7.6 m

(f) LIQUID MANURE STORAGE

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

(i) is constructed of masonry, metal, pressure-treated timber or other impervious and durable material;

(ii) is of sufficient size to accommodate the total amount of manure generated by the intensive agricultural use in any six-month period;

ATT-6 (continued)
Existing Zoning and Details

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

(4) SPECIAL PROVISIONS

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

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

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

(b) A-2 (KENNEL)

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

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

(c) A-3 (NURSING HOME)

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

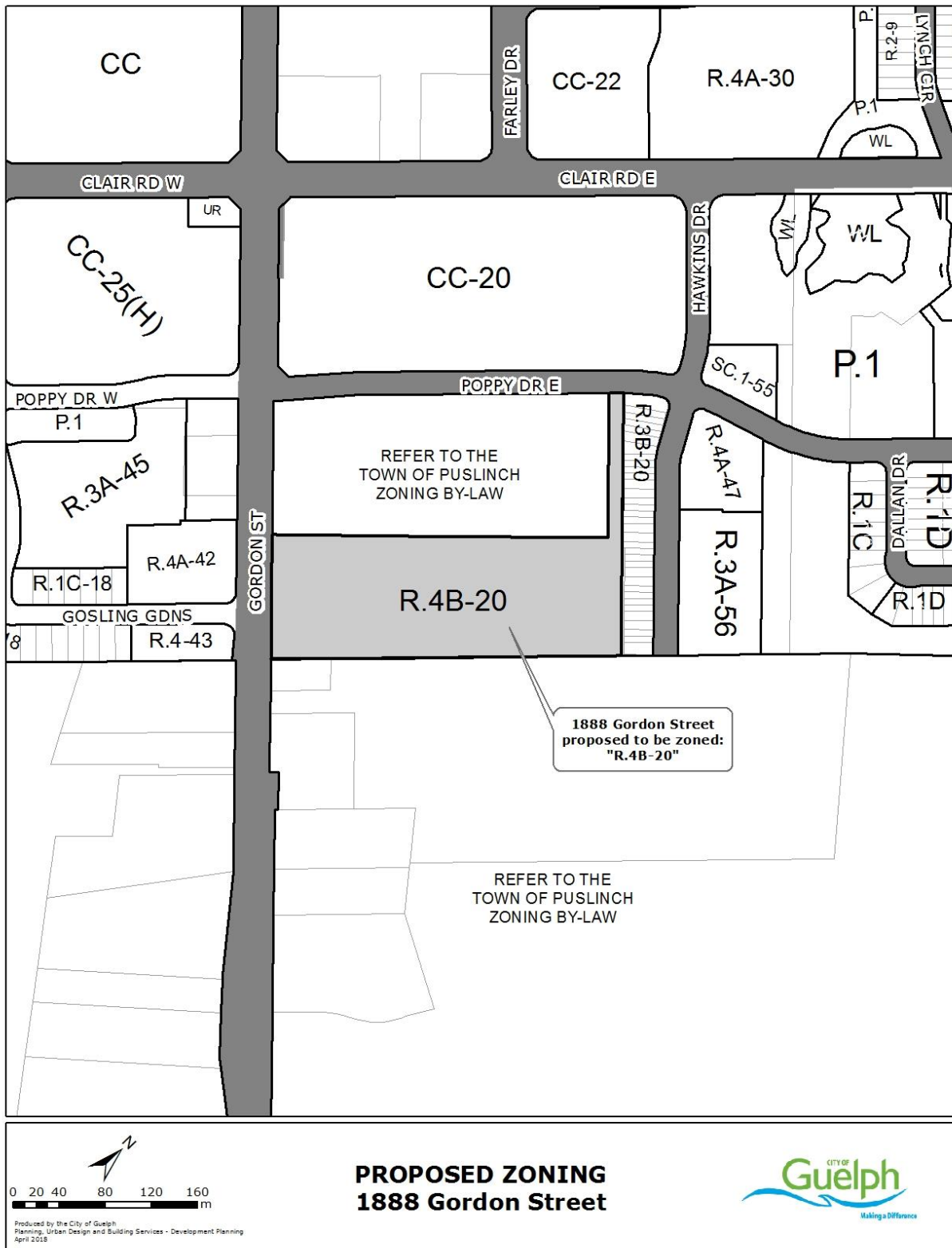
- (i) Uses Permitted
 - a nursing home;
 - a single dwelling unit.

ATT-6 (continued)
Existing Zoning and Details

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

ATT-7 **Proposed Zoning and Details**



ATT-7 (continued)
Proposed Zoning and Details

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

Permitted Uses

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

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

Regulations for Non-Residential Uses

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

Front Yard

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

Building Yard Setbacks

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

Minimum Distance Between Buildings

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

Floor Space Index

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

ATT-7 (continued)

Proposed Zoning and Details

Maximum Building Height

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

Maximum Density

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

Angular Plane

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

Maximum Building Floor Plate Area

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

Private Amenity Area for Townhouses

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

Landscape Buffer Definition

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

Off-street Parking

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

Visitor Parking

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

Underground Parking Setback

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

ATT-7 (continued)
Proposed Zoning and Details

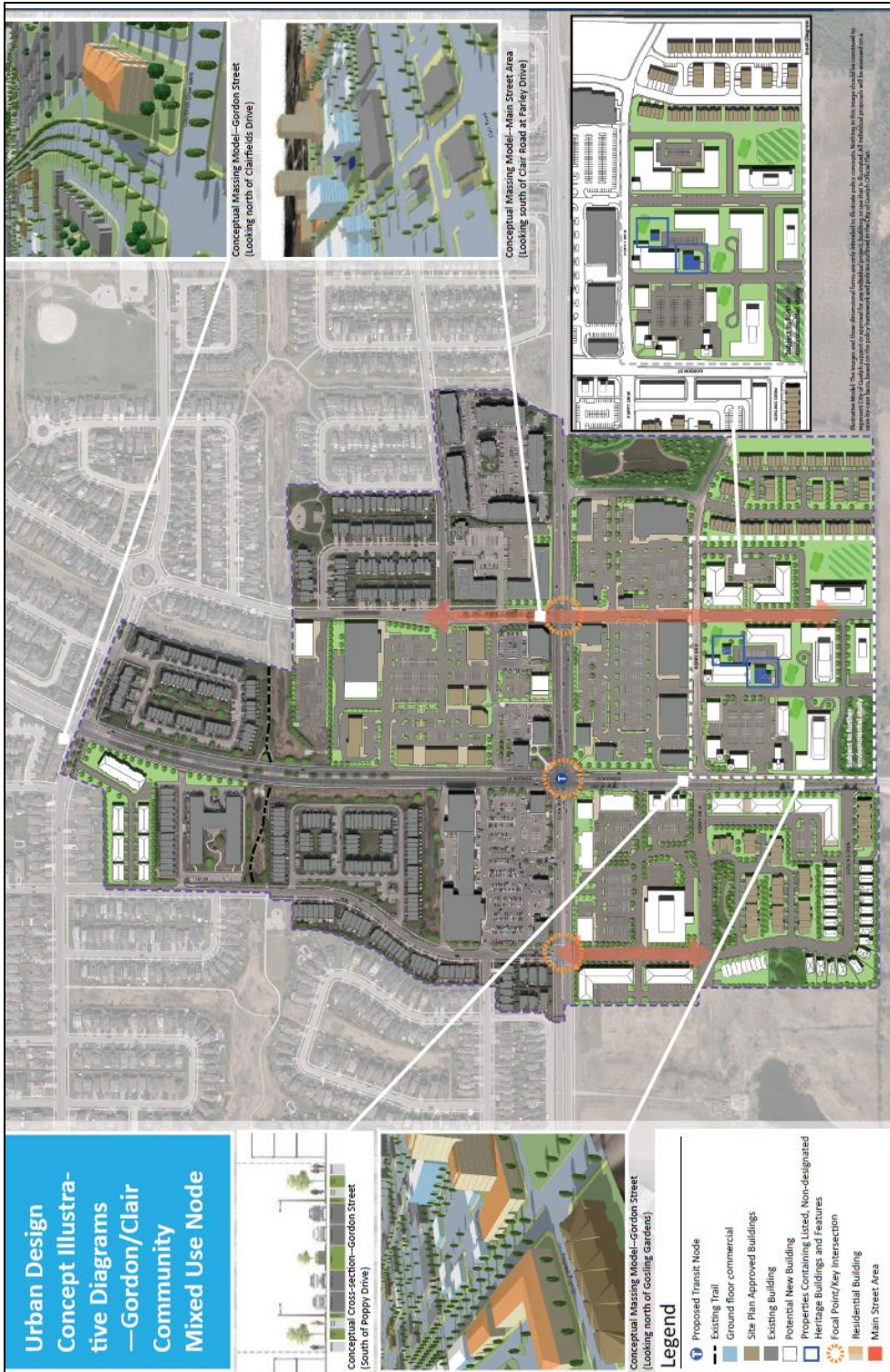
TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

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

ATT-7 (continued)
Proposed Zoning and Details

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

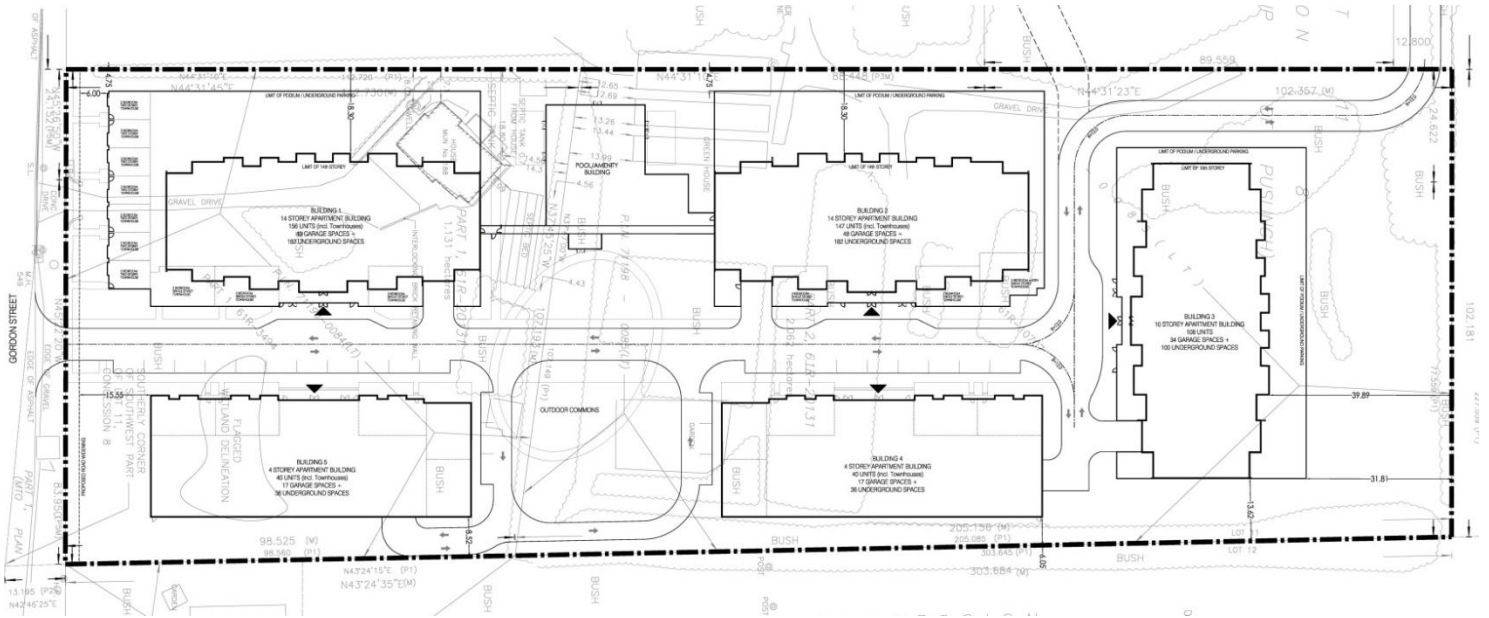
Gordon/Clair Community Mixed Use Node Concept



(Adopted by Council - July 11, 2016)

ATT-9

Originally Proposed Site Plan and Renderings (January 2017)



Building 1

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

Building 2

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

Building 3

- 10 Storey Apartment Building
- 108 units

Building 4

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

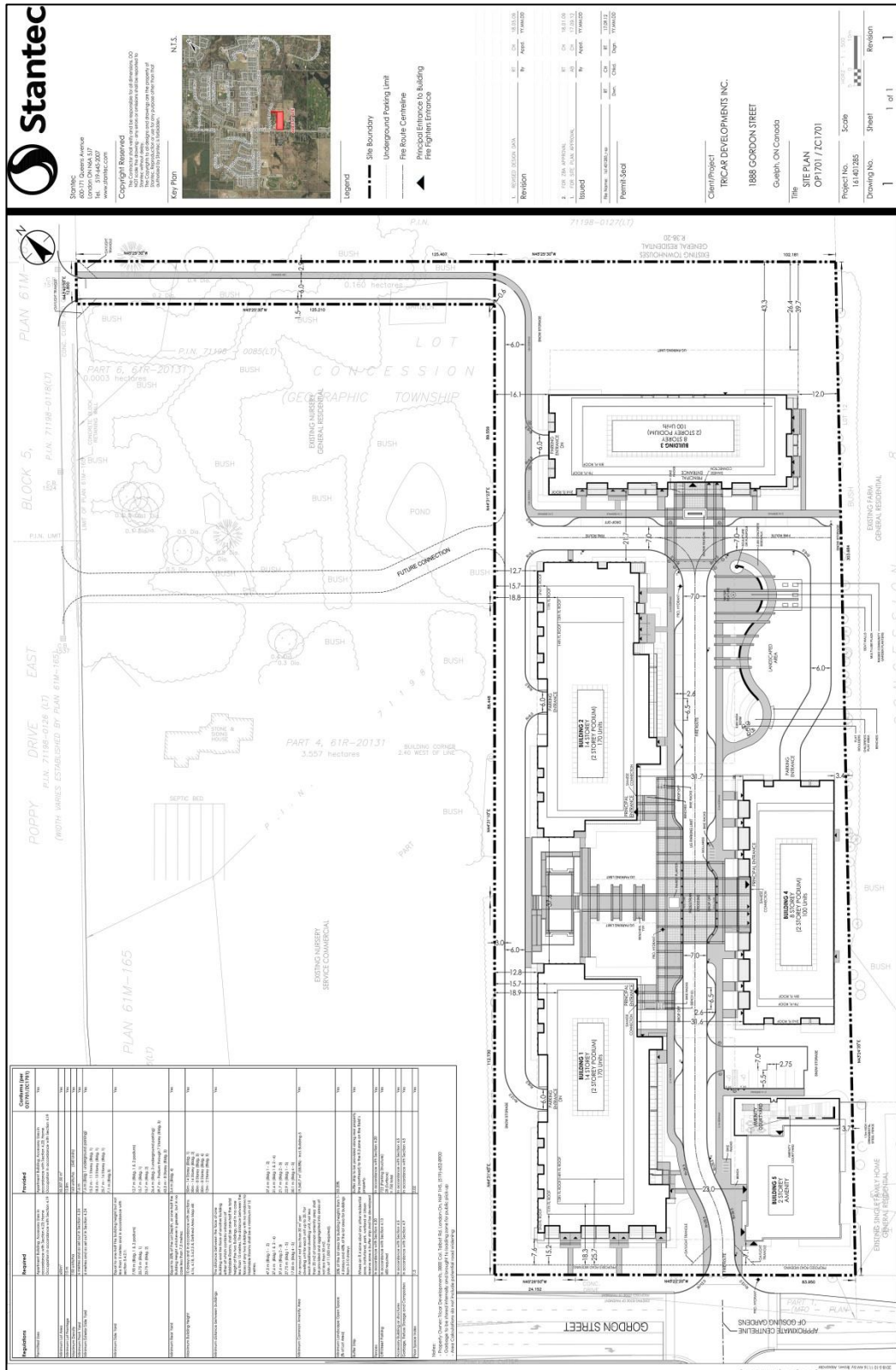
Building 5

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

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



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



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



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

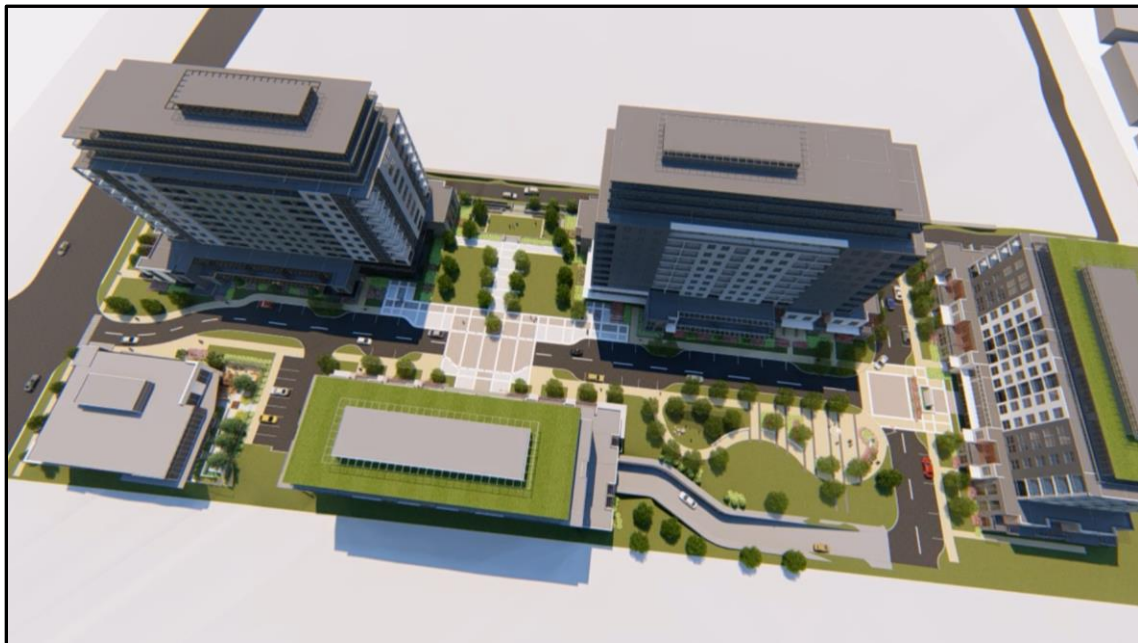


Rendering B: Street level view down internal Main Road – Looking East from Gordon Street, showing all five buildings.

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



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



Rendering D: Overall aerial view – Looking North.

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

ATT-11

Staff Review and Planning Analysis

2014 Provincial Policy Statement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Official Plan

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

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

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

Proposed Official Plan Amendment

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

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

Official Plan Amendment Criteria

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Official Plan "High Density Residential" Land Use Designation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Growth Management Strategy

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

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

Community Energy Initiative

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

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

Urban Design Review

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

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

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

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

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

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

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

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

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

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

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

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

Environmental and Natural Heritage Review

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

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

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

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

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

Tree Removal and Compensation

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

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

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

Official Plan Amendment 48

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

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

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

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

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

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

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

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

Zoning By-law

Proposed Zoning By-law Amendment

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

Specialized and Site-Specific Zoning Provisions

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

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

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

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

Consultation and Communication

Public Meeting

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

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

Modifications to Applications

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

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

Response to Public Comments

Hawkins Drive On-Street Townhouses

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

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

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

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

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

Traffic

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

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

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

ATT-12
Community Energy Initiative Commitment



January 6, 2017

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

Dear Mr. Salters:

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

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

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

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

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

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

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

Regards,

Chris Leigh

cc: Chris Devriendt, Senior Planner, City of Guelph

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Phone: (519) 652-8900 ▼ Fax: (519) 652-8905
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ATT-12 (continued)

Community Energy Initiative Commitment

Community Energy Initiative – 1888 Gordon Street, Guelph

SITE SUSTAINABILITY OVERVIEW

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

ATT-12 (continued)

Community Energy Initiative Commitment

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

WATER EFFICIENCY

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

ENERGY & ATMOSPHERE

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

Community Energy Initiative Commitment

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

MATERIALS & RESOURCES

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

INDOOR ENVIRONMENT QUALITY

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

INNOVATION & DESIGN PROCESS

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

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

* letter/email attached

ATT-13 (continued)
Agency and City Department Comments



MEMO

FILE: 16.131.001

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

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

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

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

1. Road Infrastructure:

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

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

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

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

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

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

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ATT-13 (continued)
Agency and City Department Comments



MEMO

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

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

3. Municipal Services:

Gordon Street

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

Poppy Drive East

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

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

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

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

3. Storm Water Management:

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

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

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ATT-13 (continued)
Agency and City Department Comments



MEMO

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

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

4. Environmental:

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

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

5. Staff Recommendations:

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

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

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

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

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ATT-13 (continued)
Agency and City Department Comments



MEMO

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

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

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ATT-13 (continued)
Agency and City Department Comments



MEMO

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

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

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

Allister McIlveen
Manager, Transportation Services

Michelle Thalen, C.Tech
Development Technologist

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ATT-13 (continued)
Agency and City Department Comments

INTERNAL MEMO



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

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

Background

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

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

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

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

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

Urban Design Comments

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

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

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

ATT-13 (continued)

Agency and City Department Comments

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

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

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

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

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

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

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

Prepared By:
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ATT-13 (continued)
Agency and City Department Comments

INTERNAL MEMO



DATE May 9, 2018

TO **Chris DeVriendt, Manager Development Planning**
Michael Witmer, Development Planner

FROM Adèle Labbé, Environmental Planner

DIVISION Policy Planning and Urban Design

DEPARTMENT Infrastructure, Development and Enterprise

SUBJECT 1888 Gordon Street 4th submission

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

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

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

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

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

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

ATT-13 (continued)

Agency and City Department Comments

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

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

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

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

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

Recommended conditions:

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

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

ATT-13 (continued)
Agency and City Department Comments

Chris DeVriendt and Michael Witmer

March 16, 2018

RE: 1888 Gordon 3rd submission

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



Adèle Labbé

Environmental Planner

Policy Planning and Urban Design

Infrastructure, Development and Enterprise

Location: City Hall

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C Michelle Thalen, Development Technologist, City of Guelph

File # OP1701/ZC1701

ATT-13 (continued)
Agency and City Department Comments

INTERNAL MEMO



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

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

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

Subject Lands:

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

Proposed Development:

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

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

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

ATT-13 (continued)

Agency and City Department Comments

Page 2 of 3

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

Purpose and Effect of Zoning By-law Amendment Application

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

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

Park Planning offers the following comments:

Official Plan Amendment:

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

Zoning Bylaw Amendment:

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

Parkland Dedication:

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

Conditions of Development:

Park Planning recommends the following development approval conditions:

ATT-13 (continued)
Agency and City Department Comments

Page 3 of 3

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

Summary:

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

Regards,

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

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C. Janet Sperling, Manager of Open Space Planning

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

ATT-13 (continued)

Agency and City Department Comments



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

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

October 23rd, 2017

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

Attention: Chris DeVriendt, Senior Development Planner

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

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

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

Comments

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

EIS Report

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

Engineering

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

ATT-13 (continued)
Agency and City Department Comments

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

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

Yours truly,



Nathan Garland
Resource Planner
Grand River Conservation Authority

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

ATT-13 (continued) Agency and City Department Comments



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

Martha C. Rogers
Director of Education

February 22, 2018

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

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

Dear Mr. DeVriendt;

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

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

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

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

ATT-13 (continued)
Agency and City Department Comments

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

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

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

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

Sincerely,



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

ATT-13 (continued)
Agency and City Department Comments



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February 23, 2017

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

RECEIVED
FEB 27 2017
BUILDING

Dear Mr. DeVriendt:

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

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

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

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

Sincerely,

GUELPH HYDRO ELECTRIC SYSTEMS INC.

A handwritten signature in blue ink, appearing to read "A. Kappheim", is written over the printed name.

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

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

ATT-13 (continued)

Agency and City Department Comments



March 20, 2017

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

Reference: OP1701/ZC1701 – 1888 Gordon St

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

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

www.canadapost.ca

www.postescanada.ca

ATT-13 (continued) Agency and City Department Comments

- 2 -

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

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

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

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

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

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

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

Regards,

Ian R MacNeil

Canada Post Corporation

Delivery Planning - Planification de la livraison

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

email: ian.macneil@canadapost.ca <<mailto:ian.macneil@canadapost.ca>>
t : 519-777-6249

ATT-14 Hydrogeology Peer Review



May 2, 2018
Our Ref: 2018-0005

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

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

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

Dear Mr. Witmer,

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

The following documents were included in this peer review:

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

1. Comments

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

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

This has been addressed; Figure 2 matched OGS MRD128 mapping

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COLE ENGINEERING GROUP LTD.

HEAD OFFICE

70 Valleywood Drive, Markham, ON Canada L3R 4T5

T. 905 940 6161 | 416 987 6161 F. 905 940 2064

www.coleengineering.ca



ATT-14 (continued) Hydrogeology Peer Review

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

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

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

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

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

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

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

No change required.

ATT-14 (continued) Hydrogeology Peer Review

Mr. Michael Witmer
City of Guelph
Page 3
May 2, 2018



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

No change required.

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

No change required.

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

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

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

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

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

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

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

ATT-14 (continued) Hydrogeology Peer Review

Mr. Michael Witmer
City of Guelph
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May 2, 2018



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

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

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

This was discussed in the Functional Servicing Report.

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

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

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

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

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

The comment has been addressed.

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

The comment has been addressed.

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

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

ATT-14 (continued) Hydrogeology Peer Review

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

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

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

The comment should be addressed at detailed design.

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

The comment has been addressed.

2. Closure

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

Yours sincerely,
COLE ENGINEERING GROUP LTD.

Steve Davies, M.Sc., P.Geo.
Senior Hydrogeologist

Tara Harvey, M.Sc.
Environmental Specialist

Timothy Ng, EIT
Water Resources Designer

Chaodong Sheng, M.Sc., P.Eng.
Senior Water Resources Engineer

ATT-15
Public Notification Summary

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

Staff Report

To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, June 11, 2018

Subject **Request for an Extension of Draft Plan Approval
1023 Victoria Road South (Phase 4 of Kortright East
Subdivision
File: 23T-01508**

Report Number IDE 2018-79

Recommendation

1. That in accordance with Section 51(33) of the Planning Act, the application by Black, Shoemaker, Robinson & Donaldson Limited on behalf of 2382917 Ontario Inc. (Fusion Homes) for an extension to Phase 4 of Kortright East Draft Plan Approval of Subdivision (23T-01508), municipally known as 1023 Victoria Road South be approved with a three (3) year lapsing date to July 13, 2021, subject to the original draft plan conditions approved by City Council on July 13, 2015 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2018-79, dated June 11, 2018.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by City Council on July 13, 2015 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

Executive Summary

Purpose of Report

This report provides a staff recommendation to grant a three (3) year extension of draft plan approval for Phase 4 of the Kortright East subdivision (23T-01508).

Key Findings

Planning staff support the request for an extension of draft plan approval subject to the original Conditions of Draft Plan Approval approved by City Council.

Financial Implications

None arising from this report.

Report

Background

Phase 4 of the Kortright East Subdivision was draft plan approved on July 13, 2015. The draft plan was approved to accommodate 128 to 157 single detached lots, 29 semi-detached lots (58 units) and an open space/wetland block. This phase fits into a larger subdivision community known as the Kortright East Subdivision and the owners have registered a number of phases over the past 13 years (see ATT-1 for Location Map and Kortright East Phasing Plan).

Detailed land use planning for this area was completed in 1999 with approval of the South Gordon Community Plan and the Torrance Creek Sub-watershed Study. On October 21, 2003, City Council approved the first phase of the development. Phase 1 included 42 single-detached lots, storm water management facilities and an open space/wetland block and was registered on April 11, 2005 as Plan 61M-113.

Phase 2 of the development lands was draft plan approved by the City on January 3, 2006. Since the lands affected by Phase 2 were held in three distinct ownerships, Phase 2 was registered in three distinct components as follows:

- i. Phase 2c, owned by Northmanor Estates Inc., contained 2 cluster townhouse blocks and blocks for open space and storm water management facilities. This plan was registered on April 21, 2009 as Plan 61M-158.
- ii. Phase 2b, owned by Gamma Developers Limited, contained 48 detached lots, 1 cluster townhouse block, 1 commercial block, 1 school block, 1 park block and included storm water management blocks and wetlands and open space blocks. This plan was registered on July 3, 2009 as Plan 61M-161. This plan completed the road connection between the established residential subdivisions along Kortright Road East and Victoria Road South.
- iii. Phase 2a, owned by Bluewater Investments Limited, contained 53 single-detached lots and a storm water management facility and was registered on July 3, 2009 as Plan 61M-162.

Phase 3 of the development was draft plan approved by Council on October 1, 2012 and the draft plan approval extension request was approved by Council on July 13, 2015.

Phase 3 has been registered in three phases as follows:

- i. Phase 3A owned by Gamma Developers Limited with 56 single detached residential lots, 4 on-street townhouse blocks (to accommodate 21 townhouse units) and seven 0.3 metre reserve blocks was registered on December 4, 2014 as Plan 61M-197.
- ii. Phase 3B owned by Gamma Developers Limited with 37 single detached residential lots, 9 semi-detached lots (18 units) and 3 on-street townhouse

blocks (to accommodate 17 townhouse units) was registered on October 5, 2016.

- iii. Phase 3 owned by Fusion Homes with 26 single detached residential lots and 22 semi-detached lots (44 units) was registered on December 1, 2016.

Phase 4 of the Kortright East Subdivision was draft plan approved on July 13, 2015 and since then, Phase 4A owned by Fusion Homes with 62 single detached lots and an open space/wetland block was registered on March 26, 2018.

During the approval of Phases 1 and 2 of the development lands, the Environmental Impact Study, the Servicing and Stormwater Management Plan and the Environmental Implementation Report covering the entire development, was approved by the City and agencies.

Section 51 (33) of the Planning Act allows the municipality to grant an extension of draft plan approval. In the event this draft plan extension is not approved by Council, this subdivision approval will lapse on July 13, 2018 and the owners would have no subdivision planning approvals in place. This would necessitate the submission of a new draft plan of subdivision application for the subject lands.

Location

The lands are legally described as Part of the Northeast Half of Lot 4, Concession 8 (Geographic Township of Puslinch), City of Guelph and are municipally known as 1023 Victoria Road South (see ATT-1 Location Map and ATT-2 Orthophoto).

Surrounding land uses include:

- To the North: Kortright East Phase 3 residential subdivision;
- To the East: Torrance Creek Wetlands and associated open space blocks dedicated to the City during the registration of Phase 2;
- To the West: Torrance Creek conservation lands; and,
- To the South: draft plan approved Victoria Park Village residential subdivision.

Existing Official Plan Designations

The application for Draft Plan of Subdivision and application to amend the Zoning By-law for Phase 4 of the Kortright East Subdivision were received in 2013 and therefore were evaluated against the Greenlands system policies of the Official Plan. The Official Plan land use designations that applied to the subject lands at the time of submission of the applications were "General Residential" and "Core Greenlands" with a "Non-Core Greenlands Overlay". The existing Official Plan land use designations that apply to the subject lands are "Low Density Greenfield Residential" and "Significant Natural Areas and Natural Areas" (as shown in ATT-5).

Existing Zoning

The associated Zoning By-law Amendment for the Kortright East Phase 4 lands was approved on July 13, 2015. The existing zoning for the Phase 4 lands can be found in ATT-6.

Recommendation

Staff are recommending approval of the draft plan extension, subject to the conditions outlined in ATT-4. The requested draft plan extension is supported on the basis that the plan remains an appropriate subdivision that will contribute towards meeting the intensification targets within the built boundary as per “Places to Grow” policy. The draft plan continues to conform to the land use policies of the Official Plan and represents a low-rise residential development that is considered compatible with the surrounding neighbourhood in terms of its scale, intensity and design.

Extending the draft plan of subdivision approval will provide additional time to allow the owners to register the final phase of Phase 4. Planning staff support the request to extend Kortright East Phase 4 Draft Plan Approval with a 3 year lapsing date.

Departmental and Agency Consultation

The *Planning Act* does not require a circulation to agencies for an extension of draft plan approval.

The conditions of draft plan approval included in ATT-4 that apply to the subject lands remain relevant and include all of the same conditions approved by Council with administrative and technical revisions made to update standard wording and new service area names and staff titles. These revisions are considered to be minor and, therefore, no further notice under the *Planning Act* is required in accordance with Section 51(47) of the Planning Act.

Financial Implications

None arising from this report.

Consultations

Draft Plan Approval extension does not require public notification.

Corporate Administrative Plan

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

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Resources - A solid foundation for a growing city

Attachments

ATT-1	Location Map and Kortright East Phasing Plan
ATT-2	Orthophoto
ATT-3	Draft Approved Plan of Subdivision
ATT-4	Conditions of Draft Plan Approval

ATT-5 Official Plan Land Use Designations
ATT-6 Existing Zoning

Departmental Consultation

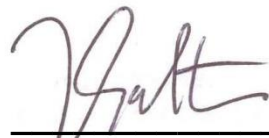
Not applicable.

Report Author

Lindsay Sulatycki
Senior Development Planner

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By

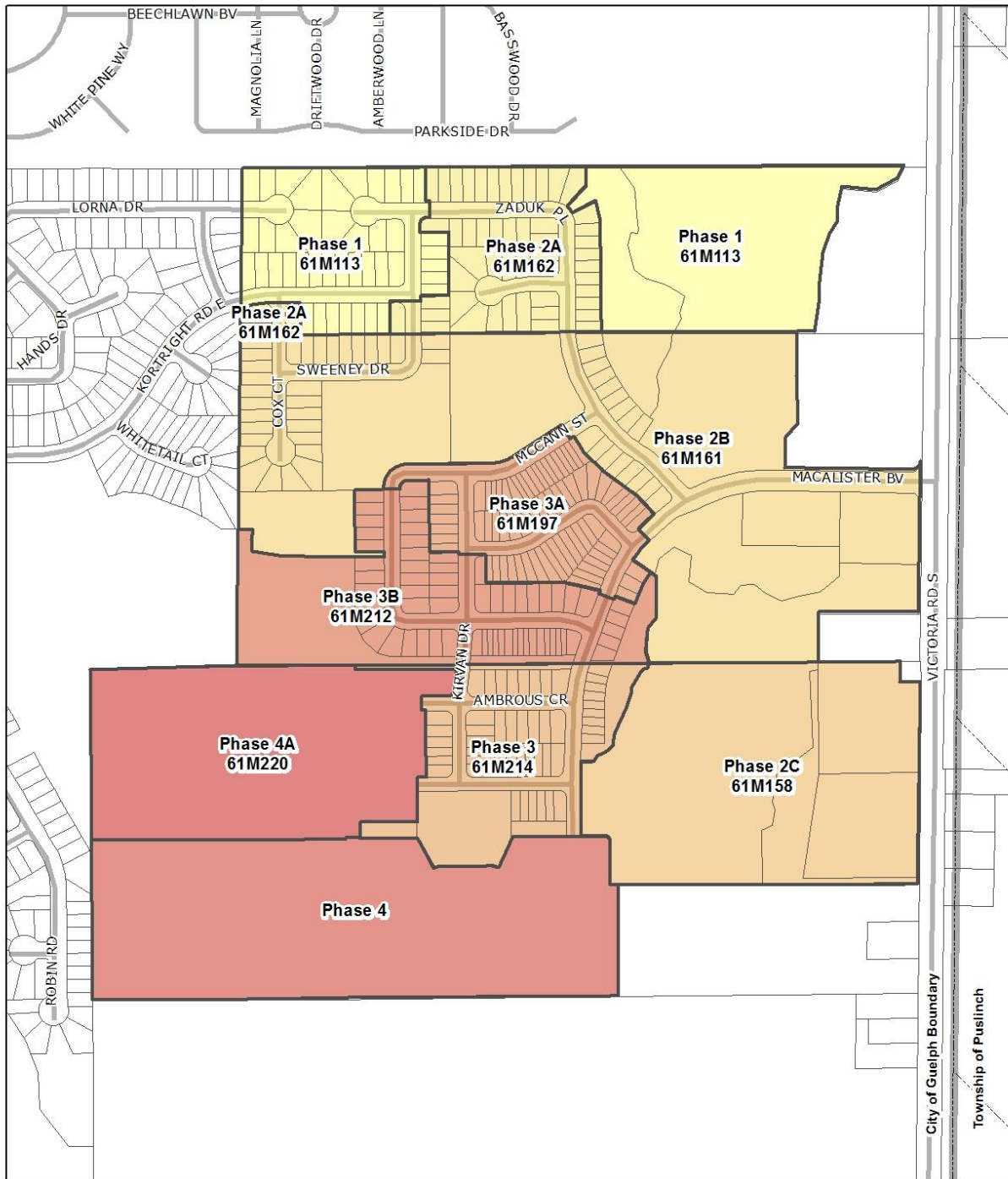
Todd Salter
General Manager
Planning, Urban Design and
Building Services
519.822.1260, ext. 2395
todd.salter@guelph.ca



Recommended By

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519.822.1260, ext. 3445
scott.stewart@guelph.ca

ATT-1 **Location Map and Kortright East Phasing Plan**





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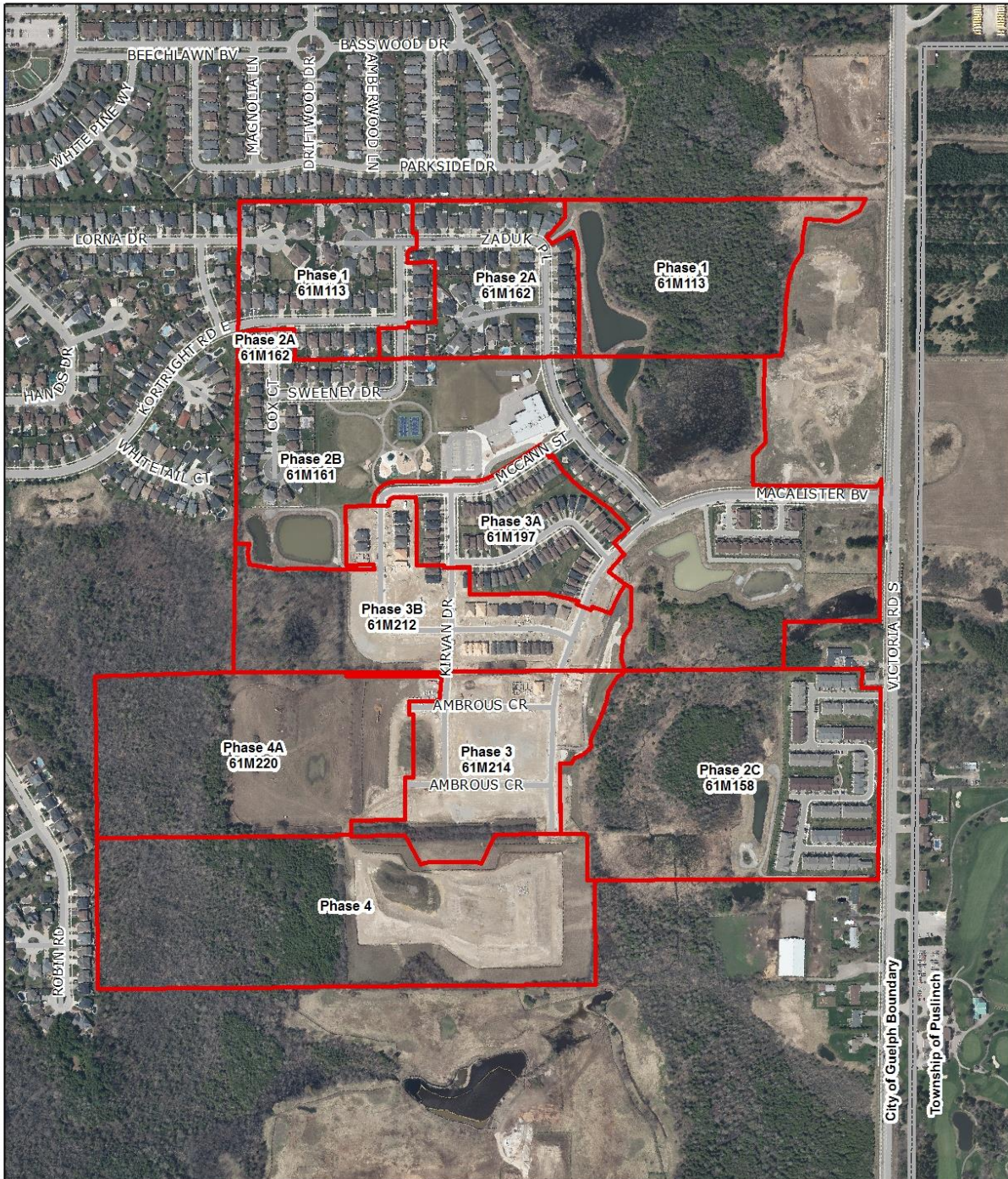
Produced by the City of Guelph
Development Planning
Planning, Urban Design and Building Services
May 2015


LOCATION MAP

Kortright East Phasing Plan



ATT-2 Orthophoto






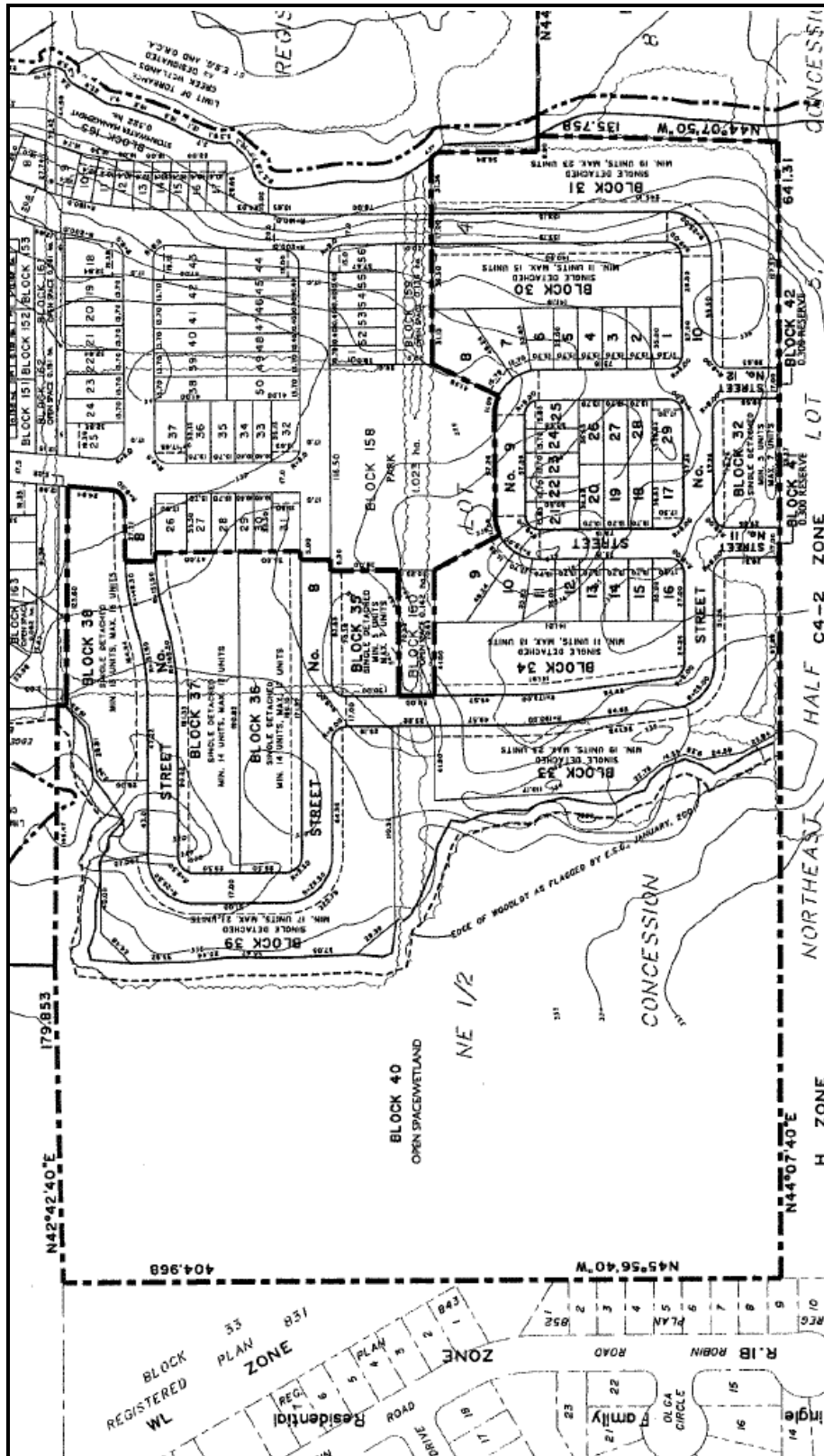
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Produced by the City of Guelph
Development Planning
Planning, Urban Design and Building Services
May 2015

2017 Orthophoto Kortright East Phasing Plan



ATT-3 **Draft Approved Plan of Subdivision**



ATT-4
Conditions of Draft Plan Approval

DRAFT PLAN OF SUBDIVISION CONDITIONS

THAT the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of Fusion Homes for approval of a proposed Draft Plan of Residential Subdivision applying to property municipally known as 1023 Victoria Road South and legally described as Part of Northeast Half of Lot 4, Concession 8, formerly Township of Puslinch, now City of Guelph, BE APPROVED, subject to the following conditions:

CITY CONDITIONS

1. That this approval applies only to the draft plan of subdivision prepared by Black, Shoemaker, Robinson and Donaldson Limited, Project No. 12-9247-2, dated April 15, 2013, as shown in ATT-3, including road widenings and reserves.

Conditions to be met prior to grading and site alteration

2. The Developer shall complete a **tree inventory, preservation and compensation plan**, satisfactory to the General Manager of Planning, Urban Design and Building Services and City Engineer, in accordance with the City of Guelph By-law (2010)-19058, prior to any tree removal, grading or construction on the site.
3. The Developer shall obtain a **site alteration permit** in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer if grading/earthworks is to occur prior to entering into the subdivision agreement.
4. The Developer agrees that no work, including, but not limited to **tree removal, grading or construction**, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a Subdivision Agreement with the City.
5. The Developer shall enter into an **Engineering Services Agreement** with the City, satisfactory to the City Engineer.
6. The Developer shall prepare an overall **site drainage and grading plan**, satisfactory to the City Engineer, for the entire subdivision. Such a plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision.

7. The Developer shall construct, install and maintain **erosion and sediment control** facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
8. The Developer shall retain a qualified **environmental inspector**, satisfactory to the City, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures and compliance with the Environmental Impact Study and the Environmental Implementation Report. The environmental inspector shall report on their findings to the City.
9. The Developer shall submit a detailed **Storm Water Management Report and Plans** to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City's "Design Principles for Storm Water Management Facilities" and the Storm Water Management Design Report for the applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described.
10. The Developer shall ensure that any **domestic wells located within the lands be properly decommissioned** in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any **boreholes** drilled for hydrogeological or geotechnical investigations must also be properly abandoned.
11. The Developer shall **stabilize all disturbed soil** within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the release of the development agreement on the block/lot so disturbed.
12. The Developer acknowledges that the City does not allow **retaining walls higher than 1.0 metre** abutting existing residential properties without the permission of the City Engineer.
13. The Developer shall prepare an **Environmental Implementation Report (EIR) Addendum** to update the EIR prepared by Stantec Consulting and dated 2007/2008 to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the Grand River Conservation Authority (GRCA). The EIR Addendum will provide details with respect to the wildlife corridors and crossings, tree management plan, pedestrian trails and connectivity with

existing and proposed trails, stormwater management plan as well as a grading, drainage and erosion and sediment control plan within the Phase 4 lands.

- a. The Developer shall implement all recommendations of the EIR to the satisfaction of the City and GRCA.
14. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a Qualified Person as defined in Ontario Regulation 153/04 to prepare and submit a **Phase One Environmental Site Assessment** and any other subsequent phases required, in accordance with Ontario Regulation 153/04, to assess any real property to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the site plan approval, a Qualified Person shall certify that all properties to be developed are free of contamination.
15. If contamination is found, the Developer shall:
- a. submit all environmental assessment reports prepared in accordance with the **Record of Site Condition** (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the City;
 - b. complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and
 - c. file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be developed.

Conditions to be met prior to execution of subdivision agreement

16. That any dead ends and open sides of road allowances created by the draft plan be terminated in **0.3 metre reserves**, which shall be conveyed to the City at the expense of the Developer.
17. The Developer shall have **engineering drawings** and final reports prepared for the approval of the City Engineer.
18. With the exception of any share determined by the City to be the City's share in accordance with Its by-laws and policies, the Developer is responsible for the total **cost of the design and construction of all municipal services** within and external to the subdivision that are required by the City to service the lands

within the plan of subdivision including such works as sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City. This includes the Developer paying the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses.

19. The Developer shall submit a **Geotechnical Report** to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding.
20. The Developer shall supply and erect **street name and traffic control signs** in the subdivision, to the satisfaction of the City.
21. The Developer shall prepare a **street tree planting plan** and implement such plan to the satisfaction of the City.
22. The Developer shall pay to the City the cost of installing **bus stop pads** at locations to be determined by Guelph Transit.
23. The Developer shall provide an **On-Street Parking Plan** for the subdivision to the satisfaction of the City Engineer.
24. The **site plans for all corner building lots**, as determined by the City, shall be submitted to the City for approval of driveway location.
25. The Developer shall pay the cost of the installation of one Second Order **Geodetic Benchmark** within the proposed subdivision to the satisfaction of City Engineer.
26. The Developer conveys to the City any lands in the plan that are required by the City for Stormwater Management Facilities, parks, wetlands and buffers and open space.
27. The Developer shall be responsible for the cost of design and development of the **demarcation** of all lands conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings for approval by the City and the administration of the construction contract up to the end of the warrantee period by an Ontario Association of Landscape Architects (OALA) member to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.

28. The Developer shall be responsible for the cost of design and implementation of the **Open Space Works and Restoration** in accordance with the "Environmental Implementation Report" to the satisfaction of the Deputy CAO of Public Services. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by a full member of Ontario Association of Landscape Architects (OALA) for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City's estimate for the cost of the Open Space works and restoration for the City lands to the satisfaction of the Deputy CAO of Public Services.
29. The Developer shall be responsible for the cost of detailed design of the **Pedestrian Trail System** for the Storm Water Management & Open Space Blocks. This shall include obtaining any required permits, submitting drawings for approval, identifying the trail system, interpretative signage and trail design details, to the satisfaction of the Deputy CAO of Public Services and the City Engineer. This shall include the submission of drawings for approval completed by a full member, with seal, of Ontario Association of Landscape Architects (OALA) member to the satisfaction of the Deputy CAO of Public Services.
30. The Developer shall be responsible for the cost of design and development of the **"Basic Trail Development"** as per the City of Guelph current "Specifications for Basic Trail Development", which includes rough grading and drainage, any associated infrastructure (bridges and abutments, guard and hand rails, retaining walls) and sodding/ seeding to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of development of the Basic Trail Development to the satisfaction of the Deputy CAO of Public Services.
31. The Developer shall provide Community and Social Services and Infrastructure, Development and Enterprise with a **digital file** in either AutoCAD - DWG format or DXF format containing the following final approved information: parcel fabric, street network, grades/contours and landscaping of the park, open space and storm water management blocks.
34. The Developer shall install, at no cost to the City, chain link fencing, adjacent to Blocks 30, 31, 33, 34, 35, 38, 39, and Lots 8 and 9. The Developer further agrees that the fencing will be installed following grading operations of the subdivision in accordance with the current standards and specification of the City and to the satisfaction of the General Manager of Planning and Building Services. Further, all property lines must be accurately surveyed and clearly

marked in the field prior to establishing all fence line locations. Fences shall be erected directly adjacent to the established property line within the City owned lands.

35. The Developer agrees to provide temporary signage describing the existing/proposed park, open space, trail and required fencing on all entrance signs for the development, at the street frontages of the park block and Open Space Block 40 to the satisfaction of the General Manager of Planning, Urban Design and Building Services. The signage shall:
- advise prospective purchasers of dwellings in the area of the type of park, open space and trail and level of maintenance of these parcels of land by the City;
 - clearly state that the maintenance of the park and open space blocks are the responsibility of the Developer until such time as the City accepts the park and open space blocks, and
 - clearly state that all questions relating to the maintenance of the park and open space block shall be directed to the Developer until such time as the City accepts the park and open space blocks.
 - The signage shall be erected when rough grading on and adjacent to the building lots has begun and must be maintained by the Developer until acceptance of the park and open space blocks by the City.
36. The Developer further agrees that the proposed park block, open space block, trails and fencing be identified on any marketing or promotional materials.
37. The Developer shall **phase the subdivision** to the satisfaction of the City. Such phasing shall conform to the current Development Priorities Plan.
38. The Owner acknowledges and agrees that the dwelling units on the subject property will be constructed to a standard that promotes energy efficiency in order to comply with the **Community Energy Initiative**, to the satisfaction of the City in accordance with the letter attached as Attachment 11 in Infrastructure, Development and Enterprise Report 15-59 dated July 13, 2015.

Conditions to be met prior to registration of the plan

39. The Developer shall obtain approval of the City with respect to the availability of **adequate water supply and sewage treatment capacity**, prior to the registration of the plan, or any part thereof.
40. The Developer shall enter into a **Subdivision Agreement**, to be registered on title, to the satisfaction of the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.

41. That the **road allowances** included in the draft plan be shown and dedicated at the expense of the Developer as public highways and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria – July 23, 1993".
42. That all **easements, blocks** and **rights-of-way** required within or adjacent to the proposed subdivision be conveyed clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.
43. The Developer shall pay any **outstanding debts** owed to the City.
44. The Developer shall pay **development charges** to the City in accordance with By-law Number (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 thereto.
45. The Developer **dedicates to the City** Block 40 (Open Space/Wetland Block).
46. The Developer shall erect and maintain **signs** at specified entrances to the subdivision showing the proposed land uses and zoning of all the lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the zoning of all lands abutting the subdivision, inquiries should be directed to Planning Services, City Hall". The signs shall be resistant to weathering and vandalism.
47. The Developer shall place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title:
 - a. "Purchasers and/or tenants of specified lots are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard."
 - b. "Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Developers for the planting

of trees on City boulevards in front of residential units does not obligate the City nor guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling.”

- c. “Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic.”
- d. “Purchasers and/or tenants of all lots or units are advised that the boundaries of the Open Space and Stormwater Management Blocks will be demarcated in accordance with the City of Guelph Demarcation Policy.”
- e. “Purchasers and/or tenants of all lots or units abutting City owned lands are advised that abutting City owned lands may be fenced in accordance with the current standards and specifications of the City.”
- f. “Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into Blocks 30, 31, 33, 34, 35, 38, 39, and Lots 8 and 9 that abut City lands.”
- g. “Purchasers and/or tenants of all lots or units are advised that a public trail will be installed or exists abutting or in close proximity to Blocks 30, 31, 33, 34, 35, 38, 39, and Lots 8 and 9 and that public access to this trail will occur adjacent to Block 30, between Lots 8 and 9, between Blocks 34 and 35, between Blocks 33 and 39, between Blocks 38 and 39.”
- h. “Purchasers and/or tenants of all lots are advised that the Stormwater Management Blocks have been vegetated to create a natural setting. Be advised that the City will not carry out routine maintenance such as grass cutting. Some maintenance may occur in the areas that are developed by the City for public walkways, bikeways and trails.”
- i. “Purchasers and/or tenants of all lots are advised that the Open Space Blocks have been retained in their natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system.”

- j. "Purchasers and/or tenants of all lots are advised that the Park Block has been designed for active public use and may include sportsfields, playgrounds, trails and other park amenities. Be advised that the City may carry out regular maintenance such as grass cutting. Periodic maintenance may also occur from time to time to support the park functions."
 - k. "Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence adjacent to Blocks 30, 31, 33, 34, 35, 38, 39, and Lots 8 and 9.
48. The Developer agrees to eliminate the use of any **covenants that would restrict the use of clotheslines** and that prior to the registration of all or any portion of the plan, the Developer's lawyer shall certify to the General Manager of Planning, Urban Design and Building Services that there are no restrictive covenants which restrict the use of clotheslines.
49. The Developer shall ensure that all **telephone service and cable TV service** in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
50. The Developer shall ensure that **street lighting** and underground wiring shall be provided throughout the subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc.
51. The Developer shall pay to the City, the total cost of reproduction and distribution of the **Guelph Residents Environmental Handbook**, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
52. The Developer shall meet all conditions and recommendations of the **Traffic Impact/Management Report** and shall implement all conditions and recommendations to the satisfaction of the City, prior to the registration of each phase of the subdivision. Further, the Developer has submitted a Traffic Calming Management Plan to the City for approval and shall incorporate the recommendations into the final subdivision design and shall implement all conditions and recommendations to the satisfaction of the City. Further, the Developer shall implement the recommended traffic calming measures described in the Kortright East Extension – Traffic Calming Recommendations

report prepared by Paradigm Transportation Solutions Limited dated January 3, 2005.

53. The Developer shall pay to the City the **cost of any existing** services within or abutting the proposed subdivision, as determined by the City.
54. The Developer shall make arrangements, satisfactory to the City, concerning the **scheduling of the development** and the developers payment of cost for services for the subdivision.

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

55. All **Stage 1 Services** are to be constructed to the satisfaction of the City Engineer.
56. The Developer shall provide the City with written confirmation from the Engineering Department of **Guelph Hydro Electric Systems Inc.** that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.
57. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all **fill** placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable Zoning By-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
58. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of **soil gases (Radon and Methane)** in the plan in accordance with applicable provisions contained in the Ontario Building Code.

AGENCY CONDITIONS:

59. That prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the **Grand River Conservation Authority**:
 - a. A final stormwater management report in accordance with the Preliminary Site Servicing and Stormwater Management Design report;
 - b. An erosion and siltation control plan in accordance with the Grand River Conservation Authority Guidelines for sediment and erosion control,

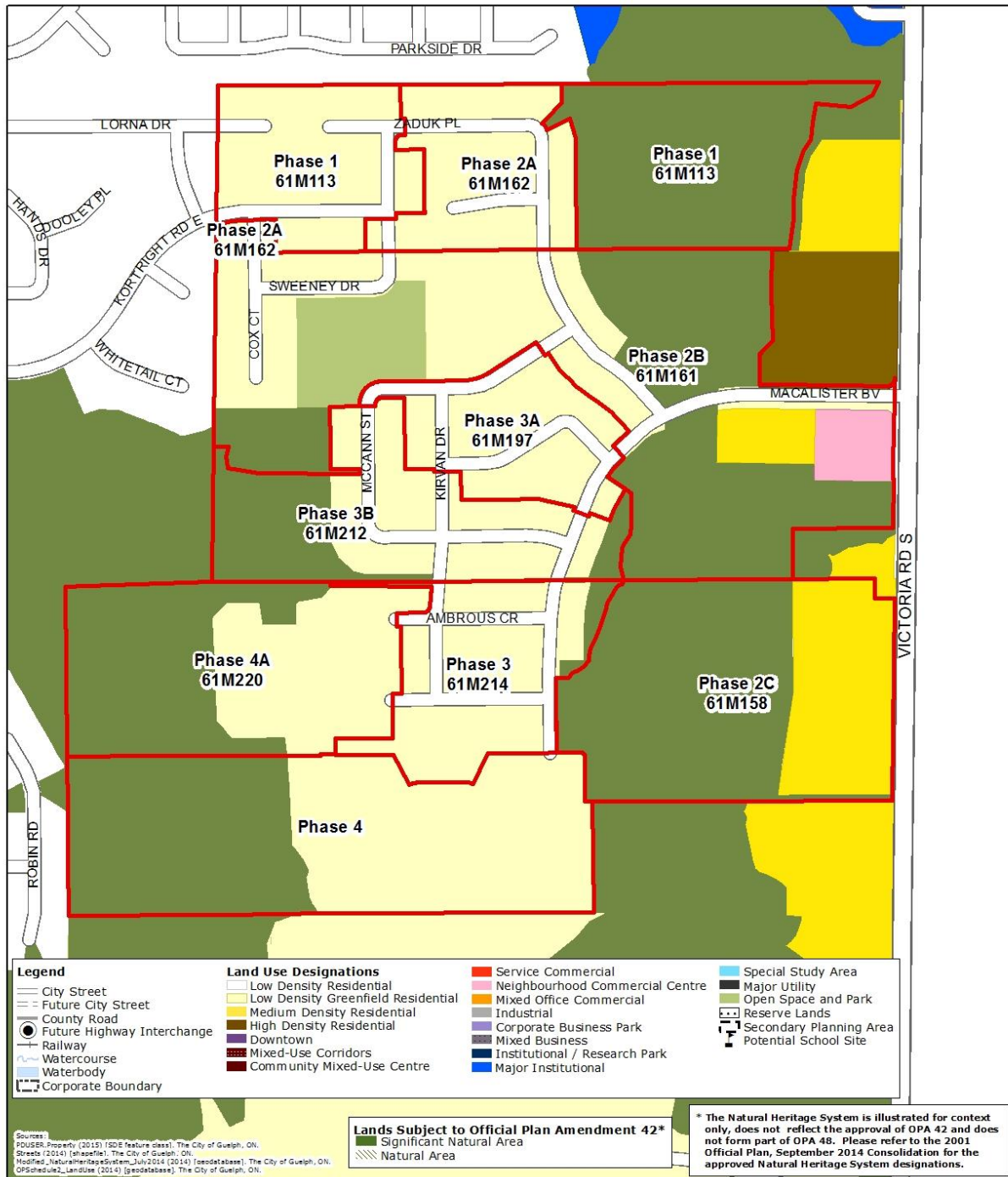
indicating the means whereby erosion will be minimized and silt maintained on site throughout all phases of grading and construction.

- c. Detailed lot grading and drainage plans.
 - d. The approval and issuance of a Permit from the GRCA for any development within the regulated areas on the subject lands pursuant to Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).
 - e. Addendum to the "2007 Kortright East Extension Subdivision – Remaining Lands Environmental Implementation Report (EIR)".
60. The Developer and the **Wellington Catholic School Board** shall reach an agreement regarding the supply and erection of signage, at the Developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
61. The Developer agrees to provide the **Upper Grand District School Board** with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.
62. The Developer agrees in the subdivision agreement to **advise all purchasers** of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:
- "Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside the area, and further, that students may in future have to be transferred to another school.
63. The Developer and the **Upper Grand District School Board** shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighbourhood.
64. The Developer shall satisfy all requirements and conditions of **Canada Post** including: set-up fees, advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the

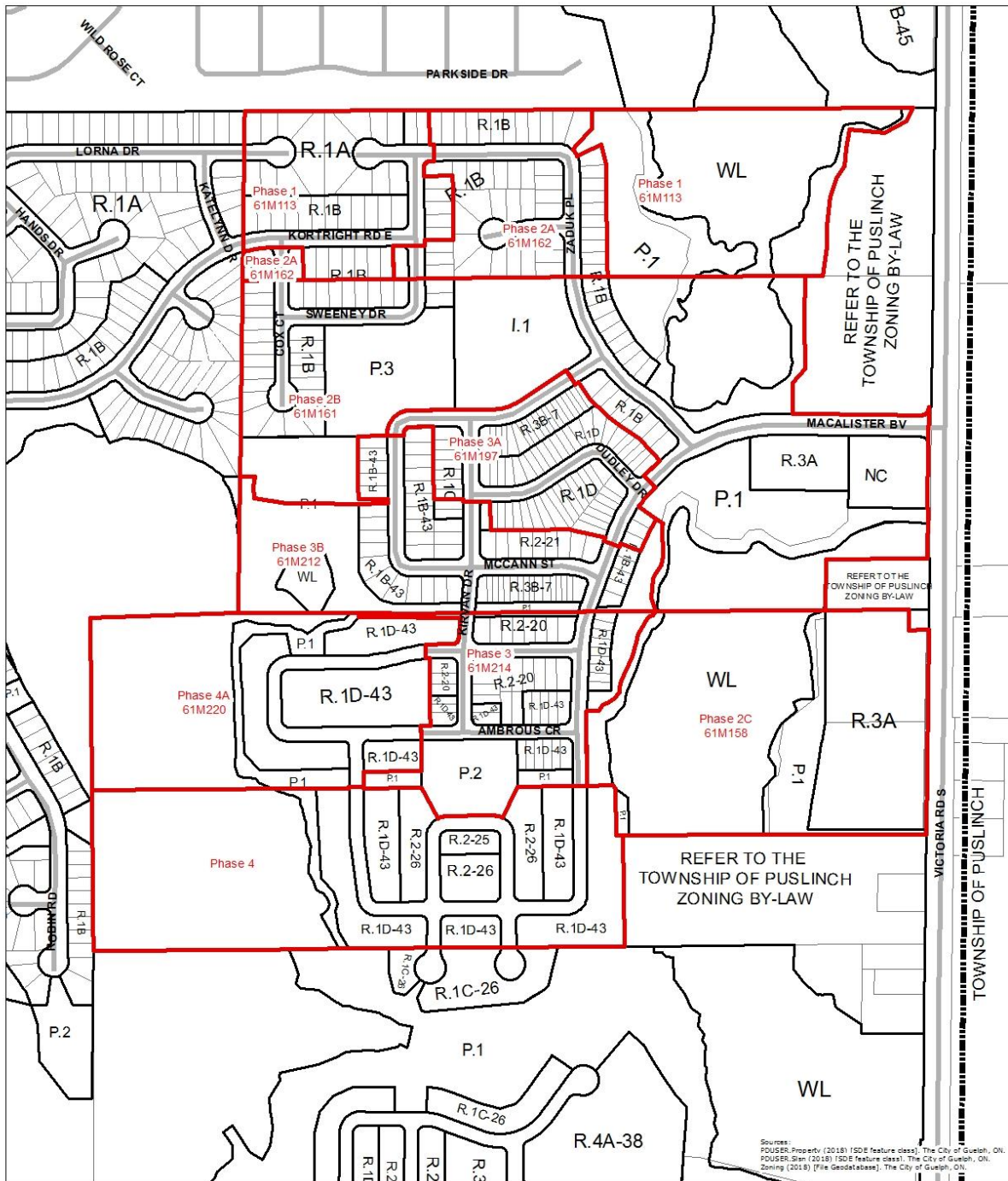
developer / subdivider / builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.

NOTE: Draft Plan Approval shall lapse on July 13, 2021.

ATT-5 Official Plan Land Use Designations



ATT-6 Existing Zoning



0 30 60 120 180 240 m

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

EXISTING ZONING

Kortright East Phasing Plan

Staff Report

To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, June 11, 2018

Subject **Request for an Extension of Draft Plan Approval
0, 24, 26 and 28 Landsdown Drive - Draft Plan of
Vacant Land Condominium
File: 23CDM-13507**

Report Number IDE 2018-80

Recommendation

1. That in accordance with Section 51(33) of the Planning Act, the application by RSM Canada Limited for an extension to Draft Plan Approval of Vacant Land Condominium (23CDM-13507), municipally known as 0, 24, 26 and 28 Landsdown Drive be approved with a three (3) year lapsing date to July 20, 2021, subject to the original draft plan conditions approved by City Council on July 20, 2015 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2018-80, dated June 11, 2018.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to original draft plan conditions approved by City Council on July 20, 2015 to update standard wording and new service area names and staff titles.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

Executive Summary

Purpose of Report

This report provides a staff recommendation to grant a three (3) year extension to Draft Plan Approval of Vacant Land Condominium 23CDM-13507.

Key Findings

Planning staff support the request for an extension of draft plan approval subject to the original Conditions of Draft Plan Approval approved by City Council.

Financial Implications

None arising from this report.

Report

Background

Draft Plan of Vacant Land Condominium and associated Zoning By-law Amendment applications were approved by Council on July 20, 2015 for lands municipally known as 0, 24, 26 and 28 Landsdown Drive. The draft plan and zoning was approved to accommodate 26 single detached dwellings within a vacant land condominium development and one freehold single detached lot located at 28 Landsdown Drive (see ATT-1 for Location Map).

Section 51 (33) of the Planning Act allows the municipality to grant an extension of draft plan approval. In the event this draft plan extension is not approved by Council, this vacant land condominium draft plan approval will lapse on July 20, 2018 and the owners would have no draft plan approvals in place. This would necessitate the submission of a new draft plan of vacant land condominium application for the subject lands.

Location

The subject lands have a total area of approximately 1.87 hectares. The portion of the lands included within the draft plan of vacant land condominium is an area of approximately 1.572 hectares. Excluded from the draft plan of condominium is a freehold lot, municipally known as 28 Landsdown Drive with frontage on Landsdown Drive. The freehold lot was severed off from the subject lands through approval of Consent application B-18/16. The subject lands have approximately nine (9) metres of frontage along Landsdown Drive which will serve as the future private condominium road access.

The subject lands abut the registered Wellington Vacant Land Condominium Corporation No. 169 development which is comprised of 21 single detached dwellings to the south. Single detached dwellings surround the subject lands to the north and west. To the east of the subject lands is the Torrance Creek wetlands, buffers and natural areas.

Existing Official Plan Designations

The application for Draft Plan of Vacant Land Condominium and application to amend the Zoning By-law were received in 2013 and therefore were evaluated against the Greenlands system policies of the Official Plan. The Official Plan land use designations that applied to the subject lands at the time of submission of the applications were "General Residential" and "Core Greenlands" with a "Non-Core Greenlands Overlay". The current Official Plan land use designations that apply to the subject lands are "Low Density Residential" and "Significant Natural Areas and Natural Areas" as shown in ATT-5.

Existing Zoning

The associated Zoning By-law Amendment for the subject lands was approved on July 20, 2015. The existing zoning is shown in ATT-6.

Recommendation

Staff are recommending approval of the draft plan extension, subject to the conditions outlined in ATT-4. The requested draft plan extension is supported on the basis that the plan remains an appropriate subdivision that will contribute towards meeting the intensification targets within the built boundary as per "Places to Grow" policy. The draft plan continues to conform to the land use policies of the Official Plan and represents a low-rise residential development that is considered compatible with the surrounding neighbourhood in terms of its scale, intensity and design.

Extending the draft plan approval will provide additional time to allow the owners to register the vacant land condominium. Planning staff support the request to extend draft plan approval with a 3 year lapsing date.

Departmental and Agency Consultation

The *Planning Act* does not require a circulation to agencies for an extension of draft plan approval.

The conditions of draft plan approval included in ATT-4 that apply to the subject lands remain relevant and include all of the same conditions approved by Council with administrative and technical revisions made to update standard wording and new service area names and staff titles and the removal of duplicated conditions.

The following conditions were duplicated in the original draft plan conditions approved by Council on July 20, 2015 and staff have removed the duplicated conditions in ATT-4 to this report.

- (35) That prior to registration of the Plan of Condominium the Developer shall provide the City with a drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the buildings constructed and the grading of the units is in conformity with the drainage plan and that any variance from the plan has received the prior approval of the City Engineer.

Duplicated with:

- (40) That prior to the registration the owner shall provide the City with a drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the buildings constructed and the grading of the units is in conformity with the drainage plan and that any variance from the plan has received the prior approval of the City Engineer.
- (34) That prior to registration of the Plan of Condominium the Developer shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common elements and areas, are in good repair, free from defects and functioning properly.

Duplicated with:

- (41) That prior to the registration the owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.
- (36) That prior to the registration of the Plan of Condominium the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.

Duplicated with:

- (44) That prior to the registration of the Plan of Condominium the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.

These revisions are considered to be minor and, therefore, no further notice under the *Planning Act* is required in accordance with Section 51(47) of the Planning Act.

Financial Implications

None arising from this report.

Consultations

Draft Plan Approval extension does not require public notification.

Corporate Administrative Plan

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

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Resources - A solid foundation for a growing city

Attachments

- | | |
|-------|--|
| ATT-1 | Location Map |
| ATT-2 | Orthophoto |
| ATT-3 | Draft Approved Plan of Vacant Land Condominium |

ATT-4 Conditions of Draft Plan Approval
ATT-5 Official Plan Land Use Designations
ATT-6 Existing Zoning

Departmental Consultation

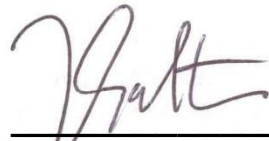
Not applicable.

Report Author

Lindsay Sulatycki
Senior Development Planner

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By

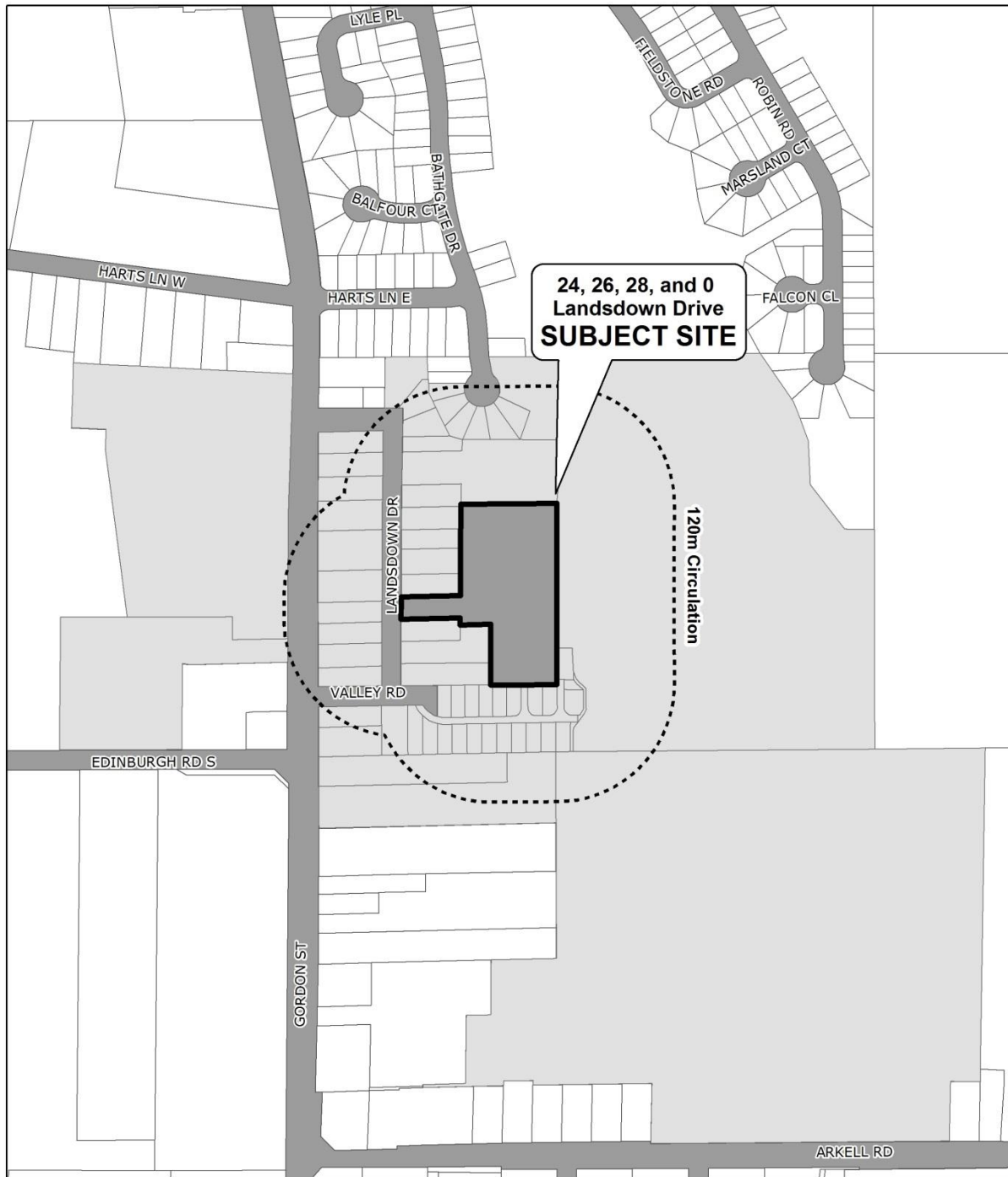
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Building Services
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Recommended By

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
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ATT-1 Location Map






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m

Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
June 2016

**Location Map and
120m Circulation
24, 26, 28, and 0
Landsdown Drive**



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ATT-2 Orthophoto

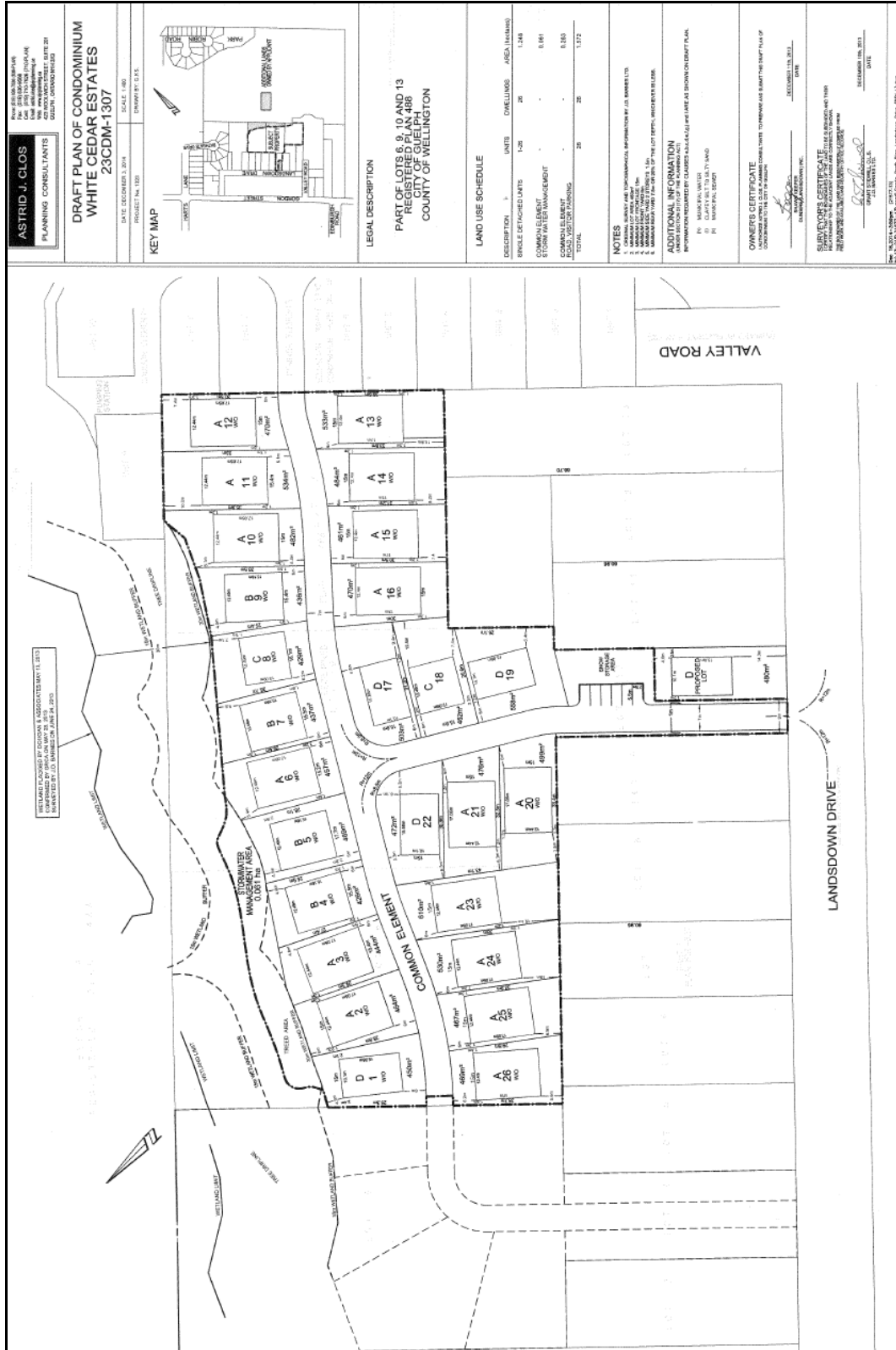


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Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
May 2018

**2017 ORTHOPHOTO
0, 24, 26 Landsdown Drive**



ATT-3 **Draft Approved Plan of Vacant Land Condominium**



ATT-4

Conditions of Draft Plan Approval

This approval applies to a Draft Plan of Vacant Land Condominium Application prepared by Astrid J. Clos Planning Consultants (Project No. 1323), on behalf of Dunsire (Landsdown) Inc. dated December 3, 2014, identifying 26 single detached dwellings within a condominium and one lot for a freehold single detached dwelling at 28 Landsdown Drive, including the following minor adjustment to the draft plan of condominium: include new common element blocks that contain any shared services (watermain, sanitary sewer and stormwater infiltration galleries) located on or shared between individual units.

Conditions to be met prior to grading and site alteration

1. The Developer shall complete a **tree inventory, preservation and compensation plan**, satisfactory to the General Manager of Planning, Urban Design and Building Services and City Engineer, in accordance with the City of Guelph By-law (2010)-19058, prior to any tree removal, grading or construction on the site.
2. The Developer shall obtain a **Site Alteration Permit** in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer if grading/earthworks is to occur prior to the approval of the required engineering studies plan, plans and reports.
3. The Developer agrees that no work, including, but not limited to **tree removal, grading or construction**, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a Condominium Agreement with the City.
4. The Developer shall prepare and implement a **construction traffic access and control plan** for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
5. Prior to any construction or grading on the lands, the Developer shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the **following studies, plans and reports**;
 - i) a revised functional servicing report including a stormwater management report that is certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices

Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted;

- ii) revised grading, drainage and servicing plan prepared by a Professional Engineer for the site;
- iii) and a detailed erosion and sediment control plan, certified by a Professional Engineer, that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.

6. The Developer shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for **adhering to all the recommended measures** contained in the plans, studies and reports outlined in subsections 5 i) to 5 iii) inclusive.
7. The Developer shall retain a **qualified environmental inspector**, satisfactory to the General Manager of Planning, Urban Design and Building Services and the City Engineer, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on their findings to the City on a monthly or more frequent basis.
8. The Developer shall ensure that any **domestic wells as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned** in accordance with current Ministry of the Environment Regulations (O. Reg. 903 as amended) and to the satisfaction of the City Engineer, prior to site plan approval and prior to any construction or grading on the lands.
9. The Developer shall prepare **an off-site private domestic well monitoring program** to the satisfaction of the City and shall implement the program to the satisfaction of the City. The program will be used for pre-development, during construction and post-development monitoring.
10. The Developer shall **stabilize all disturbed soil** within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the completion of the landscaping within the unit boundary.

11. The Developer shall prepare an **Environmental Implementation Report** (EIR) based on terms of reference approved by the City and Grand River Conservation Authority (GRCA).
 - a. The EIR will provide details with respect to: stormwater management and wetland water balance mitigation; hydrogeological related details confirming that predevelopment infiltration rates will be maintained post development, including a post construction monitoring program and baseline information; discussion of soils and topography in relation to drainage, detailed tree management plans including compensation plans, detailed habitat management plans including any invasive species management, buffer enhancement/design, detailed landscape plans (by an accredited landscape architect), detailed design and mitigation plans to support the trail and detailed trail design, a salt management plan, a de-watering plan and, a monitoring plan with identified thresholds as well as any other information to implement recommendations from the Environmental Impact Study dated July 2014, the EIS Addendum dated December 2014 and the 2nd EIS Addendum dated July 2, 2015. As well, the EIR will include: grading, drainage and erosion and sediment control plans, baseline data to inform an effectiveness monitoring program and will address the Grand River Conservation Authority comments from their letter dated April 30, 2015. The EIR will also address comments from Beacon Environmental dated June 16, 2015.
 - b. The Developer will undertake a post-development monitoring program as detailed in the Environmental Implementation Report to the satisfaction of the General Manager of Planning, Urban Design and Building Services. The Developer shall provide the City with a letter of credit to cover the City approved cost estimate for the post-development monitoring program to the satisfaction of the General Manager of Planning.
 - c. The Developer shall implement all recommendations of the EIR to the satisfaction of the City and GRCA.
12. The Developer acknowledges that the City does not allow **retaining walls higher than 1.0** metre abutting existing residential properties without the permission of the City Engineer.
13. The Developer shall be responsible for the **actual cost of any service laterals** required for the lands and furthermore, prior to any grading or construction on

the lands, the Developer shall pay to the City, the estimated cost as determined by the City Engineer of any service laterals.

14. The Developer shall pay the **actual cost of removing or decommissioning** to the satisfaction of the General Manager/City Engineer, any existing sanitary sewers, storm sewers, manhole and/or watermain that are not going to be used for service laterals. Furthermore, prior to any grading or construction on the lands, the Developer shall pay to the City, the estimated cost (as determined by the City Engineer) of the Developer's share of the cost of the removals and decommissioning works.
15. The Developer shall pay to the City the **actual cost of the construction of the new driveway entrance and required curb cut and/or curb fill**. Furthermore, prior to any grading or construction on the lands, the Developer shall pay to the City, the estimated cost as determined by the City Engineer of the construction of the new driveway entrance and required curb cut and/or curb fill.
16. The Developer shall pay the **actual cost of the removal of the existing driveway entrance** including the asphalt pavement and gravel 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 City Engineer being paid, prior to any grading or construction on the lands.
17. The Developer acknowledges that all **electrical services** to the lands shall be underground and the Developer shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to any construction or grading on the lands.
18. The Developer shall make satisfactory arrangement 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 on the lands.
19. The Developer shall ensure that all **telephone service and cable TV service** in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the lands prior to any construction or grading on the lands.

20. The Developer shall ensure that the Lands marked as “Proposed Lot” on the attached Schedule A are excluded from the draft plan of vacant land condominium and the description of the condominium shown in the declaration.

Conditions to be met prior to execution of the Condominium Agreement

21. The Developer shall be responsible for the cost of design and development of the **demarcation** of all lands conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings for approval by the City and the administration of the construction contract up to the end of the warrantee period by an Ontario Association of Landscape Architects (OALA) member to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.
22. The Developer shall be responsible for the cost of design and implementation of the **Open Space Works and Restoration** in accordance with the “Environmental Implementation Report” to the satisfaction of the Deputy CAO of Public Services. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by a full member of Ontario Association of Landscape Architects (OALA) for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City’s estimate for the cost of the Open Space works and restoration for the City lands to the satisfaction of the Deputy CAO of Public Services.
23. The Developer shall be responsible for the cost of detailed design of the **Pedestrian Trail System** for the Storm Water Management & Open Space Blocks. This shall include obtaining any required permits, submitting drawings for approval, identifying the trail system, interpretative signage and trail design details, to the satisfaction of the Deputy CAO of Public Services and the City Engineer. This shall include the submission of drawings for approval completed by a full member, with seal, of Ontario Association of Landscape Architects (OALA) member to the satisfaction of the Deputy CAO of Public Services.
24. The Developer shall be responsible for the cost of design and development of the **“Basic Trail Development”** as per the City of Guelph current “Specifications for Basic Trail Development”, which includes rough grading and drainage, any associated infrastructure (bridges and abutments, guard and hand rails, retaining walls) and sodding/ seeding to the satisfaction of the

Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of development of the Basic Trail Development to the satisfaction of the Deputy CAO of Public Services.

25. The Developer shall provide Public Services and Infrastructure, Development and Enterprise with a **digital file** in either AutoCAD - DWG format or DXF format containing the following final approved information: parcel fabric, street network, grades/contours and landscaping of the trail corridor open space blocks.
26. The Developer shall install, at no cost to the City, a 1.5m high black vinyl chain link fence adjacent to Units/Lots 1-12. The Developer further agrees that the fencing will be installed following grading operations of the Vacant Land Condominium in accordance with the current standards and specification of the City and to the satisfaction of the Deputy CAO of Public Services. Further, all property lines must be accurately surveyed and clearly marked in the field prior to establishing all fence line locations. Fences shall be erected directly adjacent to the established property line within the City owned lands.

Conditions to be met prior to registration of the plan

27. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the Developer and/or the owner of the lands. The Developer shall retain a Qualified Person as defined in Ontario Regulation 153/04 to prepare and submit a **Phase One Environmental Site Assessment** and any other subsequent phases required, in accordance with Ontario Regulation 153/04, to assess any real property to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to site plan approval, a Qualified Person shall certify that all properties to be developed are free of contamination.
28. If **contamination** is found, the Developer shall:
 - a. submit all environmental assessment reports prepared in accordance with the **Record of Site Condition** (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the City;
 - b. complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and

- c. file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be developed.
29. The Developer shall obtain approval of the City with respect to the availability of **adequate water supply and sewage treatment capacity**, prior to the registration of the plan, or any part thereof.
30. That all **easements, blocks and rights-of-way** required within or adjacent to the proposed vacant land condominium be conveyed free and clear of any encumbrances to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.
31. The Developer shall ensure that all **buildings and structures shown in the Declaration and Description** as being included in the common elements shall be constructed prior to final approval and registration of the Plan of Condominium.
32. Prior to final approval and registration of the Plan of Condominium, the Developer shall provide **certification** to the General Manager of Engineering/City Engineer that all buildings, structures, facilities and services (including landscaping and grading) shown on the Plan of Condominium as being included in the common elements have been completed, installed, and provided in accordance with the requirements of the *Condominium Act, 1998*.
33. Should all facilities and services (including landscaping and grading) not be installed and provided prior to final approval, the Developer shall have his professional engineer provide a written, detailed estimate of 100% of the cost to install and provide the facilities and services shown in the Plan of Condominium to be included in the common elements, to the City's satisfaction, and provide security in the accepted amount plus 25% for administration and contingencies in a form acceptable to the City Treasurer.
34. That prior to registration of the Plan of Condominium the Developer shall provide the City with a **certificate from a Professional Engineer** certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common elements and areas, are in good repair, free from defects and functioning properly.

35. That prior to registration of the Plan of Condominium the Developer shall provide the City with a **drainage certificate from an Ontario Land Surveyor or a Professional Engineer** stating that the buildings constructed and the grading of the units is in conformity with the drainage plan and that any variance from the plan has received the prior approval of the City Engineer.
36. That prior to the registration of the Plan of Condominium the Developer shall have the **Professional Engineer who designed the storm water management system certify** to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
37. The Condominium Declaration shall contain appropriate provisions setting out responsibility for maintaining, repairing and replacing services which serve:
- a. More than one unit, whether or not those services are within the common elements or within a unit;
 - b. An owner's unit only, that are located within the owner's unit or another unit; and
 - c. The owner's unit only, that are located within the common elements.
38. The Developer shall pay any **outstanding debts** owed to the City.
39. The Developer shall pay **Development Charges** to the City in accordance with By-law Number (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 thereto, prior to the issuance of any building permits, at the rate in effect at the time of issuance of a building permit.
40. That a **Professional Engineer and/or Ontario Land Surveyor identifies** all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system serving the site and also identifies the locations where easements are required prior to registration.
41. That prior to the registration, an **independent lawyer shall certify that the proposed vacant land condominium has valid easements and reciprocal maintenance agreements registered with and certified by the Land Registry Office** for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system,

watermains and water distribution system serving the vacant land condominium, which are located on private lands other than the lands included in the Plan of Condominium.

42. Prior to registration, the Developer is required to **reimburse the City Engineering Department for the cost of reviewing development plans** at a rate of 5% of the estimated cost of all the site works.
43. The Developer shall erect and maintain **signs** at specified entrances to the subdivision showing the proposed land uses and zoning of all the units/lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the zoning of all lands abutting the condominium, inquiries should be directed to Planning, Urban Design and Building Services, City Hall". The signs shall be resistant to weathering and vandalism.
44. The Developer shall place the following **notifications** in all offers of purchase and sale for all lots/units and agrees that these same notification shall be placed in the Condominium Agreement between the Developer and the City and shall be registered on title, as well as the Condominium Declaration:
 - a. "Purchasers and/or tenants of all Units/Lots abutting City owned lands are advised that abutting City owned lands may be fenced in accordance with the current standards and specifications of the City."
 - b. "Purchasers and/or tenants of all Units/Lots abutting City owned lands are advised that no private gates will be allowed from Units/Lots 1-12 into City owned lands."
 - c. "Purchasers and/or tenants of all Units/Lots are advised that a public trail will be installed or exists abutting or in close proximity to Units/Lots 1 to 12 and that public access to this trail will occur close to these Units/Lots."
 - d. "Purchasers and/or tenants of all Units/Lots are advised that the Open Space Block has been vegetated to create a natural setting. Be advised that the City will not carry out routine maintenance such as grass cutting. Some maintenance may occur in the areas that are developed by the City for public trails."
 - e. "Purchasers and/or tenants of all Units/Lots are advised that the Open Space Block has been retained in its natural condition. Be advised that the City will not carry out routine maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system."

45. The Developer shall place the following **notification** in all offers of purchase and sale for units/lots 1, 2, 11, 12, 16 and 17 and agrees that this same notification shall be placed in the Condominium Agreement between the Developer and the City and shall be registered on title:
- a. "Purchasers and/or tenants are advised that storm water will flow in the drainage swale located in the sideyard adjacent to the dwelling and is designated as an overland flow route to convey high levels of storm water during heavy rainfall events. Be advised that this drainage swale must not be blocked or obstructed with any buildings or structures."
46. The Owner shall prior to or upon registration of the plan register on title to the said lands to the satisfaction of the City Solicitor, or create pursuant to Section 20 of the Condominium Act, 1998, **rights of easement for access and servicing** in favour of the property located directly north of the said lands, municipally known as 16 Landsdown Drive. Such easement shall provide for the opportunity, but not any obligation, for the property 16 Landsdown to use the roads and access, watermain and sanitary sewer on the said lands, subject to an appropriate payment of a share of the costs for the use of these facilities, to ensure the potential use of shared facilities and reciprocal rights of easements to roads and services is available to allow for further future development on the private lands to the north of the said lands.
47. The Developer agrees to provide **temporary signage** describing the existing/proposed open space, trail and required fencing on all entrance signs for the development, at the street frontage of open space blocks and entrance/exits of trails, to the satisfaction of the Deputy CAO of Public Services. The signage shall:
- a. Advise prospective purchasers of dwellings in the area of the type of open space and/or trail and level of maintenance of these parcels of land owned by the City;
 - b. Clearly state that the maintenance of the trail are the responsibility of the Developer until such time as the City accepts the trail, and partially releases the associated Letter of Credit;
 - c. Clearly state that all questions relating to the maintenance of the trail shall be directed to both Developer; and,
 - d. Be erected when rough grading on and adjacent to the building lots has begun and must be maintained by the Developer until acceptance of the Blocks by the City. The Developer further agrees that the

proposed open space block, trails and fencing be identified on any marketing or promotional material.

48. The Developer shall **dedicate to the City** lands owned by the Developer that are adjacent to the Draft Plan of Vacant Land condominium that form part of the wetlands, buffers and open space. Furthermore, the Developer shall demarcate the boundaries of any lands conveyed to the City in accordance with the policies of the City.
49. The Developer shall pay **cash-in-lieu of parkland dedication** for the entire development, in accordance with Section 51.1(1) of The Planning Act.
50. To determine the value of the cash-in-lieu of parkland payment, the property shall be appraised by a qualified real estate appraiser appointed by the City and the **Developer shall pay for such appraisal**.
51. The Developer agrees to eliminate the use of any **covenants that would restrict the use of clotheslines** and that prior to the registration of all or any portion of the plan, the Developer's lawyer shall certify to the General Manager of Planning, Urban Design and Building Services that there are no restrictive covenants which restrict the use of clotheslines.
52. The Developer shall pay to the City, the total cost of reproduction and distribution of the **Guelph Residents Environmental Handbook**, to all future residents within the plan of condominium, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
53. The Developer acknowledges and agrees that the dwelling units on the subject property will be constructed to a standard that promotes energy efficiency in order to comply with the **Community Energy Initiative**, to the satisfaction of the City in accordance with the letter attached as Attachment 12 in Infrastructure, Development and Enterprise Report 15-62 dated July 20, 2015.
54. The Developer shall enter into a **Condominium Agreement** with the City, to be registered on title, to the satisfaction of the City Solicitor and General Manager/City Engineer which includes all requirements, financial and otherwise as noted to the satisfaction of the City of Guelph.

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

55. Prior to the issuance of a building permit, the Developer shall provide a **Waste Management Plan** in accordance with the Waste Management By-law (2011) -

19199 outlining how the three stream sorting requirements and provision of information to potential users of the program will be met. The waste management plan will be required to provide a description of the program including how storage, handling and collection of the anticipated volumes of waste will be conducted whether provided by the City or by a private collection service.

56. The Developer constructs the new dwellings at such an elevation that the **lowest level of the new dwellings** can be serviced with gravity connection to the sanitary sewer.
57. The Developer shall ensure that homes built on **Lots 1, 2, 11, 12, 16 and 17 be constructed without any basement or at-grade openings** on the building elevation directly adjacent to the overland flow route as shown on the Site Grading Plan prepared by Strik Baldinell Moniz (Sheet C5) and dated March 27, 2015.
58. The Developer shall grade, develop and maintain the site including the **storm water management facilities** designed by a Professional Engineer, in accordance with the grading and drainage, site servicing and stormwater management plans and report that has been submitted to and approved by the General Manager/City Engineer.
59. The Developer shall provide the City with written confirmation from the Engineering Department of **Guelph Hydro Electric Systems Inc.** that the vacant land condominium hydro servicing has been completed to the satisfaction of Guelph Hydro.
60. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all **fill** placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable Zoning By-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information: lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
61. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of **soil gases (Radon and Methane)** in the plan in accordance with applicable provisions contained in the Ontario Building Code.

AGENCY CONDITIONS:

62. Prior to any grading or construction on the site and prior to the registration of the plan or any phase thereof, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the **Grand River Conservation Authority**:
- a. A detailed stormwater management report in accordance with the 2003 Ministry of the Environment Report entitled, "Stormwater Management Practices Planning and Design Manual. This report should include geotechnical information addressing the infiltration potential on the site. In addition, a storm-servicing plan for the site should be included.
 - b. An erosion and siltation control plan in accordance with the Grand River Conservation Authority Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on site throughout all phases of grading and construction.
 - c. Detailed lot grading and drainage plans showing existing and proposed grades.
 - d. Plans illustrating that no basement windows are proposed on the sides of dwellings adjacent to the proposed overland flow routes.
 - e. An Environmental Implementation Report (EIR) to the satisfaction of the GRCA in consultation with the City. The EIR should include the above noted reports and monitoring, recommendations, and mitigation outlined in these reports.
 - f. The approval and issuance of a Permit from the GRCA for any development within the regulated areas on the subject lands pursuant to Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).
63. The Developer and the **Wellington Catholic School Board** shall reach an agreement regarding the supply and erection of signage, at the Developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
64. The Developer agrees to provide the **Upper Grand District School Board** with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.
65. The Developer agrees in the Condominium Agreement to **advise all purchasers** of residential units and/or renters of same, by inserting the

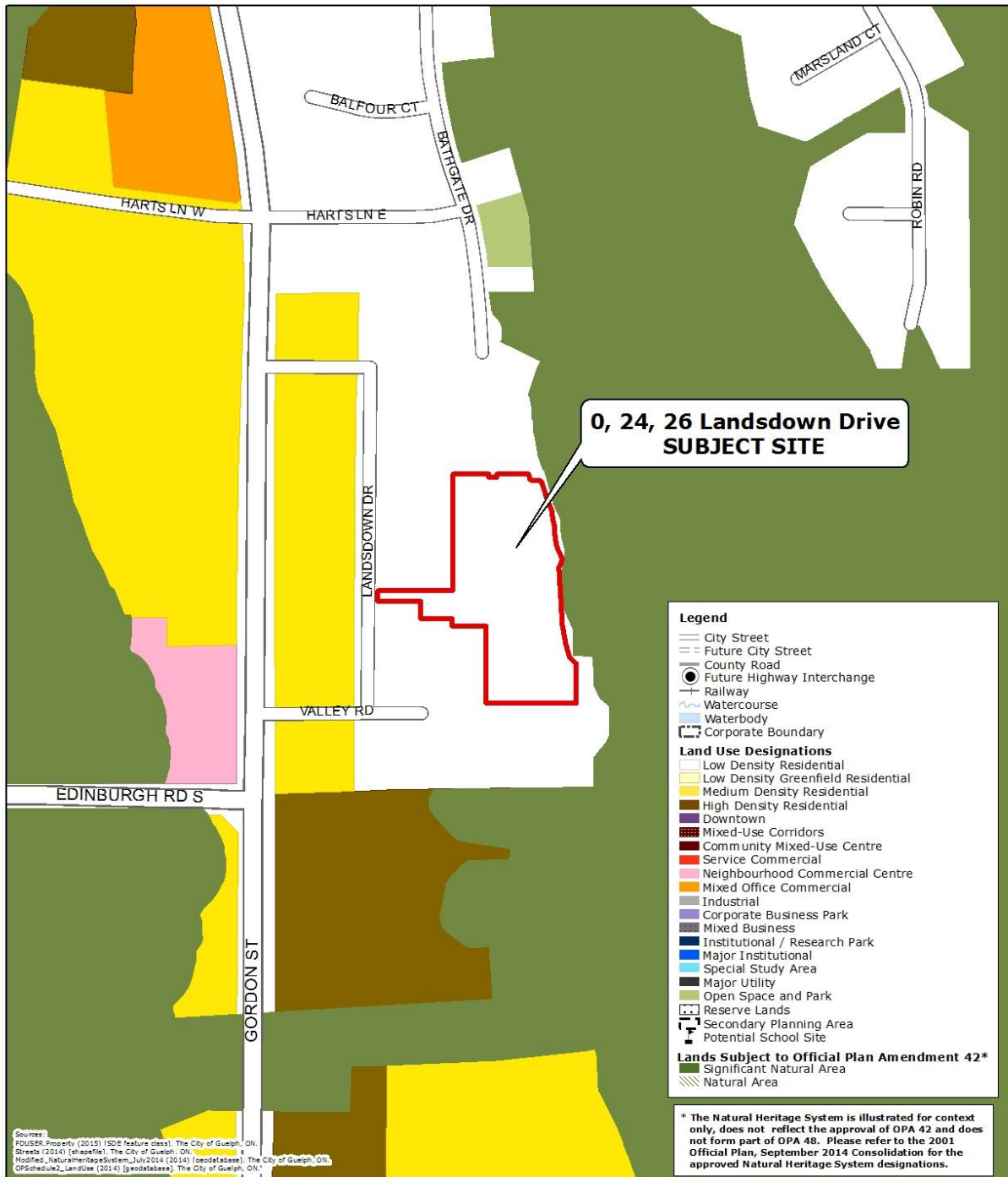
following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

- "Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside the area, and further, that students may in future have to be transferred to another school."
- "This development has private road access, Service de transport de Wellington-Dufferin Student Transportation Services does not run school buses on private roadways and therefore potential busing students will be required to meet the bus at a congregated bus pick-up point."

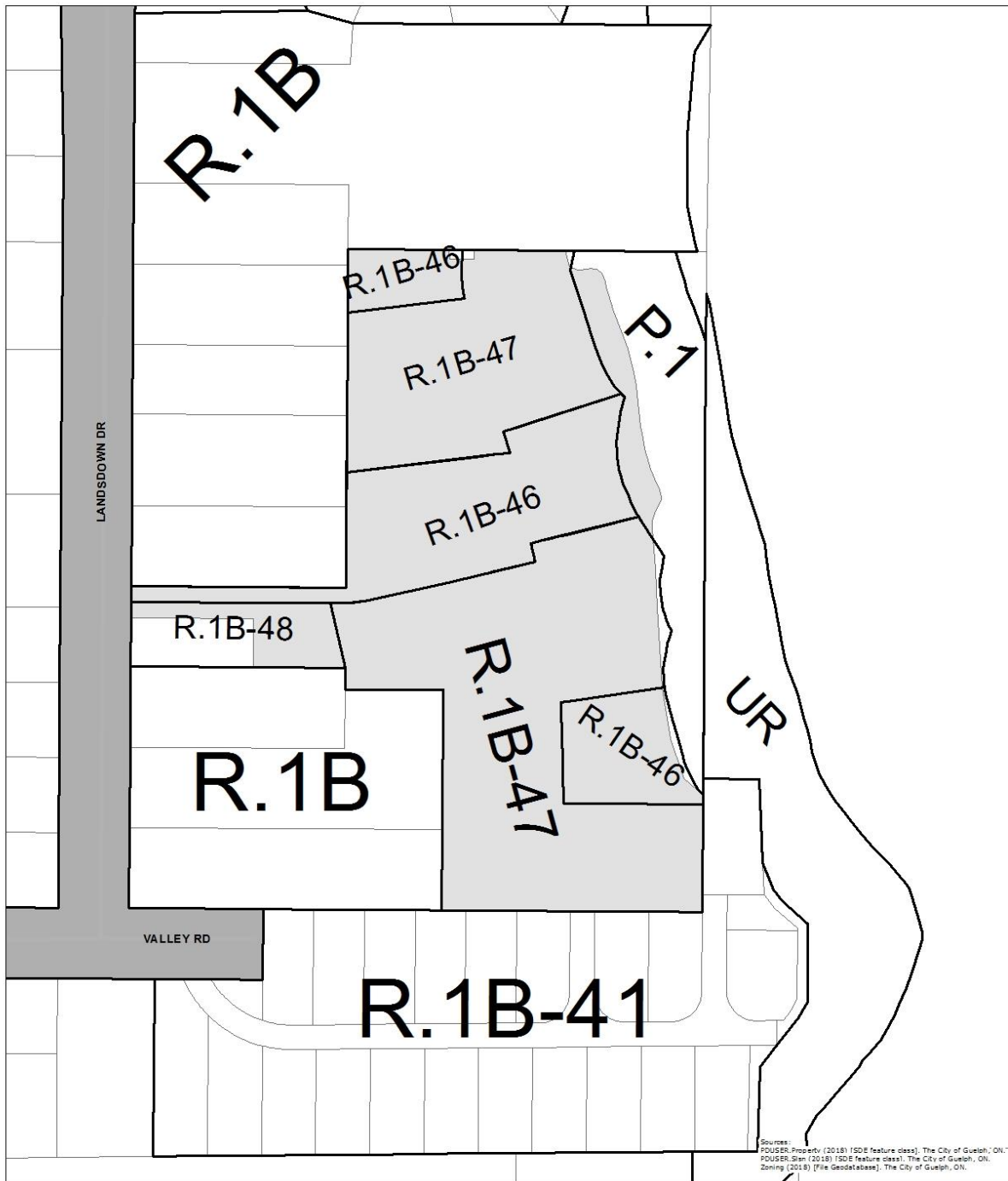
66. The Developer and the **Upper Grand District School Board** shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising perspective residents that students may be directed to schools outside the neighbourhood.
67. The Developer agrees in the Condominium Agreement to advise the future **Condominium Corporation** that adequate sidewalks, lighting and snow removal must be provided to allow children to walk safely to school or a congregated bus stop.
68. The Developer shall satisfy all requirements and conditions of **Canada Post** including but not limited to: advisories and suitable mailbox locations. The Developer shall ensure that the eventual unit/homeowner is advised in writing by the developer / subdivider / builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.

NOTES: That this **Draft Plan Approval shall lapse** on July 20, 2021.


ATT-5 **Official Plan Land Use Designations**



ATT-6 **Existing Zoning**




Sources:
POUSER Property (2018) (SDE feature class), The City of Guelph, ON;
POUSER Stan (2018) (SDE feature class), The City of Guelph, ON;
Zoning (2018) (File Geodatabase), The City of Guelph, ON.



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

EXISTING ZONING
0, 24, 26 Landsdown Drive



Staff Report



To City Council

Service Area Infrastructure, Development & Enterprise Services

Date Monday, June 11, 2018

Subject Proposed demolition of 34 Hooper Street, Ward 1

Report Number IDE 2018-83

Recommendation

1. That the removal of 34 Hooper Street from the Municipal Register of Cultural Heritage Properties be approved, and;
2. That the proposed demolition of one (1) single-detached dwelling at 34 Hooper Street be approved.

Executive Summary

Purpose of Report

To provide background and a staff recommendation related to a request for demolition approval of one (1) single detached dwelling.

Key Findings

One (1) existing single detached dwelling is proposed to be demolished. Future development on the site has been shared with staff, but no formal Building Permit Application has been received by the City.

Financial Implications

None.

Report

Background

The City received an application to demolish one (1) single detached dwelling at 34 Hooper Street on April 25, 2018 through Infrastructure, Development and Enterprise. Future development on the site has been shared with City staff by the owner, but no formal Building Permit received.

Location

The subject property is located south of York Road and east of Wellington Street. The subject property is zoned R.1C-3 (Residential Single Detached).

Legislative Requirements

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

Although the subject property (34 Hooper Street) is not designated under the Ontario Heritage Act, it has been listed as non-designated in the City of Guelph's Municipal Register of Cultural Heritage Properties under section 27 of the Ontario Heritage Act. The listing of non-designated properties in the heritage register provides interim protection for sites undergoing change by requiring owners to provide the City with at least 60 days notice of their intention to demolish or remove a building or structure on the property.

At their meeting of April 9, 2018 Heritage Guelph carried the following motions:

That while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council protect 34 Hooper Street through individual designation under Section 29, Part IV of the Ontario Heritage Act, and;

That Heritage Guelph has no objection to the property known as 34 Hooper Street being removed from the Municipal Register of Cultural Heritage Properties, and;

That Heritage Guelph encourages the proponent to consider retaining salvageable elements of the building (e.g. heavy timbers and wood window sashes) for possible rehabilitation and integration into any proposed new construction on the property.

Heritage Planning staff have no further concern for the proposed demolition of 34 Hooper Street.

Tree Protection

The subject property is less than 0.2 hectares in size and therefore is not regulated by the Private Tree Protection By-law. However, the City is committed to the protection and enhancement of its urban forest resources. Trees provide services to the neighborhood including reduction of air pollution, moderation of the urban heat island effect, carbon sequestration, shade and habitat for resident wildlife, and thus

should be preserved to satisfy the City's targets to achieve and maintain 40% canopy cover. Staff encourages the applicant to consult with an arborist for advice on retaining and protecting as many trees as possible during demolition, and construction of the new dwelling.

Recommendation

Staff recommend the removal of 34 Hooper Street from the Municipal Register of Cultural Heritage Properties and approval of the proposed demolition of one (1) single-detached dwelling. The building is not a significant cultural heritage resource, the property is not regulated by the Private Tree Protection By-law (2010)-19058, and although no formal plans for redevelopment on the site have been submitted to the City, the loss of one (1) single detached dwelling will not have a significant impact on the overall residential housing stock in the City.

Financial Implications

None.

Consultation

The City's Senior Heritage Planner and Environmental Planner were consulted regarding the proposed demolition permit.

Communications

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

Corporate Administrative Plan

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Services - Municipal services that make lives better

Attachments

ATT-1	Location Map
ATT-2	Aerial Photograph
ATT-3	Photograph

Departmental Approval

Not applicable

Report Author

Rory Barr Templeton
Landscape Planner
Development Planning Services

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By

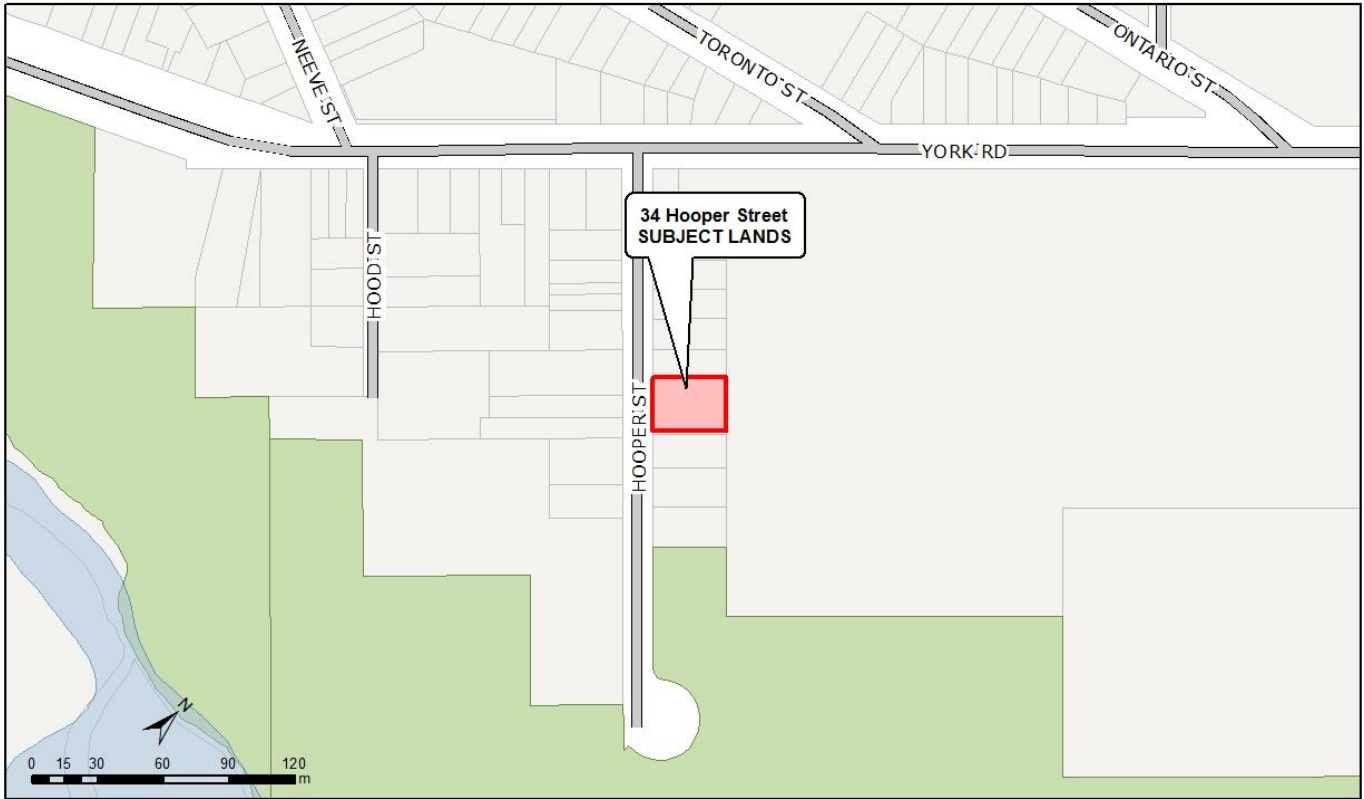
Todd Salter
General Manager
Planning, Urban Design and
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Recommended By

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519.822.1260, ext. 3445
scott.stewart@guelph.ca

ATT-1 – Location Map



ATT-2 – Aerial Photograph



ATT-3 – Site Photo



(Photograph taken May 2018)

Staff Report



To City Council

Service Area Infrastructure, Development & Enterprise Services

Date Monday, June 11, 2018

Subject Proposed demolition of 13 Highview Place, Ward 3

Report Number IDE-2018-84

Recommendation

1. That the removal of 13 Highview Place from the Municipal Register of Cultural Heritage Properties be approved, and;
2. That the proposed demolition of one (1) single-detached dwelling at 13 Highview Place be approved.

Executive Summary

Purpose of Report

To provide background and a staff recommendation related to a request for demolition approval of one (1) single detached dwelling.

Key Findings

One (1) existing single detached dwelling is proposed to be demolished. Future development on the site has not been shared with staff at this time.

Financial Implications

None.

Report

Background

The City received an application to demolish one (1) single detached dwelling at 13 Highview Place on January 8, 2018 through Infrastructure, Development and Enterprise. Future development on the site has not been shared with City staff by the owner.

Location

The subject property is located at the corner of Highview Place and Edgehill Drive, south of Speedvale Avenue West and east of Westmount Road. The subject property is zoned R.1B (Residential Single Detached).

Legislative Requirements

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

Although the subject property (13 Highview Place) is not designated under the Ontario Heritage Act, it has been listed as non-designated in the City of Guelph's Municipal Register of Cultural Heritage Properties under section 27 of the Ontario Heritage Act. The listing of non-designated properties in the heritage register provides interim protection for sites undergoing change by requiring owners to provide the City with at least 60 days notice of their intention to demolish or remove a building or structure on the property.

At their meeting of April 9, 2018 Heritage Guelph carried the following motions:

THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council protect 13 Highview Place through individual designation under Section 29, Part IV of the Ontario Heritage Act, and;

That Heritage Guelph has no objection to the property known as 13 Highview Place being removed from the Municipal Register of Cultural Heritage Properties, and;

That Heritage Guelph encourages the proponent to consider retaining salvageable elements of the building (e.g. exterior brick and wood window sashes) for possible reuse and integration into proposed new construction on the property.

Heritage Planning staff have no further concern for the proposed demolition of 13 Highview Place.

Tree Protection

The subject property is less than 0.2 hectares in size and therefore is not regulated by the Private Tree Protection By-law. However, the City is committed to the protection and enhancement of its urban forest resources. Trees provide services to the neighborhood including reduction of air pollution, moderation of the urban heat

island effect, carbon sequestration, shade and habitat for resident wildlife, and thus should be preserved to satisfy the City's targets to achieve and maintain 40% canopy cover. Staff encourages the applicant to consult with an arborist for advice on retaining and protecting as many trees as possible during demolition, and construction of the new dwelling.

Recommendation

Staff recommend the removal of 13 Highview Place from the Municipal Register of Cultural Heritage Properties and approval of the proposed demolition of one (1) single-detached dwelling. The building is not a significant cultural heritage resource, the property is not regulated by the Private Tree Protection By-law (2010)-19058, and although no formal plans for redevelopment on the site have been submitted to the City, the loss of one (1) single detached dwelling will not have a significant impact on the overall residential housing stock in the City.

Financial Implications

None.

Consultation

The City's Senior Heritage Planner and Environmental Planner were consulted regarding the proposed demolition permit.

Communications

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

Corporate Administrative Plan

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Services - Municipal services that make lives better

Attachments

ATT-1	Location Map
ATT-2	Aerial Photograph
ATT-3	Photograph

Departmental Approval

Not applicable

Report Author

Rory Barr Templeton
Landscape Planner
Development Planning Services

Approved By

Chris DeVriendt
Manager of Development Planning

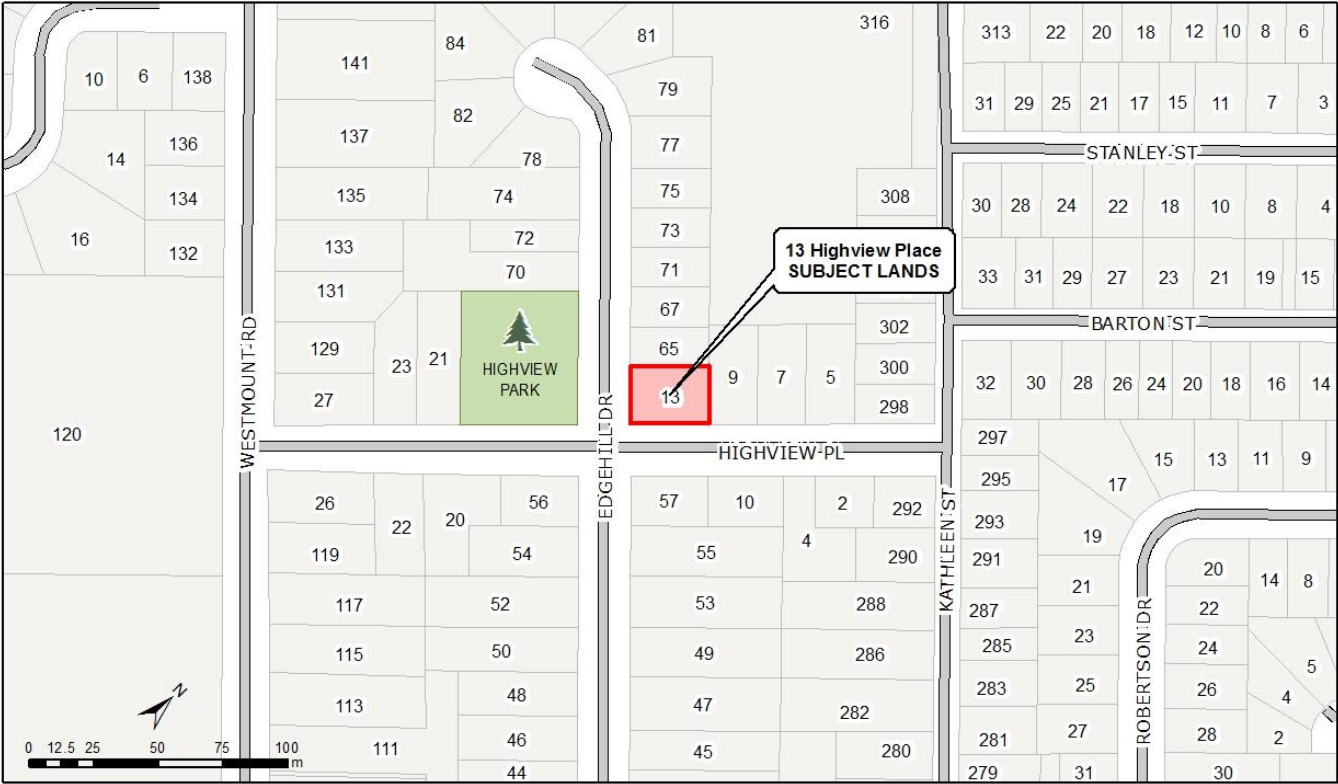
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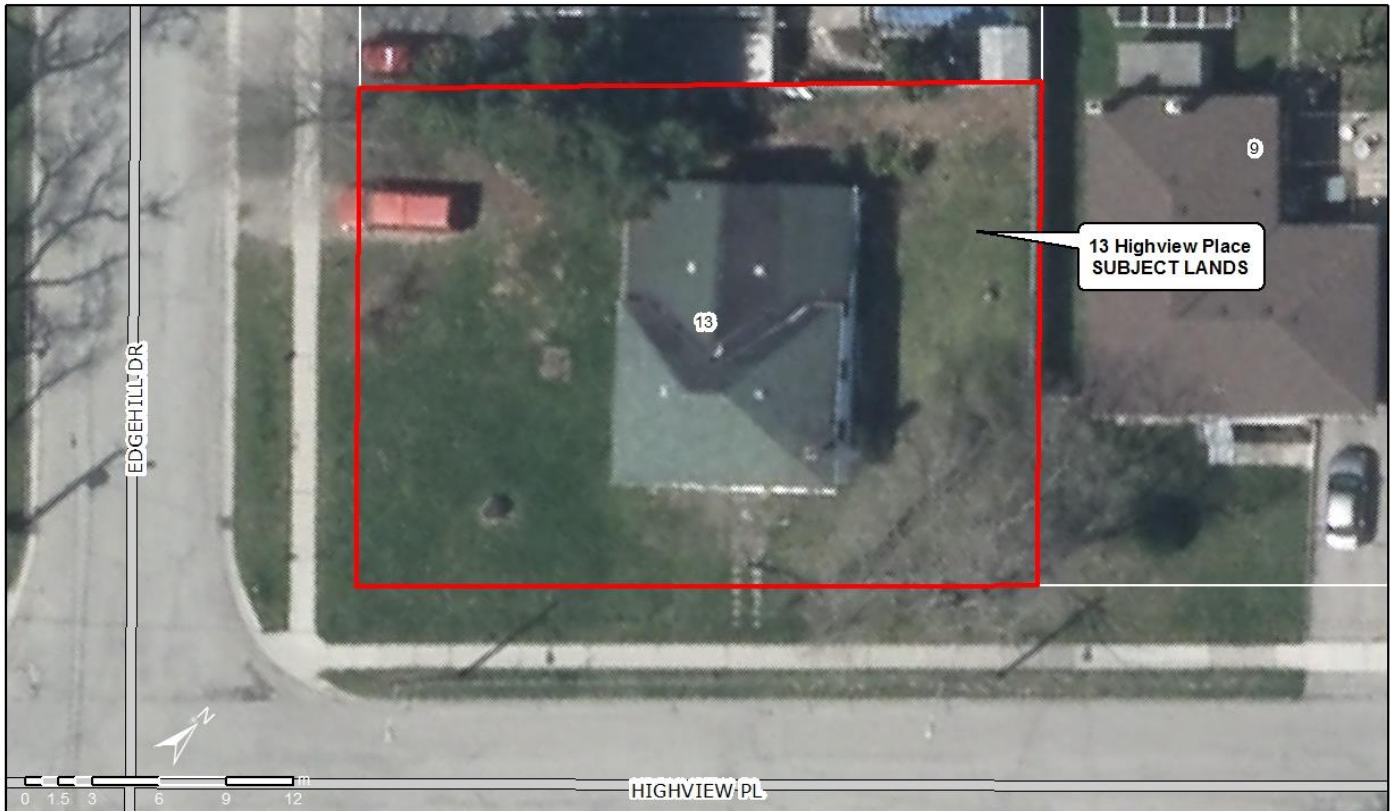
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ATT-1 – Location Map



ATT-2 – Aerial Photograph



ATT-3 – Site Photo



(Photograph taken November 2017)

Staff Report



To **City Council**

Service Area Office of the Chief Administrative Officer

Date Monday, June 11, 2018

Subject **Appointment of a Member of Council to the Association of Municipalities of Ontario**

Report Number CAO-2018-20

Recommendation

1. That Council endorse Councillor Cathy Downer to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2018-2020 term ending in August 2020.
2. That Council assume all costs associated with Councillor Downer's attendance at AMO's Board of Directors meetings.

Executive Summary

Purpose of Report

To obtain City Council's endorsement of Councillor Cathy Downer to stand for re-election as a member of the Board of Directors with the Association of Municipalities of Ontario (AMO). The election will be held during the August Annual General Meeting. If elected, Councillor Downer will serve for a two year term ending in August 2020.

Key Findings

- Membership in AMO creates opportunities for information sharing between municipalities on a broad spectrum of issues
- Presence of a City of Guelph Councillor on the AMO Board of Directors raises the City's profile at the provincial level, enables networking opportunities, creates new opportunities to influence provincial policies, and increases advocacy opportunities
- Deadline to submit nominations are June 25, 2018

Financial Implications

The costs to represent the City on AMO's Board of Directors will be approximately \$3,000 per year. These expenses factor costs for travel, accommodations, and conference registration fees. The costs would be included in the Council budget for the term of the appointment.

A break-down of the expenditures are:

- Travel: \$1,000
- Accommodations: \$1100
- Registration for Conference: \$900

Report

About the AMO Board of Directors

The AMO Board comprises 43 elected and non-elected municipal representatives composed of:

- President;
- Secretary-Treasurer;
- Caucus Directors representing six (6) Caucuses: County, Large Urban, Northern, Regional and Single Tier, Rural, Small Urban;
- Past President (Ex Officio); and
- Past Secretary-Treasurer (Ex Officio).

The term of office for a Board of Director is two years. The Board of Directors' governing by-law stipulates that a member municipality can only have one representative on the Board, unless another representative is on the Board as an appointed official.

The estimated time commitment for Directors is to attend six board meetings per year (six days), three days at the AMO Annual Conference and up to six days for other commitments, such as task force or other meetings. An Executive Committee of the Board (i.e. Chairs of each Caucus) is responsible for the business of the Association between Board of Director meetings and meets monthly (ten days), plus an additional eight days for Memorandum of Understanding (MOU) meetings.

Nomination to the AMO Board of Directors

Councillor Downer has expressed an interest in serving on the AMO Board of Directors (Large Urban Caucus) for a second term. To qualify for this position, City Council must endorse the candidate's nomination by resolution. The candidate must subsequently submit the resolution, with the candidates' nomination packages, prior to the deadline of June 25, 2018.

Membership in AMO creates opportunities for information sharing between municipalities on a broad spectrum of issues. The presence of a City of Guelph Councillor on the AMO Board of Directors would continue to raise City of Guelph's profile at the provincial level, enable networking opportunities, create new opportunities to influence provincial policies, and increase advocacy opportunities.

Elections will be held at the AMO General Meeting in August 2018.

Consideration of the 2018 Municipal Election

The outcome of the October 2018 Municipal Election may impact the continued eligibility of Board of Directors. Should a Director not be re-elected to their local Council, thus ceasing to be an elected official to a Member Municipality, the Director must vacate their position on the Board. The Large Urban Caucus would be responsible for filling the vacancy for the remainder of the term according to AMO's governing by-law.

Financial Implications

The costs to represent the City on AMO's Board of Directors will be approximately \$3,000 per year. These expenses factor costs for travel, accommodations, and conference registration fees. The costs would be included in the Council budget for the term of the appointment.

Although Directors serve without remuneration, AMO will reimburse travel expenses in excess of \$300.00 per meeting for AMO Board of Directors, AMO Executive Committee meetings, and MOU meetings, which are generally held in the City of Toronto or the President or Secretary-Treasurer's municipality. These expenses would not apply to AMO Board of Directors/Executive meetings that are held prior to or following the AMO Annual Conference or Symposiums. Mileage for travel will also be reimbursed as per AMO's travel policies. There are no provisions for accommodations and meals.

A break-down of the expenditures are:

- Travel: \$1,000
- Accommodations: \$1100
- Registration for Conference: \$900

Consultations

The nominee is required to submit a copy of the Council resolution indicating its endorsement of the members' position on the Board with their nomination submission. The Department of Intergovernmental Relations will provide support in with submitting the necessary documentation to AMO.

Corporate Administrative Plan

Overarching Goals

Innovation

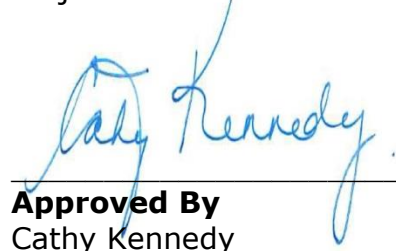
Service Area Operational Work Plans

Our Services - Municipal services that make lives better

Our Resources - A solid foundation for a growing city

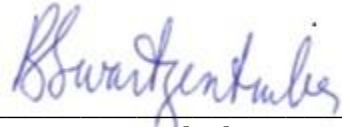
Report Author

Gina van den Burg
Project Coordinator - GMHI



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Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, June 11, 2018
Subject	Public Meeting Report 132 Clair Road West Proposed Draft Plan of Subdivision and Zoning By-law Amendment Files: 23T-15501 and ZC1510 Ward 6
Report Number	IDE-2018-78

Recommendation

That Report IDE-2018-78 regarding proposed Draft Plan of Subdivision and Zoning By-law Amendment applications (Files: 23T-15501 and ZC1510) by Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann to subdivide and zone the lands for: a corporate business park block, a commercial block, two future development blocks and a stormwater management block on the lands municipally known as 132 Clair Road West and legally described as Part of Lots 11 and 12, Concession 7, being Part 1 on 61R-952, except Part 1 on 61R-1507 and Parts 1 to 3 on 61R8238 and Parts 1 to 3 on 61R-8731 and Part 1 on 61R-9293 and Parts 1 and 2 on 61R-10491, and secondly as Part Lot 11, Concession 7, being Part 1 on 61R-4386, and, thirdly, as Part Lot 11, Concession 7, as in ROS597207; former Township of Puslinch, now City of Guelph, from Infrastructure, Development and Enterprise dated June 11, 2018, be received.

Executive Summary

Purpose of Report

To provide planning information on applications requesting approval of a Draft Plan of Subdivision and Zoning By-law Amendment on lands municipally known as 132 Clair Road West. This report has been prepared in conjunction with the second public meeting for these applications. The purpose of the second public meeting is to provide planning information on additional uses requested through a revised application submission, and receive input.

Key Findings

Input received from this meeting will inform any future staff evaluation and reporting to Council.

Financial Implications

Financial implications will be provided in future reporting to Council.

Report

BACKGROUND

Applications for a Draft Plan of Subdivision and a Zoning By-law Amendment were received for the lands municipally known as 132 Clair Road West from Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann on September 10, 2015 and were deemed complete on October 14, 2015. A combined "Notice of Complete Application and Public Meeting" on the original application was circulated to local boards and agencies on October 28, 2015. The Statutory Public Meeting was held on December 7, 2015.

Since the original application submission, the applicant has been working to address City staff and agency comments. A revised submission was received in November of 2017 and on December 4, 2017 the applicant appealed the applications to the Ontario Municipal Board for non-decision in accordance with the provisions of the Planning Act. The City is working with the appellant on a "confidential and without prejudice" basis on the appeals. Although these applications are currently under appeal, this second public meeting is being held to present revisions and seek input. This input will inform the ongoing appeal process and any future staff/Council considerations of these applications.

As part of the revised submission, the applicant has requested two additional uses - Stacked Townhouses and Apartments that were not presented at the Statutory Public Meeting held on December 7, 2015. The purpose of this second Public Meeting is to provide planning information on the additional uses requested.

Location

The subject lands are located on the south side of Clair Road West between Poppy Drive West and Gosling Gardens (see ATT-1 Location Map and 120m Circulation and ATT-2 Orthophoto). The subject lands are 5.534 hectares (13.67 acres) in size with frontage along Clair Road West and Gosling Gardens. The subject lands are currently vacant.

Surrounding land uses include:

- To the north: Clair Road West, beyond which are lands zoned for residential purposes;
- To the south: lands designated in the Official Plan as "Corporate Business Park" and "Significant Natural Areas and Natural Areas" and zoned "Agricultural" (A) in the Township of Puslinch Zoning By-law 19/85;
- To the east: Gosling Gardens, beyond which are lands zoned for commercial purposes;
- To the west: Clair Road Emergency Services Centre, beyond which are lands zoned for institutional purposes.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designations that apply to the subject lands are "Corporate Business Park" and "Mixed Use Node". Uses permitted within the "Corporate Business Park" land use designation include: office, administrative, manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls, hotel and convention facilities, research and development facilities, with associated ancillary retailing functions that are an integral component of these primary activities. The "Mixed Use Node" land use designation is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments are also permitted in accordance with Official Plan policies.

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

Official Plan Amendment #48 Land Use Designations and Policies

Official Plan Amendment #48 (OPA 48), a comprehensive update to the City's Official Plan, designates the subject property as "Corporate Business Park" and "Mixed-Use Centre". A Decision and Order from the Ontario Municipal Board on October 5, 2017 has brought OPA 48 into full force and effect. Although the applications were received prior to OPA 48 coming into full force and effect and are being processed under the 2001 Official Plan, staff must have regard to the policies and designations of OPA 48. The land use designations and relevant policies contained in OPA 48 are included in ATT-4.

Existing Zoning

The subject lands are currently zoned "Urban Reserve" (UR) according to the City of Guelph Zoning By-law (1995)-14864, as amended. Part of the subject lands were annexed from the Township of Puslinch in 1993 and accordingly are zoned "Agricultural" (A), according to the Township of Puslinch Zoning By-law 19/85. The City of Guelph Official Plan provides that annexed lands are subject to applicable Township Zoning By-laws that were in effect on April 1, 1993. These By-laws will remain in effect until they are replaced with new Zoning By-laws and regulations in conformity with the City of Guelph Official Plan. The proposed Zoning By-law Amendment will have the effect of repealing the Township of Puslinch Zoning By-law as it applies to the subject lands and will replace it with a "Specialized Corporate Business Park" (B.5 - ?) Zone, a "Specialized Community Shopping Centre" (CC-?) Zone, the "Conservation Land" (P.1) Zone and an "Educational Spiritual and Other Services" (I.1) Zone of the City of Guelph Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are included in ATT-5.

Description of Proposed Zoning By-law Amendment

The applicant is requesting that the zoning on the subject lands be changed to the following: a "Specialized Corporate Business Park" (B.5 - ?) Zone (Block 1), a "Specialized Community Shopping Centre" (CC-?) Zone (Block 2), "Conservation

Land" (P.1) Zone (Block 3) and "Educational Spiritual and Other Services" (I.1) Zone (Blocks 4 and 5) of the City of Guelph Zoning By-law (1995)-14864, as amended.

In addition to the standard uses and regulations of the above noted zones, the applicant is requesting the following additional uses and regulations:

"Specialized Corporate Business Park" (B.5 - ?) Zone:

- All uses permitted in the Corporate Business Park (B.5) Zone and the following additional use: Pharmacy;
- A minimum side yard of 3 metres; and,
- No parking area shall be located within 3 metres of a street line.

"Specialized Community Shopping Centre" (CC-?) Zone:

- All uses permitted in the Community Shopping Centre (CC) Zone and the following additional uses: **Stacked Townhouse** in accordance with section 5.3.2 of the Zoning By-law and **Apartments** in accordance with the General Apartment Zone (section 5.4.1.1) of the Zoning By-law;
- Despite Section 4.13 of the Zoning By-law, the minimum number of off-street parking spaces shall be 1 parking space per 23 square metres of Gross Floor Area.

Proposed zoning and details are included in ATT-6.

Description of Proposed Draft Plan of Subdivision

The applicant is requesting to subdivide the subject lands in accordance with the draft plan of subdivision included in ATT-7.

The applicant is proposing to subdivide the lands into: a corporate business park block, a commercial block, two future development blocks and a stormwater management block. If the subject applications are approved, future site plan applications will be required prior to development occurring on the subject lands.

Supporting Documents

The following information was submitted in support of the applications and can be found on the City's website under 'Current Development Applications':

- Cover Letter, prepared by Astrid J. Clos Planning Consultants, dated November 3, 2017;
- Response Matrix to Staff and Agency Comments, dated November 2, 2017;
- Draft Plan of Subdivision, prepared by Astrid J. Clos Planning Consultants, dated August 14, 2017;
- Environmental Impact Study Addendum Report, prepared by Natural Resource Solutions Inc., dated October 2017;
- Site Servicing and Stormwater Management Report, prepared by GM Blue Plan Engineering, dated October 2017;
- Engineering Drawings 1 to 4, prepared by GM Blue Plan Engineering, dated October 6, 2017;

- Response Letter, prepared by GM Blue Plan Engineering, dated October 23, 2017;
- Hydrogeological Technical Memorandum (Updated) including Appendix C - Slug Test Data and Appendix D - Guelph Permeameter Test Data (on included CD), prepared by Banks Groundwater Engineering Limited, dated October 5, 2017; and,
- Transportation Impact Study Addendum, prepared by Paradigm Transportation Solutions Limited, dated October 11, 2017.

Staff Review

The review of these applications will include the following:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and 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 criteria outlined in Section 51(24) of The Planning Act (subdivision control);
- Environmental Review;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of engineering reports submitted in support of the application; and,
- Address all comments and issues arising from the circulation of the applications.

Financial Implications

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

Consultations

A 'Notice of Resubmission' was mailed on March 22, 2018 to local boards and agencies and City service areas. 'Notice of Public Meeting' was mailed on May 17, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The 'Notice of Public Meeting' was also advertised in the Guelph Tribune on May 17, 2018. Notice of the applications has also been provided by signage on the property and all supporting documents submitted with the original and revised applications are posted on the City's website.

Corporate Administrative Plan

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

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our People- Building a great community together

Attachments

ATT-1	Location Map and 120m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Official Plan Amendment #48 Land Use Designations and Policies
ATT-5	Existing Zoning and Details
ATT-6	Proposed Zoning and Details
ATT-7	Proposed Draft Plan of Subdivision

Departmental Approval


Not applicable.

Report Author

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Senior Development Planner

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By

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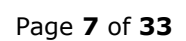
**132 Clair Road West
SUBJECT SITE**

Streets shown: HAYWARD CR, BOULDER CR, CLAIRFIELDS DR W, BORLAND DR, CARROLL CR, GIBBS CR, MUNROE CR, DOYLE DR, MOFFATT LN, CLAIR RD W, POPPY DR W, GORDON ST, GOSLING GS.

Parks shown: GOSLING GARDENS PARK, SOUTH END COMMUNITY PARK.

Other features: 120m Circulation Limit, 120m Circulation Area.

Sources:
POUSER, Property (2018) [SDE feature class]. The City of Guelph, ON.
POUSER, Site (2018) [SDE feature class]. The City of Guelph, ON.
POUSER, Parks (2018) [SDE feature class]. The City of Guelph, ON.
GISPROD, GSCA, Railway (2018) [SDE feature class]. The City of Guelph, ON.



132 Clair Road West
SUBJECT SITE

CLAIR RD W

DOYLE DR

MOFFATT LN

POPPLY DR W

GOSLING GS

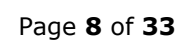
CLAIRFIELDS DR W

BORLAND DR

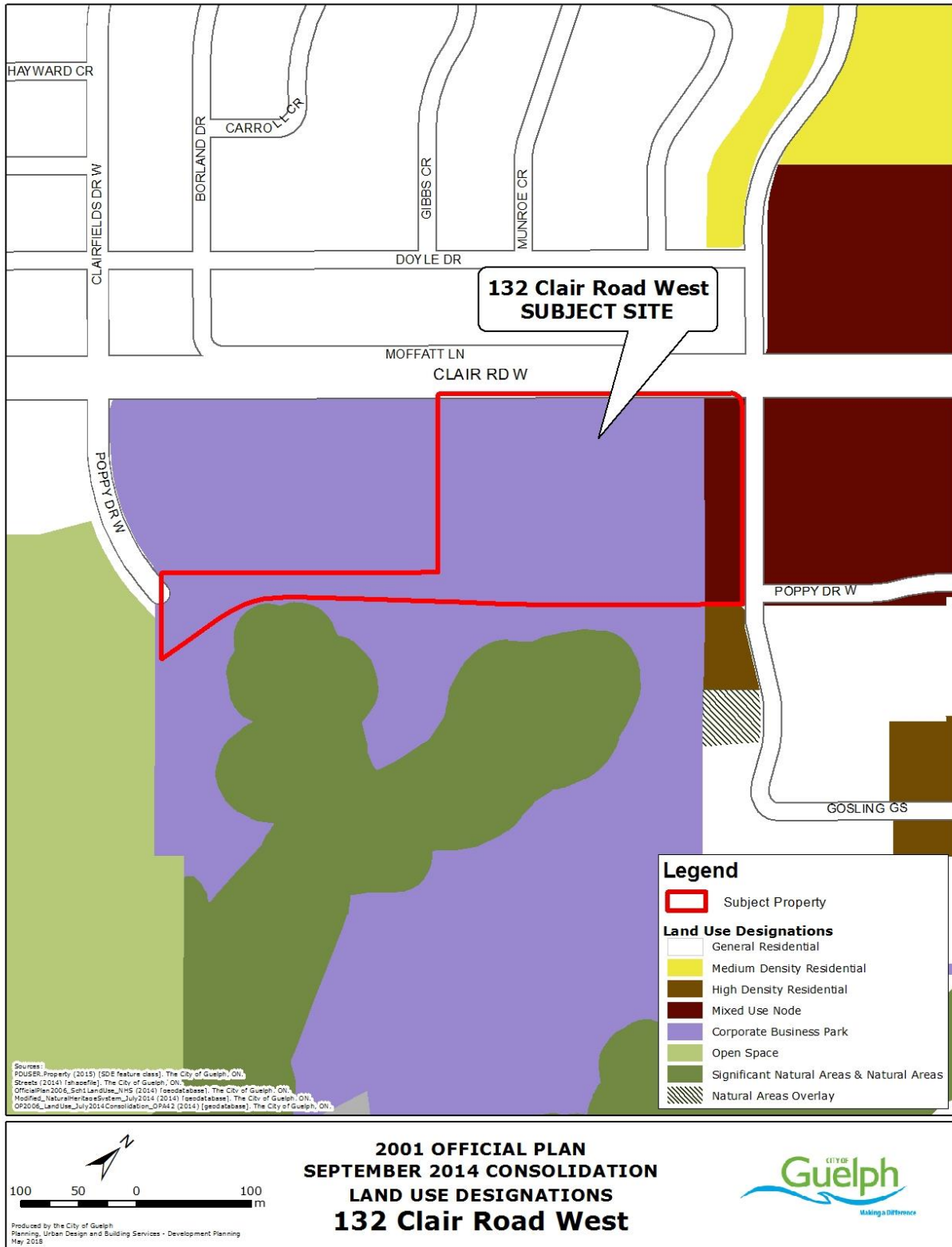
GIBBS CR

MUNROE CR

SOUTH END COMMUNITY PARK



ATT-3 **Official Plan Land Use Designations and Policies**



ATT-3 (continued)
Official Plan Land Use Designations and Policies

7.9 Corporate Business Park Objectives

- a) To provide lands which can be used for office, administrative and/or research and development facilities.
- b) To outline development criteria that will promote the sensitive integration of corporate business uses into locations on the entranceways to Guelph that will recognize the sensitivity of surrounding *natural heritage features* and designated 'Residential' areas.
- c) To require high design standards to ensure attractive and consistent built form.

7.9.1 The 'Corporate Business Park' land use designation on Schedule 1 is intended to provide areas where employment opportunities can be provided in the new "knowledge-based technology" field.

7.9.2 Uses permitted within the 'Corporate Business Park' designation shall include office, administrative, manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls, hotel and convention facilities, research and development facilities, with associated ancillary retailing functions that are an integral component of these primary activities.

7.9.3 The implementing *Zoning By-law* for the 'Corporate Business Park' designation will establish the zoning categories and appropriate regulations to permit and control uses contained within the designation.

7.9.4 High standards of urban design and built form will be required for *development* proposals within the 'Corporate Business Park' designation.

1. 'Corporate Business Park' designated lands within the South Guelph Secondary Plan area will recognize:

- a) The prominence of the 'Business Park' lands in association with the southern gateway locations to Guelph;
- b) The environmental sensitivity of *natural heritage features* that are found in proximity to the 'Business Park' lands; and
- c) The need to promote compatibility in land use and design between the 'Business Park' lands and designated 'Residential' use areas in the south end of Guelph.

2. *Development* proposals within the 'Corporate Business Park' lands of the South Guelph Secondary Plan area will be guided by the urban design and gateway condition policies of subsection 3.6.31, Urban Form and Design Considerations.

3. Where 'Corporate Business Park' and 'Residential' use designations are in proximity to one another in the South Guelph Secondary Plan area, the City,

shall require appropriate planning/land use controls to enhance compatibility between these land use types in accordance with the Ministry of the Environment guidelines. Measures that can assist in enhancing compatibility include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping, and berming. Such measures will be implemented through means of the *Zoning Bylaw*, *Site Plan Control*, and/or the use of urban design guidelines.

4. 'Corporate Business Park' designated land west of the Hanlon Expressway within the South Guelph Secondary Plan area has a high level of visibility from the Hanlon Expressway. By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, *development* of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design.
 - a) Architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.
5. 'Corporate Business Park' land west of the Hanlon Expressway within the South Guelph Secondary Plan area shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings.
 - a) Permitted uses will include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, office and administrative facilities, manufacturing and warehousing within an enclosed building, hotel, and complementary *service commercial* uses such as financial institutions, and restaurants which are developed as part of a larger building complex. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing *Zoning By-law*.
6. 'Corporate Business Park' designated land east of the Hanlon Expressway within the South Guelph Secondary Plan area has a high level of visibility from Gordon Street. By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting, *development* of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design.

- a) Architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.
7. 'Corporate Business Park' land east of the Hanlon Expressway within the South Guelph Secondary Plan area shall be appropriately zoned to accommodate smaller or less intensive users than the corporate land users found west of the Hanlon. Lot sizes will generally be 4 hectares (10 acres) or smaller for single purpose buildings, groupings of buildings, or mall type buildings.
 - a) Permitted uses will include research and development facilities, computer, electronic and data processing enterprises, corporate office and administrative facilities, assembly and light manufacturing of product lines requiring on-going research and development, and the following *service commercial* uses: commercial school, courier service, *day care centre*, financial establishment, hotel, office, office supply, photo-finishing place, medical office, postal service, print shop, public hall, recreation centre, research establishment, restaurant, telecommunication service, veterinary service. *Rest homes* and *nursing homes* as existing on May 1, 1996 are also permitted uses. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation.
- 7.9.5 The following site specific amendments to this Plan have been approved by City Council to recognize unique circumstances within the Corporate Business Park designation:
 1. In addition to the permitted uses outlined in policy 7.9.4.7, a religious establishment use and associated institutional uses shall be permitted on property known municipally as 180 Clair Road West.

7.4.4 Mixed Use Node

- 7.4.5 The 'Mixed Use Nodes' identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.
- 7.4.6 The intent of the 'Mixed Use Node' designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-

laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.

- 7.4.7 It is intended that where there are adjacent properties within the node that the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Mixed Use Node will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
- 7.4.8 The boundaries of the 'Mixed Use Node' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of Section 9.2, proposals to expand a 'Mixed Use Node' beyond these boundaries or to establish a new node shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.
- 7.4.9 The 'Mixed Use Node' is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2. Only small scale professional and medically related offices shall be permitted in this designation in order to direct major offices to the CBD, Intensification Area, Corporate Business Park and Institutional designations.
- 7.4.10 The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of *gross leasable floor area*, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total *gross leasable floor area* within the overall development.
- 7.4.11 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of *Zoning By-laws* and *site plans* used to regulate *development* within the 'Mixed Use Node' designation to ensure such consistency.

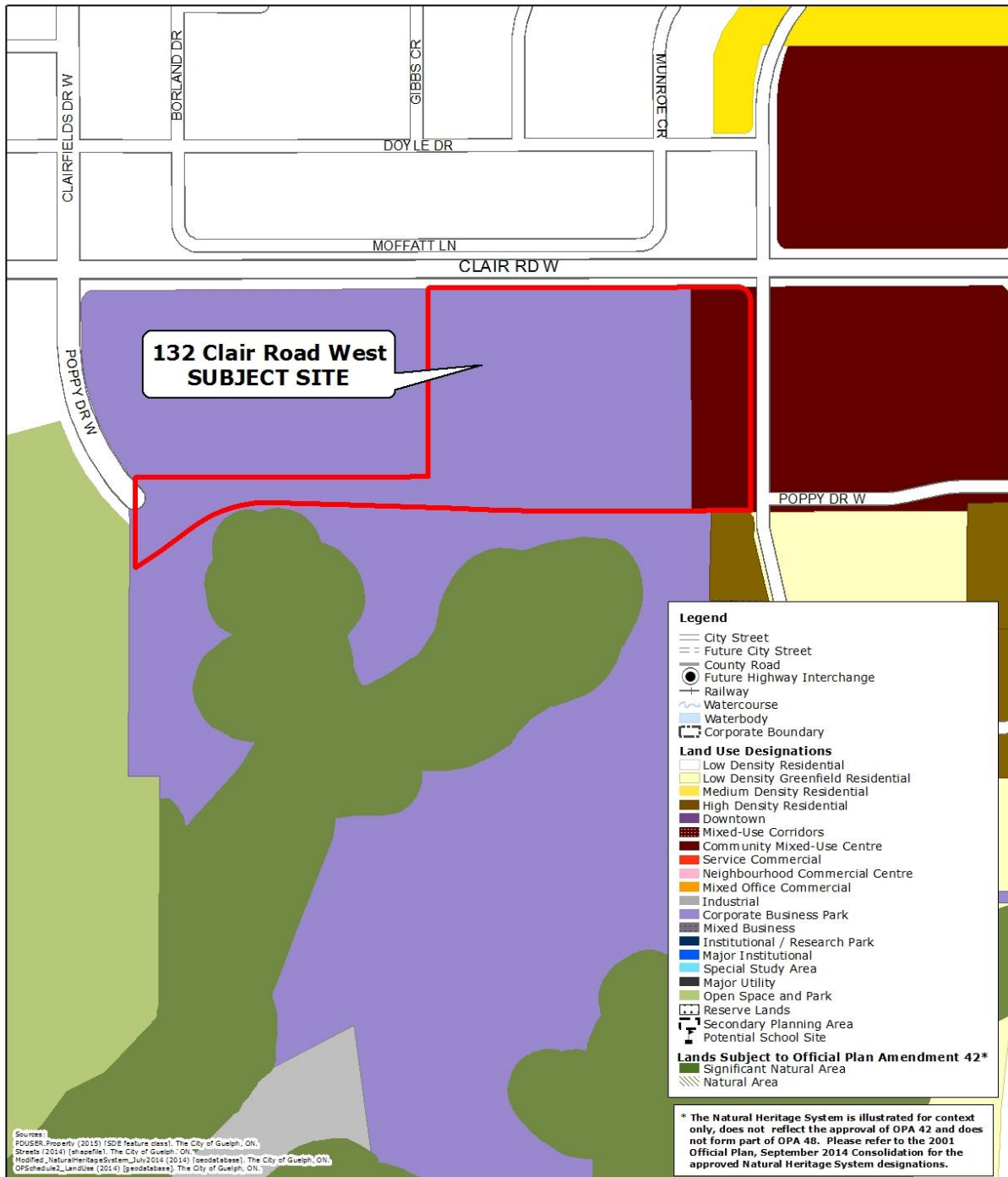
7.4.12 The 'Mixed Use Nodes' incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. In order to promote a mixture of land uses within each 'Mixed Use Node' designation it is the intent of this Plan that new *retail development* will be limited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

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

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

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

ATT-4 **Official Plan Amendment #48 Land Use Designations and Policies**



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

9.5.3 Corporate Business Park

Objectives

- a) To provide lands which can be used for office, administrative and/or research and development facilities.
- b) To permit a limited range of commercial uses that serve employment uses.
- c) To outline development criteria that will promote the sensitive integration of corporate business uses at the gateways to Guelph.
- d) To ensure that development is sensitive to adjacent Natural Heritage System and designated residential areas.
- e) To require high urban design standards to ensure attractive and consistent built form.
- f) To encourage the use of renewable and alternative energy within Corporate Business Parks.

Policies

- 1. The Corporate Business Park designation on Schedule 2 of this Plan is intended to provide areas where employment opportunities can be provided in the “knowledge-based” technology field.
- 2. High standards of urban design and built form will be required for development proposals within the Corporate Business Park designation, which shall recognize and address:
 - i) the prominence of the Corporate Business Park in association with the southern gateway locations to Guelph;
 - ii) the environmental sensitivity of natural heritage features that are found in proximity to the Corporate Business Park lands; and
 - iii) the need to promote compatibility in land use and design between the Corporate Business Park lands and residential uses in the south end of Guelph.
- 3. Development proposals within the Corporate Business Park designation will be subject to the Urban Design policies of this Plan including gateway policies.

4. Buildings should have a consistent setback from the public right-of-way to create an attractive and consistent streetscape. The implementation of this provision is particularly applicable along arterial and collector roads.
5. Building elements and/or landscaping should be used to screen views to parking and loading areas facing a public street.
6. Where Corporate Business Park and residential uses are in proximity to one another, the City shall require appropriate planning/land use controls to enhance compatibility between these land use types in accordance with the Ministry of the Environment guidelines. Measures that can assist in enhancing compatibility include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the Zoning By-law, Site Plan Control, and/or the use of urban design guidelines.
7. Corporate Business Park designated land west of the Hanlon Expressway has a high level of visibility from the Hanlon Expressway. By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:
 - i) architectural detail, building massing, landscaping and site design shall collectively result in establishing an attractive entrance or gateway feature for the City in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles.
8. Corporate Business Park designated land east of the Hanlon Expressway has a high level of visibility from Gordon Street. By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting, development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:
 - i) architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential

or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.

Permitted Uses

9. The following uses may be permitted in the Corporate Business Park designation subject to the applicable provisions of this Plan:
 - i) office and administrative facilities;
 - ii) manufacturing;
 - iii) warehousing;
 - iv) hotel and convention facilities;
 - v) research and development facilities;
 - vi) associated ancillary retail uses that are an integral component of the primary uses; and
 - i) complementary or accessory uses may be permitted. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and child care centres.
10. Notwithstanding the uses permitted in 9.5.3.9, lands located west of the Hanlon Expressway at the main entrance to the Hanlon Creek Business Park on Laird Road may be permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include convenience commercial, financial establishments, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle-related uses shall not be permitted.
11. The implementing Zoning By-law will establish the zoning categories and appropriate regulations to permit and control uses within the Corporate Business Park designation.
12. Uses are permitted within enclosed buildings including multitenant buildings or malls.
13. Outdoor storage shall not be permitted.
14. The Corporate Business Park lands located west of the Hanlon Expressway shall be appropriately zoned to accommodate larger and/or more intensive

users, within single purpose buildings, multi-tenant buildings or groupings of buildings in accordance with the following provision:

- i) permitted uses may include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, office and administrative facilities, manufacturing and warehousing within an enclosed building, hotel and complementary service commercial uses such as financial institutions and restaurants which are developed as part of a larger building complex. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing Zoning By-law.

15. Corporate Business Park lands located east of the Hanlon Expressway shall be appropriately zoned to accommodate smaller or less intensive users than the corporate land users found west of the Hanlon. Lot sizes will generally be 4 hectares (10 acres) or smaller for single purpose buildings, groupings of buildings, or mall type buildings in accordance with the following:

- i) permitted uses will include research and development facilities, computer, electronic and data processing enterprises, corporate office and administrative facilities, assembly and light manufacturing of product lines requiring on-going research and development and the following service commercial uses: commercial school, courier service, day care centre, financial establishment, hotel, office, office supply, medical office, postal service, print shop, public hall, recreation centre, research establishment, restaurant, telecommunication service, veterinary service. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation.

Height and Density

16. A minimum height of two (2) storeys is strongly encouraged.

17. The City shall plan to achieve an average density of 70 jobs per hectare on lands designated Corporate Business Park in the greenfield area.

Parking

18. Surface parking should be minimized, well landscaped and subject to the Urban Design policies of this Plan. Surface parking for employees should be

located in the rear or side yard. Only very limited parking, such as visitor parking, may be permitted within the front yard.

19. Structured or underground parking is encouraged to reduce or eliminate the need for surface parking.

9.4.2 Community Mixed-use Centre

The following Community Mixed-use Centres are designated on Schedule 2:

- Woodlawn/Woolwich
- Paisley/Imperial
- Watson/Starwood
- Gordon/Clair
- Silvercreek Junction

Objectives

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

Policies

1. The Community Mixed-use Centres identified on Schedule 2 of this Plan are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within the designation. These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.
2. The intent of the Community Mixed-use Centre designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing Zoning By-laws may include mechanisms, such as minimum height and density requirements and maximum parking standards, to promote the efficient use of the land base.
3. Development will be comprehensively planned and integrated with the overall Community Mixed-use Node and in accordance with any applicable concept plans or urban design studies as per the policies of Section 3.11.

4. Where residential uses are incorporated into Community Mixed-use Centres, they are intended to be developed as mixed-use buildings or multiple-unit residential buildings.
5. Properties within the Community Mixed-use Centre will be integrated through internal access roads, entrances from public streets, access to common parking areas, open space, grading and stormwater management systems. Furthermore, it is intended that individual developments within the Community Mixed-use Centre will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
6. Community Mixed-use Centres are strongly encouraged to incorporate Main Street type development in strategic locations. Main street areas, as identified through concept plans as per Section 3.1.1, will be planned and designed to reflect the following:
 - i) multi-storey buildings fronting onto the main street;
 - ii) ground floor retail and service uses are strongly encouraged;
 - iii) office uses at ground floor should be limited;
 - iv) residential uses should be provided primarily above commercial uses in addition to some free-standing residential buildings;
 - v) rhythm and spacing of building entrances and appropriately sized storefronts to encourage pedestrian activity;
 - vi) urban squares, where appropriate; and
 - vii) on-street parking.
7. Large free-standing buildings should be integrated with smaller-scale stores to create a Main Street-type environment or located on peripheral sites within the designation, which are directly linked to the Main Street.
8. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and any applicable urban design guidelines while recognizing the unique context of individual Community Mixed-use centres. Measures may be incorporated into development approvals to ensure consistency.
9. The boundaries of the Community Mixed-use Centre designation are intended to clearly distinguish the Community Mixed-use Centre as a distinct entity from adjacent land use designations. Proposals to expand a Community Mixed-use Centre beyond these boundaries or to establish a new Community

Mixed-use Centre shall require an Official Plan Amendment supported by a Market Impact Study in accordance with the policies of this Plan.

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

Permitted Uses

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

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

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

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

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

Height and Density

15. The Community Mixed-use Centres incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. To

promote a mixture of land uses within each Community Mixed-use Centre, retail development will be limited to the following total gross floor area cumulatively of all buildings within the designation:

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

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

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

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

CLAIR RD W

DOYLE DR

MOFFATT LN

CLAIR RD W

1993 Annexed Areas

UR

I.1 (H22)

R.1D

R.1C-10

R.1C-11

R.1C-18

R.4A-46

P.1

R.1C-18

REFER TO THE
TOWNSHIP OF PUSLINCH
ZONING BY-LAW

Sources:
POUSER Property (2018) (SDE feature class), The City of Guelph, ON.
POUSER, Sean (2018) (SDE feature class), The City of Guelph, ON.
Zoning (2018) (File Geodatabase), The City of Guelph, ON.



ATT-5 (continued)
Existing Zoning and Details

Urban Reserve (UR) (City of Guelph Zoning By-law (1995)-14864, as amended)

Permitted Uses:

The following are permitted *Uses* within the Urban Reserve (UR) *Zone*:

- Agriculture, Livestock Based
- Agriculture, Vegetation Based (mushroom farms shall not be permitted)
- Conservation Area
- Flood Control Facility
- Outdoor Sportsfield Facilities
- Recreation Trail
- Wildlife Management Area
- Accessory Uses in accordance with Section 4.23

Agricultural Zone (A) (Township of Puslinch Zoning By-law 19/85)

Permitted Uses:

- An agricultural use
- An intensive agricultural use
- A single detached dwelling
- A home occupation
- A retail farm sales outlet accessory to an agricultural use
- Existing churches, schools, community halls and nursing homes
- A wayside pit
- Forestry and woodlots
- Open space and conservation areas
- A fish and wildlife management area
- A public use



ATT-6 (continued)
Proposed Zoning and Details

Proposed Zoning

Specialized Corporate Business Park (B.5 - ?) Zone (as shown as Block 1 on the Draft Plan of Subdivision)

“Corporate Business Park” (B.5)

7.4.1 Permitted Uses

- Catering Service
- Commercial School
- Computer Establishment
- Hotel
- Laboratory
- Mall
- Manufacturing (entirely within a Building)
- Medical Clinic
- Medical Office
- Office
- Post Secondary School
- Print Shop
- Public Hall
- Research Establishment
- Trade and Conventions Facilities
- Veterinary Service
- Warehouse (entirely within a Building)

7.4.2 Accessory Uses

Including but not limited to, Factory Sales Outlet, Recreation Centre, Restaurant are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted use and complies with Section 4.23.

7.4.3 Prohibited Uses

Any trade, business, manufacturer and related Uses deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited.

- Abattoir
- Bulk Storage of Petroleum Products
- Contractor's Yard
- Meat Processing Plant
- Repair Service
- Sanitary Landfill Site
- Tradespersons' Shop
- Towing Establishment
- Trucking Operation
- Waste Transfer Station

7.4.4 Regulations

Within the Corporate Business Park (B.5) 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 set out in Table 7.4 and the following:

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

- In addition to the uses permitted in the Corporate Business Park Zone, the following additional use shall also be permitted: Pharmacy;
- Minimum side yard of 3 metres;
- No parking area shall be located within 3 metres of a street line.

Specialized Community Shopping Centre (CC-?) Zone (as shown as Block 2 on the Draft Plan of Subdivision)

“Community Shopping Centre” (CC)

Permitted Uses

- Amusement Arcade
- Carwash, Automatic
- Carwash, Manual
- Commercial Entertainment
- Commercial School
- Funeral Home
- Garden Centre
- Public Hall
- Recreation Centre
- Rental Outlet
- Tavern
- Taxi Establishment
- Dwelling Units with permitted commercial Uses in the same Building in accordance with Section 4.15.2
- Art Gallery
- Artisan Studio
- Club
- Day Care Centre in accordance with Section 4.26
- Dry Cleaning Outlet
- Financial Establishment
- Group Home in accordance with Section 4.25
- Laundry
- Library
- Medical Clinic
- Medical Office
- Office
- Personal Service Establishment
- Religious Establishment
- Restaurant

- Restaurant (take-out)
- Retail Establishment
- Vehicle Gas Bar
- Veterinary Service
- Accessory Uses in accordance with Section 4.23
- Occasional Uses in accordance with Section 4.21

Excerpt of Table 6.2.2 – Regulations Governing Commercial Shopping Centres

1		Community Shopping Centre (CC)
2	Minimum Lot Area	7,500 m ²
3	Maximum Lot Area	50,000 m ²
4	Minimum Lot Frontage	50 metres
5	Minimum Front and Exterior Side Yard	3 metres and in accordance with Section 4.24.
6	Minimum Side Yard	One-half the Building Height but not less than 3 metres.
7	Minimum Rear Yard	One-half the Building Height but not less than 3 metres.
8	Maximum Building Height	3 storeys to a maximum of 15 metres and in accordance with Sections 4.16 and 4.18.
9	Minimum Gross Floor Area	1,875 m ²
10	Maximum Gross Floor Area	12,500 m ²
11	Minimum Landscaped Open Space	9% of the Lot Area
12	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the Street Line, except for those areas required for entry ramps.
13	Buffer Strips	Where it abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.
14	Off-Street Parking	In accordance with Section 4.13.
15	Off-Street Loading	In accordance with Section 4.14.
16	Enclosed Operations	In accordance with Section 4.22.
17	Accessory Buildings or Structures	In accordance with Section 4.5.
18	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
19	Fences	In accordance with Section 4.20.

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

- All uses permitted in the Community Shopping Centre (CC) Zone and the following additional uses: **Stacked Townhouse** in accordance with section 5.3.2 of the Zoning By-law and **Apartments** in accordance with the General Apartment Zone (section 5.4.1.1) of the Zoning By-law;

- Despite Section 4.13 of the Zoning By-law, the minimum number of off-street parking spaces shall be 1 parking space per 23 square metres of Gross Floor Area.

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TABLE 5.3.2 - REGULATIONS GOVERNING R.3 ZONES

Row 1	Residential Type	R.3A Zone Cluster Townhouse	R.3A Zone Stacked Townhouse	R.3B Zone On-Street- Townhouse
2	Minimum <i>Lot Area</i>	800 m ²	1,000 m ²	180 m ²
3	Minimum <i>Lot Area</i> Per <i>Dwelling Unit</i>	270 m ²	150 m ²	180 m ²
4	Minimum <i>Lot Frontage</i>	18 metres	18 metres	6 metres
5	Minimum <i>Front Yard</i>	6 metres and as set out in Section 4.24 and 5.3.2.7.		
5a	Minimum <i>Exterior Side Yard</i>	4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7		
6	Minimum <i>Side Yard</i>	See Section 5.3.2.2.		1.5m from the side of the <i>Building</i> .
7	Minimum <i>Rear Yard</i>	See Section 5.3.2.2.		7.5 metres
8	Maximum <i>Building</i> Coverage (% of <i>Lot Area</i>)	30	40	50
9	Maximum <i>Building Height</i>	3 <i>Storeys</i> and in accordance with Sections 4.16 and 4.18.		
10	Minimum Distance Between <i>Buildings</i>	See Section 5.3.2.3		--
11	Minimum <i>Common Amenity Area</i>	See Section 5.3.2.4		--
12	Minimum <i>Private Amenity Area</i>	See Section 5.3.2.5		--
13	Minimum <i>Landscaped Open Space</i> (% of <i>Lot Area</i>)	40	40	35
14	<i>Buffer Strip</i>	Where an R.3 <i>Zone</i> abuts any other Residential <i>Zone</i> or any Institutional, Park, Wetland, or Urban Reserve <i>Zone</i> a <i>Buffer Strip</i> shall be provided. Buffer strips may be located in a required <i>Side</i> or <i>Rear Yard</i> .		
15	<i>Fences</i>	In accordance with Section 4.20.		
16	Off-Street Parking	In accordance with Section 4.13.		
17	Accessory <i>Buildings</i> or <i>Structures</i>	In accordance with Section 4.5.		
18	Maximum Number of <i>Dwelling Units</i> in a Row	12. Despite the preceding, where units are adjacent to a public <i>Street</i> , the maximum number of <i>Dwelling Units</i> in a row shall be 8.		8
19	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		
20	Maximum Density of Site	See Section 5.3.2.6		----
21	Maximum <i>Driveway (Residential)</i> width R.3B <i>Zone On-Street Townhouses</i>			See Section 4.13.7.2.5

TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General <i>Apartment</i>	High Density <i>Apartment</i>	Central Business District <i>Apartment</i>	Infill <i>Apartment</i>
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum <i>Lot Area</i>	650 m ²			
4	Minimum <i>Lot Frontage</i>	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum <i>Front</i> and <i>Exterior Side Yard</i>	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum <i>Front</i> and <i>Exterior Side Yard</i>	-----		6 metres	
8	Minimum <i>Side Yard</i>	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	Minimum <i>Rear Yard</i>	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

"Conservation Land" (P.1) Zone (as shown as Block 3 "Stormwater Management" on the Draft Plan of Subdivision)

Permitted Uses

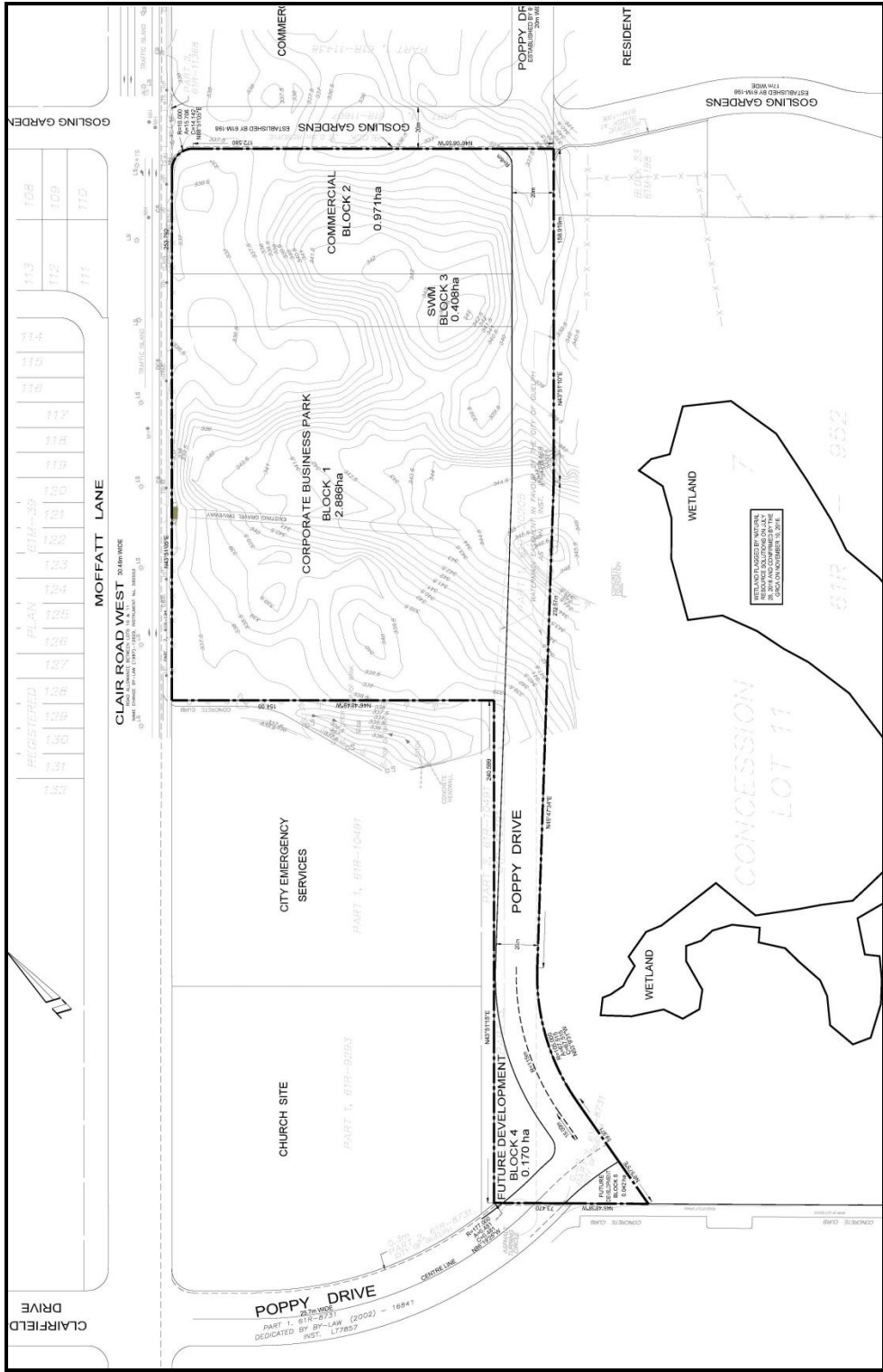
- Conservation Area
- Flood Control Facility
- Recreation Trail
- Wildlife Management Area

"Educational Spiritual and Other Services with Holding Provisions" (I.1 (H22)) Zone (as shown as Blocks 4 and 5 "Future Development Block" on the Draft Plan of Subdivision)

Permitted Uses

- Art Gallery
- Day Care Centre in accordance with Section 4.26
- Group Home in accordance with Section 4.25
- Library
- Museum
- Outdoor Sportsfield Facilities
- Religious Establishment
- School
- Occasional Uses in accordance with Section 4.21

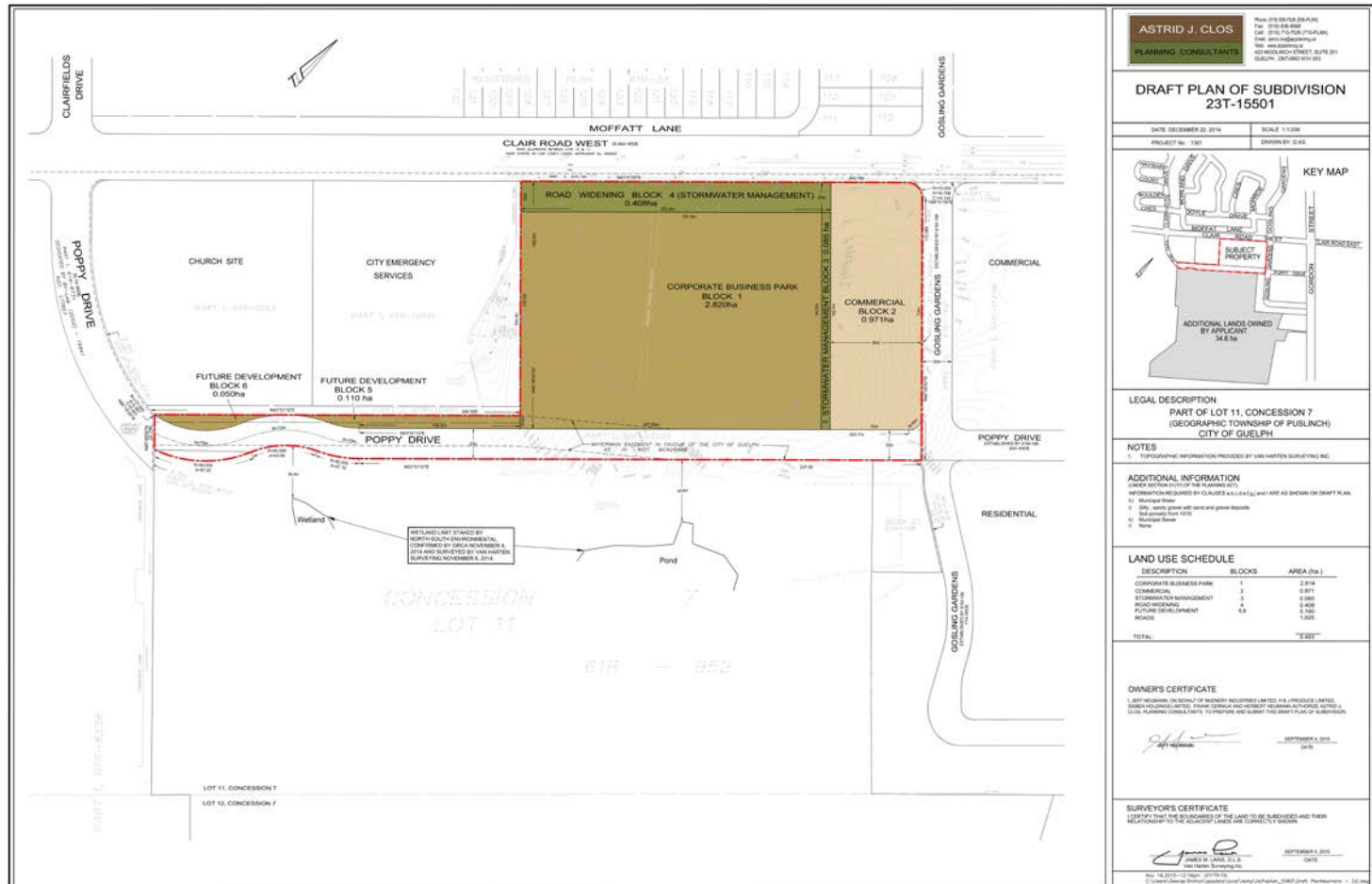
ATT-7 **Proposed Draft Plan of Subdivision**



Prepared on behalf of:
McENERY INDUSTRIES LIMITED
H & J PRODUCE LIMITED
SIEBEN HOLDINGS LIMITED
Frank Cerniuk
Herbert Neumann

132 Clair Road, Guelph

First Public Meeting - December 7, 2015



ASTRID J. CLOS

PLANNING CONSULTANTS

Revised submission for the June 11, 2018 Public Meeting



ASTRID J. CLOS

PLANNING CONSULTANTS



City Initiated Official Plan Amendment: **Affordable Housing**

Public Meeting
June 11, 2018





Reason for Amendment

- Update the affordable housing policies in the Official Plan in accordance with the Council approved Affordable Housing Strategy (2017)



Proposed Official Plan Amendment

- Council Approved Affordable Housing Strategy (2017)
- Remove reference to the 2009 Affordable Housing Discussion Paper
- Revise target breakdown
 - 25% affordable ownership units
 - 1% affordable primary rental housing units
 - 4% affordable secondary rental housing units
- Remove policy encouraging 90 accessory apartments



Proposed Official Plan Amendment

- Refer to the affordable housing target where City may require submission of an Affordable Housing Report
- In Glossary
 - Add definition for “primary rental”
 - Revise definition for “affordable housing”



Next Steps

- Staff to review any comments and bring forward OPA for approval

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, June 11, 2018
Subject	City Initiated Official Plan Amendment for Affordable Housing Public Meeting
Report Number	IDE-2018-71

Recommendation

That Report IDE-2018-71 regarding a City-initiated Official Plan Amendment for Affordable Housing dated June 11, 2018 be received.

Executive Summary

Purpose of Report

To provide background information and material for the Statutory Public Meeting to be held June 11, 2018 regarding the proposed Official Plan Amendment for Affordable Housing.

Key Findings

On March 26, 2018 City Council directed staff to initiate an amendment to the Official Plan to reflect the Council approved [Affordable Housing Strategy](#).

The proposed Official Plan Amendment would incorporate the affordable housing target breakdown included in the City's Affordable Housing Strategy into the City's Official Plan.

Financial Implications

There are no financial implications as a direct result of the proposed planning matters.

Report

Background

On March 26, 2018 City Council directed staff to initiate an amendment to the Official Plan to reflect the Council approved Affordable Housing Strategy. The [Affordable Housing Strategy](#) confirmed the existing annual city-wide 30% affordable housing target included in the City's Official Plan. However, the affordable housing target breakdown was revised to 25% affordable ownership units and 5%

affordable rental units. The 5% affordable rental target consists of a 1% affordable primary rental and a 4% affordable secondary rental target which includes accessory apartments. The affordable housing target breakdown was revised to incorporate both purpose built and secondary rental housing units. The approval of the Affordable Housing Strategy results in the need to update the City's Official Plan policies to ensure consistency between the strategy and the Official Plan.

The Affordable Housing Strategy addresses municipal requirements under the Provincial Policy Statement, 2014 and the Provincial Growth Plan, 2006. It builds on the City's Official Plan Update (OPA 48) which establishes a framework for planning for a range and mix of housing types and densities, through appropriate land use designations and supporting policies. Further clarity is provided around affordability issues and concrete recommendations regarding how to advance the Official Plan affordable housing target that 30% of all new residential units constructed be affordable. This target is broken down into an annual affordable housing target of 25% affordable ownership housing, 1% affordable primary rental and 4% affordable secondary rental.

Existing Official Plan Policies

The City's current Official Plan policies include affordable housing targets that were developed based on the City's December 2009 Affordable Housing Discussion Paper. The 30% affordable housing target includes an annual target of 27% affordable ownership units and 3% affordable rental housing units. The target methodology explicitly excluded accessory apartments. Accessory apartments were recognized through a separate policy that encouraged the creation of approximately 90 accessory apartment units which was based on average creation rates between 2005-2008.

Reason for the Amendment

The purpose and effect of the proposed Official Plan Amendment is to update the affordable housing policies in the Official Plan in accordance with the Council approved Affordable Housing Strategy (2017).

Proposed Official Plan Amendment

The proposed Official Plan Amendment included as Attachment 1:

- Removes the reference to the 2009 Affordable Housing Discussion Paper as the source of the target (policy 7.2.1.1);
- Revises the affordable housing target breakdown (policy 7.2.1.2);
- Removes the reference to encouraging the creation of approximately 90 accessory apartment units (policy 7.2.1.4);
- Refers to the affordable housing target in the policy where the City may require the submission of an Affordable Housing Report as part of a development application (policy 7.2.2.8);
- Adds a definition for "primary rental" in the Glossary in accordance with the Affordable Housing Strategy (Section 12 Glossary); and

- Revises the definition for “affordable housing” in the Glossary in accordance with the Affordable Housing Strategy and consistent with the Provincial Policy Statement 2014 (Section 12 Glossary).

The intent of the proposed amendment is to update the affordable housing policies to include Council’s approved affordable housing target breakdown and make a number of other minor refinements to ensure consistency with the Council approved Affordable Housing Strategy in order to better facilitate the development of affordable housing as part of new residential development throughout the City.

Staff’s recommendation report for this amendment will describe its conformity with the Provincial Policy Statement and Provincial Growth Plan (2014) for the Greater Golden Horseshoe (2017).

Next Steps

Staff intend to bring forward a recommendation report to Council in Q3 2018 addressing any issues identified through the circulation of the proposed amendment and this public meeting process.

Financial Implications

There are no financial implications as a direct result of the proposed official plan amendment.

Consultations

Notice of Public Meeting was mailed on May 10, 2018 to local boards and agencies, City service areas and key stakeholders. The Public Meeting was advertised in the Guelph Tribune on May 10, 2018 and on guelph.ca/housing.

Corporate Administrative Plan

Overarching Goals

Service Excellence
Financial Stability

Service Area Operational Work Plans

Our Services - Municipal services that make lives better
Our People- Building a great community together
Our Resources - A solid foundation for a growing city

Attachments

ATT-1 Proposed Official Plan Amendment for Affordable Housing

Departmental Approval

None

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ATTACHMENT 1: Proposed Official Plan Amendment - Affordable Housing

AMENDMENT NUMBER (?) TO THE OFFICIAL PLAN FOR THE CORPORATION OF THE CITY OF GUELPH:

AFFORDABLE HOUSING AMENDMENT

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the amendment including the purpose, background, location, basis and summary of the policies and public participation, but does not form part of this amendment.

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PART B - THE AMENDMENT

The Amendment describes the additions, deletions and/or modifications to the Official Plan of the City of Guelph, which constitute Official Plan Amendment Number (?).

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PART A – THE PREAMBLE

TITLE AND COMPONENTS

This document is entitled 'Affordable Housing Amendment' and will be referred to as 'Amendment (?)'. Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment, summary of changes to the Official Plan and public participation, but does not form part of this amendment. Part B – The Amendment forms Amendment (?) to the Official Plan for the City of Guelph and contains a comprehensive expression of the new, deleted and amended policy.

PURPOSE

The purpose of Amendment (?) is to update the affordable housing policies in the Official Plan in accordance with the Council approved Affordable Housing Strategy (2017). The OPA amends Section 7.2 of the Official Plan to update the affordable housing targets, including removing the separate policy encouraging the creation of approximately 90 accessory apartment units. The policies would also be updated to refer to the target where the City may require the submission of an Affordable Housing Report as part of a development application. Chapter 12: Glossary is also proposed to be amended to add a definition for "primary rental" and revise the definition of "affordable housing" in accordance with the Affordable Housing Strategy.

Specifically, Amendment (?):

- Removes the reference to the 2009 Affordable Housing Discussion Paper as the source of the target;
- Revises the affordable housing target breakdown;
- Removes the reference to encouraging the creation of approximately 90 accessory apartment units;
- Refers to the affordable housing target in the policy where the City may require the submission of an Affordable Housing Report as part of a development application;
- Adds a definition for "primary rental" in the Glossary in accordance with the Affordable Housing Strategy; and
- Revises the definition for "affordable housing" in the Glossary in accordance with the Affordable Housing Strategy.

BACKGROUND

On March 26, 2018 City Council directed staff to initiate an amendment to the Official Plan to reflect the Council approved Affordable Housing Strategy.

The Affordable Housing Strategy addresses municipal requirements under the Provincial Policy Statement, 2014 and the Provincial Growth Plan, 2006. It builds on the City's Official Plan Update (OPA 48) which establishes a framework for planning for a range and mix of housing types and densities, through appropriate land use designations and supporting policies. Further clarity is provided around affordability issues and concrete recommendations regarding how to advance the Official Plan affordable housing target that 30% of all new residential units constructed be

affordable. This target is broken down into an annual affordable housing target of 25% affordable ownership housing, 1% affordable primary rental and 4% affordable secondary rental. The affordable housing targets currently included in the City's Official Plan are based on an Affordable Housing Discussion Paper completed in 2009 which is superseded by the Affordable Housing Strategy approved by Council in 2017.

As part of the Affordable Housing Strategy Final Report, on October 11, 2016 Council directed staff to reflect the secondary market in the affordable housing strategy target. On May 8, 2017 Council approved a revised affordable housing target breakdown, which reflected the secondary market in response to a staff report that reviewed the affordable housing target and secondary market.

The Affordable Housing Strategy was completed in four phases.

Phase One - Background Report

The Background Report and a proposed project charter were presented in a staff report PBEE 14-15 on April 7, 2014. The Background Report provided an overview of the current state of housing policy and implementation in Guelph and recommended a focused scope on affordable private market rental housing and home ownership for the City of Guelph Housing Strategy. The report recognized the roles, responsibilities and relationships amongst stakeholders, including various levels of government and the private sector, and the need to work together to ensure that the entirety of the housing continuum is addressed in a systemic, integrated manner. The City's intent is to work with the County, who as Service Manager has the lead role in addressing the portion of the housing continuum between homelessness and social housing in accordance with the Housing and Homelessness Plan (HHP) approved by the Province in 2013.

Council received the report and approved the Housing Strategy Project Charter.

Phase Two - State of Housing Report

On October 6, 2015 the State of Housing Report was presented through staff report IDE 15-37 for receipt. The report presented a demographic and statistical analysis of households in Guelph and identified affordable housing issues affecting residents. The analysis revealed that the City's current affordable ownership housing target set at 27% of new residential development had been met over the past five years. However the annual affordable rental housing target set at 3% had not been met over the past five years. The separate target for 90 accessory apartment per year had been exceeded each year with the exception of 2011 when an interim control by-law was in place limiting the creation of accessory apartments in the north end of the City. The analysis also identified the following issues:

1. There are not enough small units to rent or buy to meet the affordability needs of all smaller households.
2. A lack of available primary rental supply makes it difficult for people to find affordable rental housing.
3. The secondary rental market provides choice of affordable dwelling types but the supply is not as secure as the primary rental market.

A focus group session was held in February 2015 to engage key stakeholders in the State of Housing Report. The session presented data trends and analysis and identified preliminary issues. Participants were asked to review the data and preliminary issues to confirm that the data was correct, clear and supported the issues and accurately reflected the Guelph context.

A Council Workshop on affordable housing was held in June 2015 to build awareness and understanding around the roles, responsibilities and issues impacting affordable housing across the entire housing continuum.

Phase 3 - Draft Directions Report

On December 8, 2015 the Draft Directions Report was presented through staff report IDE 15-101. The report identified affordable housing tools, described current City of Guelph and other municipalities' practices and presented potential draft directions to address the issues identified in the State of Housing Report.

Council received the report and supported its use as the basis for community engagement to further the development of actions for inclusion in the draft Affordable Housing Strategy.

On December 10, 2015 a presentation was made to the Wellington Guelph Housing Committee to provide them with an update on the Affordable Housing Strategy and advise them of the release of the Draft Directions Report.

Community engagement on the draft directions included a key stakeholder session, two public meetings and an online survey.

Phase 4 – Final Affordable Housing Strategy

Recommended Strategic Actions

On July 11, 2016 the Recommended Strategic Actions Report was presented through staff report IDE 16-55. The report provided a number of recommendations for a final strategy that will make an impactful difference on the City's affordable housing needs. Council received the report and endorsed the recommended use of the report for continued community engagement in preparation of the final Affordable Housing Strategy.

Community engagement on the recommended strategic actions included a key stakeholder focus group and public posting of the report with an open request for comments.

Final Report

On October 11, 2016 the final Affordable Housing Strategy Report was presented through staff report IDE 16-75. The report included financial and non-financial actions to make an impactful difference on the City's affordable housing target included in the City's Official Plan and identified issues. The strategic actions revolved around targets, planning regulations and processes, financial incentives, development charges, partnerships and monitoring.

Council approved the Affordable Housing Strategy, excluding the financial incentives in section 6.3.3. In addition Council referred the role, if any, of the financial actions contained within section 6.3.3 back to staff to have the report reflect the secondary market in the affordable housing strategy targets.

Review of the Affordable Housing Target and Secondary Market

On May 8, 2017 a review of the affordable housing target and secondary rental market was presented through staff report IDE 17-49. The report confirmed the annual city-wide 30% affordable housing target for all new residential development. However a revised affordable housing target breakdown of 25% affordable ownership units and 5% affordable rental units was recommended to reflect the secondary rental market, including accessory apartments. The affordable rental target was proposed to consist of 1% affordable primary rental units and 4% affordable secondary rental units. The report also recommended removing the separate annual target of 90 units per year for accessory apartments since they are now included in the affordable housing target.

Council approved the revised affordable housing target and directed that the Affordable Housing Strategy, as approved by Council on October 11, 2016 be modified to reflect the revised target.

LOCATION

Official Plan Amendment (?) applies to the entire City.

BASIS OF THE AMENDMENT

Amendment (?) amends the existing 2001 Official Plan and sets out revised housing target policies for Affordable Housing. It addresses the necessary changes to ensure that the City's policies, related to Affordable Housing targets, conform with the Provincial Growth Plan for the Greater Golden Horseshoe and are consistent with the 2014 Provincial Policy Statement. Policy 1.1.1b) of the Provincial Policy Statement states "healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons)". Section 1.4.3 provides greater detail in requiring planning authorities to provide for an appropriate range and mix of housing types and densities by establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.

Policy 2.2.6.1 of the provincial growth plan requires municipalities to develop a housing strategy that establishes targets for affordable ownership and rental housing, among other items. The growth plan includes a definition of affordable housing which was incorporated and quantified in the City's Affordable Housing Strategy.

The basis for the policy amendments come from the City's Council approved Affordable Housing Strategy.

SUMMARY OF CHANGES TO THE OFFICIAL PLAN

The following is a summary of OPA (?):

The purpose of Amendment (?) is to update the affordable housing policies in the Official Plan in accordance with the Council approved Affordable Housing Strategy (2017). The OPA amends Section 7.2.1 Affordable Housing Targets of the Official Plan by removing the reference to the 2009 Affordable Housing Discussion Paper. The annual city-wide affordable housing target remains at 30%. However the OPA revises the target breakdown from 27% affordable housing ownership units and 3% affordable rental units to 25% affordable housing ownership units, and 1% affordable primary rental units and 4% affordable purpose built secondary rental units. The policy encouraging the creation of approximately 90 accessory apartment units is removed by the amendment. The OPA amends policies to refer to the target where the City may require the submission of an Affordable Housing Report as part of a development application. Chapter 12: Glossary is also amended by adding a definition for “primary rental” and revising the definition for “affordable housing” in accordance with the Affordable Housing Strategy.

PUBLIC PARTICIPATION

The development of the proposed Official Plan Amendment for Affordable Housing has involved significant community stakeholder engagement that included public meetings, stakeholder meetings and workshops held as part of the development of the Affordable Housing Strategy.

Background Studies

As outlined in the background section of the Official Plan Amendment for Affordable Housing, numerous studies and initiatives have been completed with public input in support of the preparation of the proposed Official Plan Amendment.

The background studies include:

PHASE ONE – BACKGROUND REPORT	2014
PBEE Report # 14-15 Housing Strategy Background Report and Proposed Project Charter	April 7, 2014
PHASE TWO – STATE OF HOUSING	2015
IDE Report # 15-37 Affordable Housing Strategy: State of Housing Report	October 6, 2015
PHASE THREE - DRAFT DIRECTIONS REPORT	2015
IDE Report # 15-101 Affordable Housing Strategy: Draft Directions Report	December 8, 2015
PHASE FOUR – FINAL REPORT	2016-2017
IDE Report # 16-55 Affordable Housing Strategy: Recommended Strategic Actions	July 11, 2016
IDE Report # 16-75 Affordable Housing Strategy: Final Report	October 11, 2016
IDE Report # 17-49 Affordable Housing Strategy: Review	May 8, 2017

of the Affordable Housing Target and Secondary Market	
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Public Engagement

On February 12, 2015 a focus group session was held with key stakeholders, followed by a Council workshop on June 17, 2015. Council received the State of Housing Report in October 2015.

On December 10, 2015 a presentation was made to the Wellington Guelph Housing Committee to provide them with an update on the Affordable Housing Strategy and advise them of the release of the Draft Directions Report.

Community engagement was undertaken on the draft directions during January – February 2016 as directed by Council. A focus group session was held on January 12, 2016 to solicit feedback from key stakeholders on the draft directions. Afternoon and evening public meetings were held on February 9, 2016 followed by an online survey to solicit feedback from the public on the draft directions.

Community engagement was undertaken on the recommended strategic actions during June – August 2016 as directed by Council. On July 14, 2016 a key stakeholder focus group was held to solicit feedback on the recommended strategic actions. In addition the Recommended Strategic Actions Report was posted on June 30, 2016 with an open request for comments until August 3, 2016.

The proposed Official Plan Amendment for Affordable Housing underwent a circulation period with agencies, landowners and other stakeholders to solicit feedback.

[results of OPA (?) public consultation to be inserted in final OPA]

Explanatory Note:

PART B – THE AMENDMENT

Format of the Amendment

This section (Part B) of Amendment (?) sets out additions and changes to the text in the Official Plan. Sections of the Official Plan that are being added or changed are referred to as "ITEMs" in the following description. Entire sections to be deleted are described, however, the text is not shown in strike-out. Entire sections to be added are described and the new text is shown in regular font type (i.e. as it would appear in the Official Plan with titles appearing in **bold**). Text to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added). *Italicized* font indicates defined terms.

Implementation and Interpretation

The implementation of this amendment shall be in accordance with the provisions of the *Planning Act*. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text of the existing Official Plan of the City of Guelph and applicable legislation.

Amendment (?) should be read in conjunction with the City of Guelph Official Plan (approved by the Ontario Municipal Board, October 2017 with the exception of one site specific appeal, one policy appeal and a few policies that are still under appeal on a site specific basis) which are available on the City's website at Guelph.ca or at the Planning Services office located at City Hall, 1 Carden Street, Guelph, ON.

Details of the Amendment

ITEM 1: The purpose of 'ITEM 1' is to revise policy 7.2.1.1 within Section 7.2.1 Affordable Housing Targets. With the Council approval of the Affordable Housing Strategy in 2017, the reference to the Affordable Housing Discussion Paper is no longer relevant.

Section 7.2.1.1 Affordable Housing Targets is hereby amended as follows:

An affordable housing target will be implemented through new development applications city-wide. The affordable housing target is based on the method outlined in the City of Guelph's December 2009 Affordable Housing Discussion Paper and will be implemented through the use of various planning tools (e.g., planning policy, development approvals, financial incentives, partnerships, community education and monitoring).

ITEM 2: The purpose of 'ITEM 2' is to revise policy 7.2.1.2 within Section 7.2.1 Affordable Housing Targets. The affordable housing target breakdown has been revised based on the City's Affordable Housing Strategy, July 24, 2017.

Section 7.2.1.2 Affordable Housing Targets is hereby amended as follows:

The annual *affordable housing* target requires that an average of 30% of new residential *development* constitute *affordable housing*. The target is to be measured city-wide. The target **consists of** ~~includes an annual target of 27~~**25% affordable ownership units, 1% affordable primary rental units and 4% affordable purpose built secondary rental units (which includes accessory apartments)** ~~an annual target of 3% affordable rental housing units.~~

ITEM 3: The purpose of 'ITEM 3' is to delete policy 7.2.1.4 within Section 7.2.1 Affordable Housing Targets. The policy is no longer required.

~~While not part of the annual affordable housing target, the creation of approximately 90 accessory apartment units annually will be encouraged.~~

ITEM 4: The purpose of 'ITEM 4' is to revise policy 7.2.2.8 within Section 7.2.2 General Policies. The affordable housing target is included in the policy

where the City may require the submission of an Affordable Housing Report as part of a development application.

Section 7.2.2.8 General Policies is hereby amended as follows:

The City may require the submission of an Affordable Housing Report as a part of a *development* application, demonstrating to the satisfaction of the City how the application addresses *affordable housing* needs **and the affordable housing target** including the provision of a range of *affordable housing* prices.

ITEM 5: The purpose of 'ITEM 5' is to add a definition for "Primary Rental" within Section 12 Glossary. The affordable housing target breakdown refers to primary rental which requires a definition.

Section 12 Glossary is hereby amended as follows:

***Primary Rental* means:**

Units in structures with three or more units, composed of self-contained units where the primary purpose of the structure is to house rental tenants.

ITEM 6: The purpose of 'ITEM 6' is to revise the definition for "Affordable Housing" within Section 12 Glossary. The definition is aligned with the City's Affordable Housing Strategy, July 24, 2017 and the Provincial Policy Statement 2014.

Section 12 Glossary is hereby amended as follows:

***Affordable Housing* means:**

- a) in the case of ownership housing, **the least expensive of:**
 - i. **housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for *low and moderate income households*; or**
 - ii. **housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the City of Guelph;**
- b) in the case of rental housing, **the least expensive of:**
 - i. **a unit for which the rent does not exceed 30 per cent of gross annual household income for *low and moderate income households*; or**
 - ii. **a unit for which the rent is at or below the average market rent of a unit in the City of Guelph.**