

# COUNCIL PLANNING AGENDA



**DATE    SEPTEMBER 2, 2008**

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

**O Canada  
Silent Prayer  
Disclosure of Pecuniary Interest**

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

- 1)    **35 BROCKVILLE AVENUE: Proposed Zoning By-law  
Amendment (ZC0805) – Ward 1**
  - a) Staff presentation by Katie Nasswetter
  - b) Jeff Buisman on behalf of Van Harten Surveying
  - c) Delegations (limited to a maximum of ten minutes)
    - (i)    Cameron Bell
    - (ii)   Elspeth Smith
  - d) Correspondence
    - (i)    Norm Anderson
    - (ii)   Dana Samlal – petition with 48 signatures
  - e) Staff conclusion
  
- 2)    **333 GRANGE ROAD & 134 CITYVIEW DRIVE: Proposed  
Zoning By-law Amendment (ZC0806) – Ward 1**
  - a) Staff presentation by Chris DeVriendt
  - b) Representative of 2014707 Ontario Inc.
  - c) Delegations (*limited to a maximum of ten minutes*)
    - (i)    Angelo DiCicco

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d) Staff conclusion

### **PLANNING CONSENT DECISIONS**

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

**1) 340 EASTVIEW ROAD - MORNING CREST SUBDIVISION (Phase 2):- Proposed Draft Plan of Subdivision and Associated Zoning By-law Amendment – (23T-04501/ZC0404) (Ward 2)**

**2) 596 & 700 VICTORIA ROAD NORTH & 595 VICTORIA ROAD NORTH: Requests for the Extension of Draft Plan Approval for two residential subdivision plans – J.E. Ingram/Artifax Construction Limited/Northern Heights Subdivision & Northview Estates (Guelph) Limited Subdivision (23T-01501 & 23T-01502) (Ward 2)**

*Please bring reports which were previously distributed.*

### **REPORT**

#### **Debenture Issue**

THAT the City Treasurer be authorized to proceed with the marketing and securing, through the City's fiscal agent, of a debenture issue in the aggregate amount of \$10,000,000.00 dated September 22, 2008 for a term not exceeding ten years.

### **BY-LAWS**

By-law Number (2008)-18602 A by-law to amend By-law Number (2002)-17017 and adopt Municipal Code Amendment #468. (adding a traffic signal at the intersection of Edinburgh Rd. S., McCurdy Rd. and Terraview Cres. in the Traffic Signals Schedule VI; adding a prohibited pedestrian crossing on the south side of Edinburgh Rd. S. at McCurdy	Amendments to the Traffic By-law.
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Rd. and Terraview Cres. in the Prohibited Pedestrian Crossings Schedule XXVII; and amending Schedule VI, and XXVII of Chapter 301 of the Corporation of the City of Guelph's Municipal Code)	
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THAT By-law (2008)-18602 be passed. (*Councillor Laidlaw*)

## **ADJOURNMENT**

Norm Anderson

Guelp. Ont.

**RECEIVED**  
AUG 19 2008  
CITY CLERK'S OFFICE  
A note to Lois Giles and the Guelp. City Council.

This letter is in regards to the proposed development at 35 Brockville Ave.

It is a long narrow lot 27.5' wide with no drive way, so I am forced to park on the street.

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

I would much rather see a single

detached ~~an~~ home next door with a 14' wide drive so the car is not parked right beside the house, which is what a 10' drive way would do. And there would not be another drive way access to the street.

Taking away a parking space.

This semi design is going to make parking on the street a big problem.

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

A new drive way on the north side means Trees have to go. And 10' between house and the lot line could have a little more to a car here.

The developer stands to make a good profit building a semi, and leaving the neighbourhood with a parking head ~~ache~~ ache.

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

Amazing how many on the street that don't shovel a 25' drive to get their cars off the street. They are all young and capable.

The drive way on the south side of the lot where the existing one is, ~~is~~ not a problem. It could go along the side of the house to the back yard and to a future garage.

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

For the record the ~~tree~~ Oak tree is 11' 6" around or 44" in diameter at a point 3 feet off the ground. Big, but a poor tree for lumber.

The maples on the north side could be replaced with new trees on the lot line. there is enough open space.

I will appeal the decision to have a zoning change to 35 Brockville Ave if there is not adequate and comfortable parking for at least two vehicles for each unit. This could mean two cars side by side out front. With street parking allowed you won't block your partners car in the drive way. so you park on the street. The City doesn't seem to want parking in front of the house, but it is better than on the street. The winter is the worst time for street parking, so we must design something to avoid it.

Thank you for listening to my opinion on the situation,

~~Norm~~ Sincerely Norm  
Anderson



## **PETITION FOR FILE # ZC0805**

### **Proposed Zoning By-Law Amendment**

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

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

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

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

Thank you,  
Dana Samlal  
Dana

RECEIVED  
AUG 26 2009

CITY CLERK'S OFFICE

TO **Guelph City Council**

SERVICE AREA Community Design and Development Services  
DATE September 2, 2008

**SUBJECT 35 Brockville Avenue - Proposed Zoning By-law  
Amendment (File ZC0805) - Ward 1**

REPORT NUMBER 08-94

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## RECOMMENDATION

That report 08-94 regarding a Zoning By-law Amendment for the property municipally known as 35 Brockville Avenue, City of Guelph, from Community Design and Development Services, dated September 2, 2008, BE RECEIVED.

## BACKGROUND

This report provides information on an application requesting approval of a Zoning By-law amendment application (ZC0805) from Van Harten Surveying Inc.

### Location

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

### Official Plan Designation

The existing Official Plan land use designation that applies to the subject lands is "General Residential" (see **Schedule 2**).

### Existing Zoning

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

## REPORT

### Description of the Proposed Zoning By-law Amendment

The applicant wishes to rezone the property from the specialized R.1C-3 zone to the R.2 zone to permit a semi-detached dwelling.

The proposed zoning, site layout, and front elevation of the dwelling are provided in **Schedule 4**.

The review of this application will address the following issues:

- Evaluation of the proposal against the General Residential policies of the Official Plan.
- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation.
- Review of the proposed zoning and potential need for specialized regulations.
- Review of proposed site layout in relation to the Community Energy Plan.
- Review of the proposed site layout and design of the proposed semi-detached dwelling in relation to the surrounding built neighbourhood.

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

### **CORPORATE STRATEGIC PLAN**

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

### **FINANCIAL IMPLICATIONS**

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

### **COMMUNICATIONS**

The Notice of Application and Notice of Public Meeting was circulated on August 8, 2008.

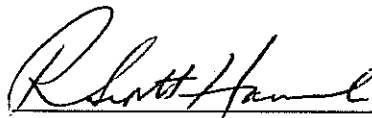
### **ATTACHMENTS**

- SCHEDULE 1 – Location Map
- SCHEDULE 2 – 'General Residential' Official Plan Policies
- SCHEDULE 3 – Existing Zoning
- SCHEDULE 4 – Proposed Zoning, Site Layout and Front Elevation



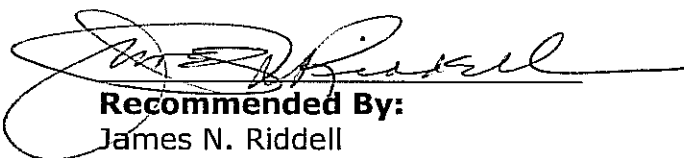
**Prepared By:**

Katie Nasswetter  
Senior Development Planner



**Recommended By:**

R. Scott Hannah  
Manager of Development and Parks  
Planning

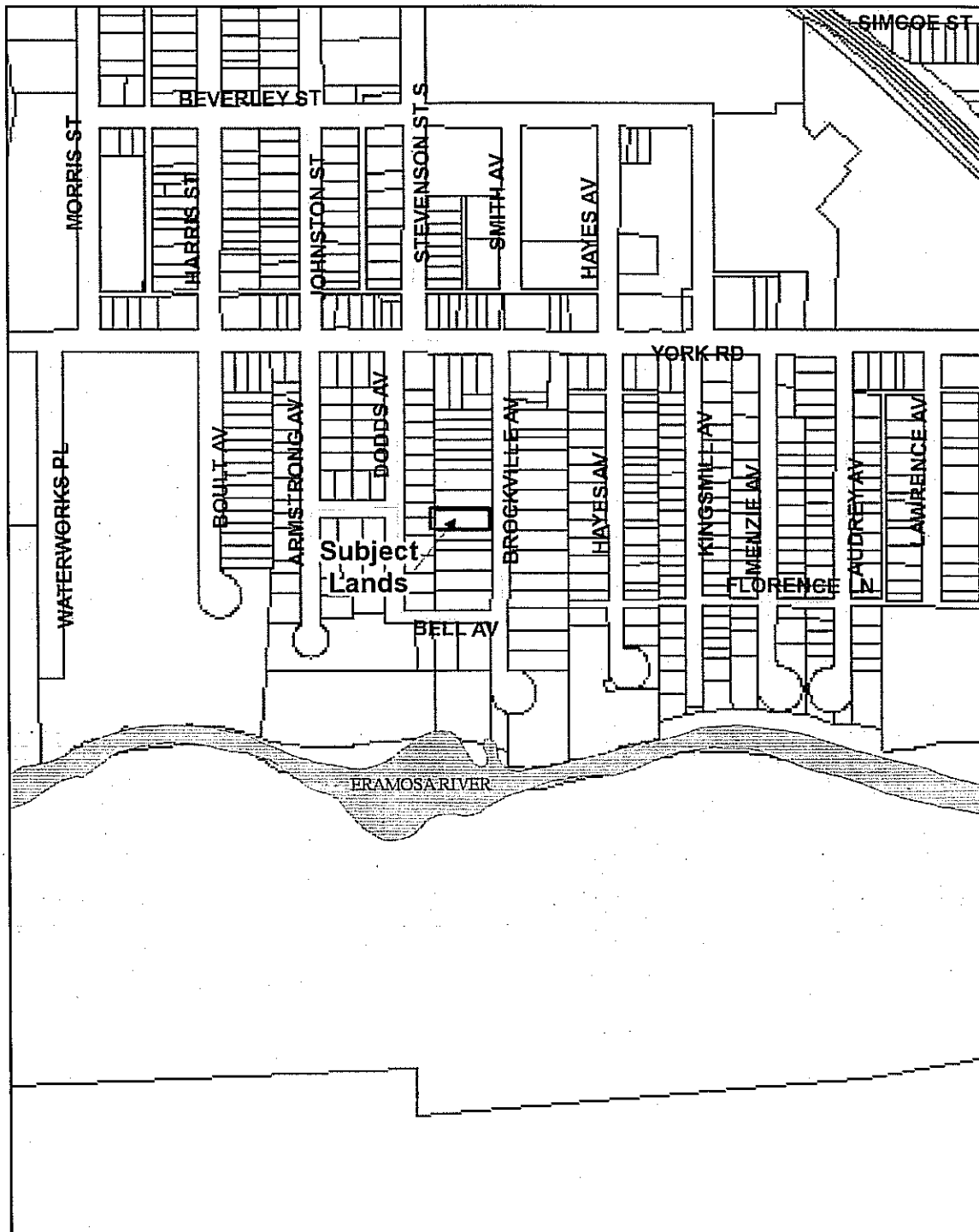


**Recommended By:**

James N. Riddell  
Director of Community Design and Development Services

# SCHEDULE 1

## Location Map



This is a map of the City of Guelph, Ontario, and is not intended to be used for any purpose other than to provide a general indication of the location of the subject lands. It is not intended to be used for any purpose other than to provide a general indication of the location of the subject lands.



0 55 110 220 Meters

**Guelph**  
PLANNING DEPARTMENT  
 Community Design & Development Services

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## SCHEDULE 2

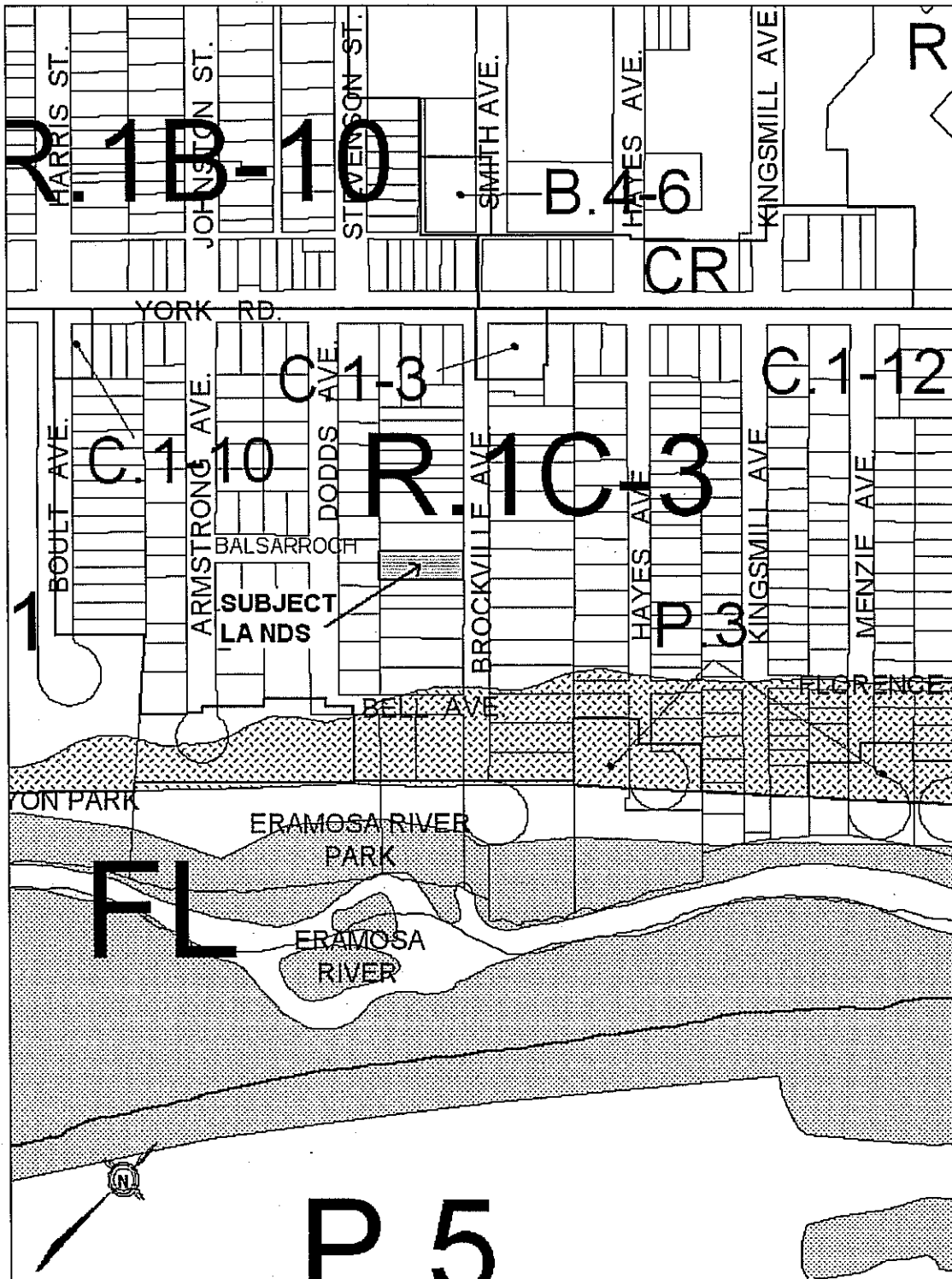
### Official Plan Designation

#### 'General Residential' Land Use Designation

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

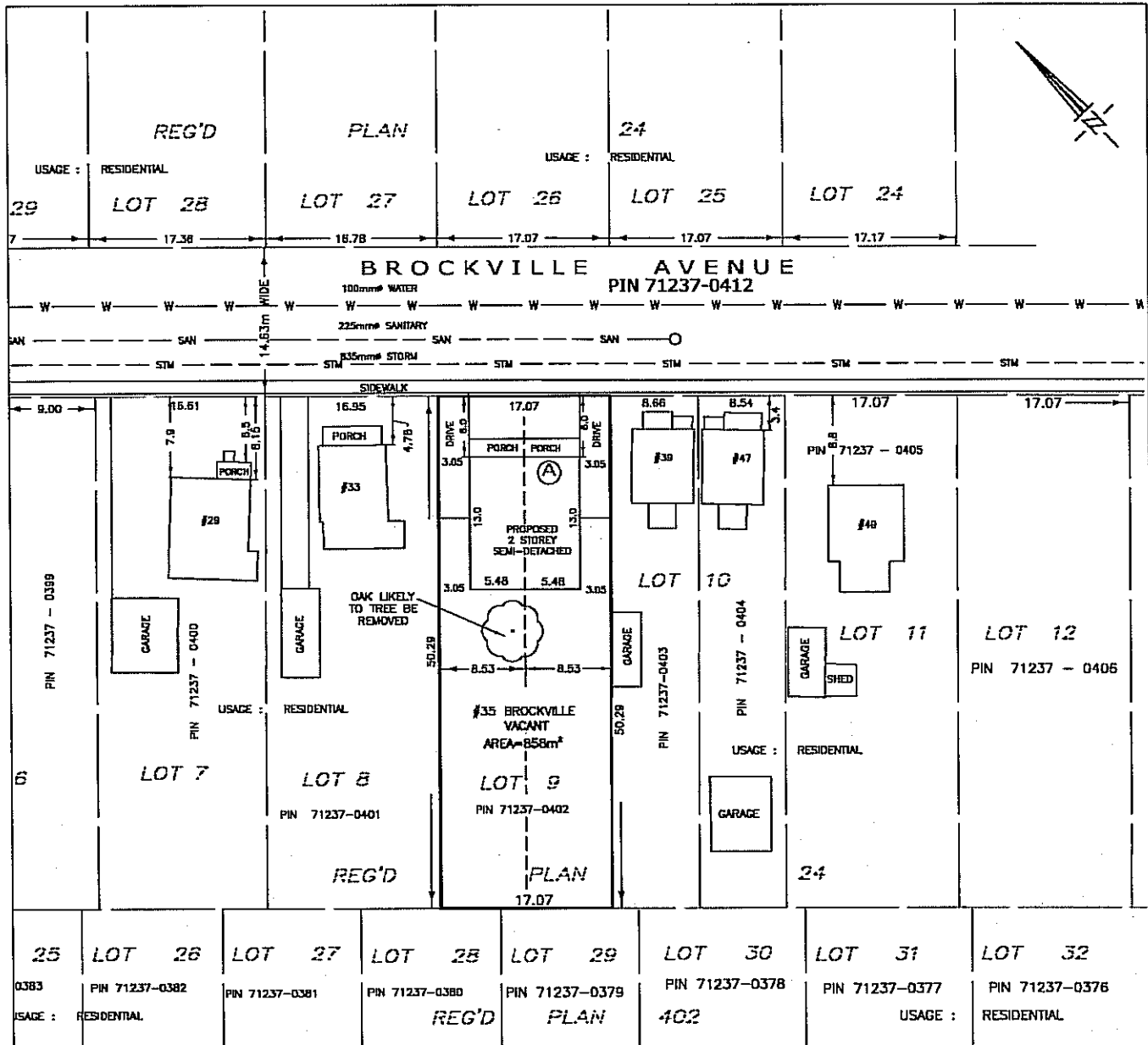
# SCHEDULE 3

## Existing Zoning



## SCHEDULE 4

### Proposed Zoning, Site Layout and Front Elevation



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## Conceptual Drawing of Proposed Front Elevation





TO **Guelph City Council**

SERVICE AREA Community Design and Development Services  
DATE September 2, 2008

SUBJECT **333 Grange Road and 134 Cityview Drive - Proposed Redline Amendment to Draft Plan of Subdivision 23T01506 and Associated Zoning By-law Amendment (File: ZC0806) – Ward 1**

REPORT NUMBER 08-96

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## RECOMMENDATION

"THAT Report 08-96 regarding a Proposed Redline Amendment to Draft Plan of Subdivision 23T01506 and associated Zoning By-law Amendment (ZC08506) applying to property municipally known as 333 Grange Road and 134 Cityview Drive, City of Guelph, from Community Design and Development Services dated September 2, 2008, BE RECEIVED."

## SUMMARY

This report provides information on an application from 2014707 Ontario Inc. requesting approval of a proposed Redline Amendment to residential Draft Plan of Subdivision 23T01506 (Grange and Cityview Subdivision) and an associated Zoning By-law Amendment (ZC0806). The application was deemed to be a complete application on August 7, 2008.

## BACKGROUND

### Location

The application affects 3.7 hectares of land located at the southwest corner of the intersection of Grange Road and Cityview Drive (see Location Map on **Schedule 1**). The subject lands surround the adjacent property and existing dwelling at 327 Grange Road.

### Original Grange and Cityview Subdivision (23T01506)

The Grange and Cityview Subdivision received Draft Plan Approval on March 4, 2005. A two year draft plan approval extension was granted by City Council on February 25, 2008. This approved residential subdivision, shown on **Schedule 2**, consists of 13 lots for detached dwellings, 1 block for the existing house (Block 1), 1 block for detached dwellings (Block 6), and 4 flex blocks for single detached or semi-detached residential units (Blocks 2-5). In addition, the draft plan includes 4 Blocks for future residential development (Blocks 7-10) and 2 Blocks for road widening (Blocks 11-12).

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## **Official Plan Designation**

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

## **Existing Zoning**

The subject lands are currently zoned UR (Urban Reserve) Zone, R.1D (Single Detached Residential) Zone, and R.2-6 (Specialized Detached/Semi-Detached Residential) Zone in the City of Guelph Zoning By-law (see **Schedule 3**). The Specialized R.2-6 Zone applies to the interior portion of the plan, which permits single detached dwellings or semi-detached dwellings.

## **REPORT**

### **Description of Proposed Redline Amendment**

This redline amendment application is a request to revise approved Draft Plan 23T-01506 in accordance with the plan shown on **Schedule 4**. A total of 76 residential units are proposed within the revised plan, resulting in approximately 60 persons per hectare based on the "Places to Grow" density calculation. The details of the revised draft plan of subdivision are also included in **Schedule 4**.

The requested revisions to the plan include the following:

- the elimination of Street D (Lacey Way);
- a shift of Oakes Crescent to the south; and
- the inclusion of a pedestrian walkway block.

Street D (Lacey Way), as shown on **Schedule 2**, is the short segment of road that provides access from Cityview Drive to Street B. The revision to remove this street from the plan is requested to address significant grading issues associated with the development of the site. An elevation difference of approximately 18 metres exists from the easterly limit (Cityview Drive) to the westerly limit of the subdivision. The construction of Street D would necessitate the construction of rear yard retaining walls to accommodate this significant elevation difference across the balance of the site. The proposed removal of Street D would necessitate establishing a public road connection from the current approved draft plan to Cedarvale Avenue to the south. These connections to Cedarvale Avenue are shown in the owner's separate and related subdivision application to the south at 98 Cityview Drive (**Schedule 5**). This is required to provide necessary access and servicing connections in conjunction with the approved subdivision.

The second proposed revision to the plan is the shift of Oakes Crescent approximately 27 metres to the south. This modification would allow lotting to be completed on the subject site between Oakes Crescent and the southern property line of 327 Grange Road. This revision would still allow future development of 327 Grange Road to occur in conjunction with Future Development Block 7 (see Schedule 1), and in association with other adjacent vacant lands at the intersection of Grange Road and Cityview Drive.

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The final revision proposed is the inclusion of a pedestrian walkway block (Block 12 in **Schedule 4**) within the plan. This would provide a more direct pedestrian access to Grange Road from the subdivision's internal road network. The provision of a pedestrian connection to Grange Road was an issue raised at the Public Meeting held on July 7, 2008, where Council was presented information on the adjacent subdivision proposal on the adjacent lands to the south at 98 Cityview Drive.

### **Description of Proposed Zoning By-law Amendment**

The associated zoning by-law amendment proposes to rezone a portion of the subject site from the current UR (Urban Reserve) Zone to the R.2-6 (Specialized Detached/Semi-Detached Residential) Zone. This is requested to accommodate the revised draft plan that includes the development of the lots fronting onto the northern end of Oakes Crescent. A portion of the subject site is also proposed to be rezoned from the current R.2-6 Zone to the UR Zone to create a larger future development block (Block 7) with the intent to ensure that future development of this area is considered and approved comprehensively in conjunction with 327 Grange Road and other adjacent lands. The proposed zoning concept is provided in **Schedule 6**.

### **Staff Review**

The review of this application will address the following issues:

- Review criteria outlined in Section 51(24) of The Planning Act (subdivision control), including conformity of the design with adjacent future development lands
- Evaluation of the proposal against the General Residential policies of the Official Plan
- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation
- Review of the proposed zoning
- Review timing in relation to the Development Priorities Plan
- Community Energy Plan consideration

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

### **CORPORATE STRATEGIC PLAN**

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

### **FINANCIAL IMPLICATIONS**

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


### **COMMUNICATIONS**

The Notice of Application and Notice of Public Meeting was circulated on August 12, 2008:

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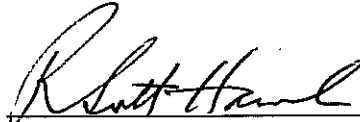
## ATTACHMENTS

- Schedule 1 - Location Map
- Schedule 2 - Original Draft Plan 23T01506
- Schedule 3 - Existing Zoning
- Schedule 4 - Proposed Redline Amendment to Draft Plan 23T01506
- Schedule 5 - Subdivision Proposal for Adjacent Lands at 98 Cityview Drive
- Schedule 6 - Proposed Zoning



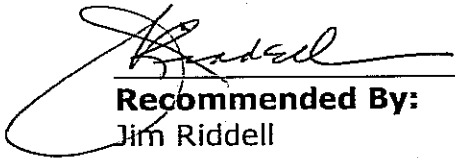
**Prepared By:**

Chris DeVriendt  
Senior Development Planner



**Recommended By:**

R. Scott Hannah  
Manager of Parks and Development  
Planning



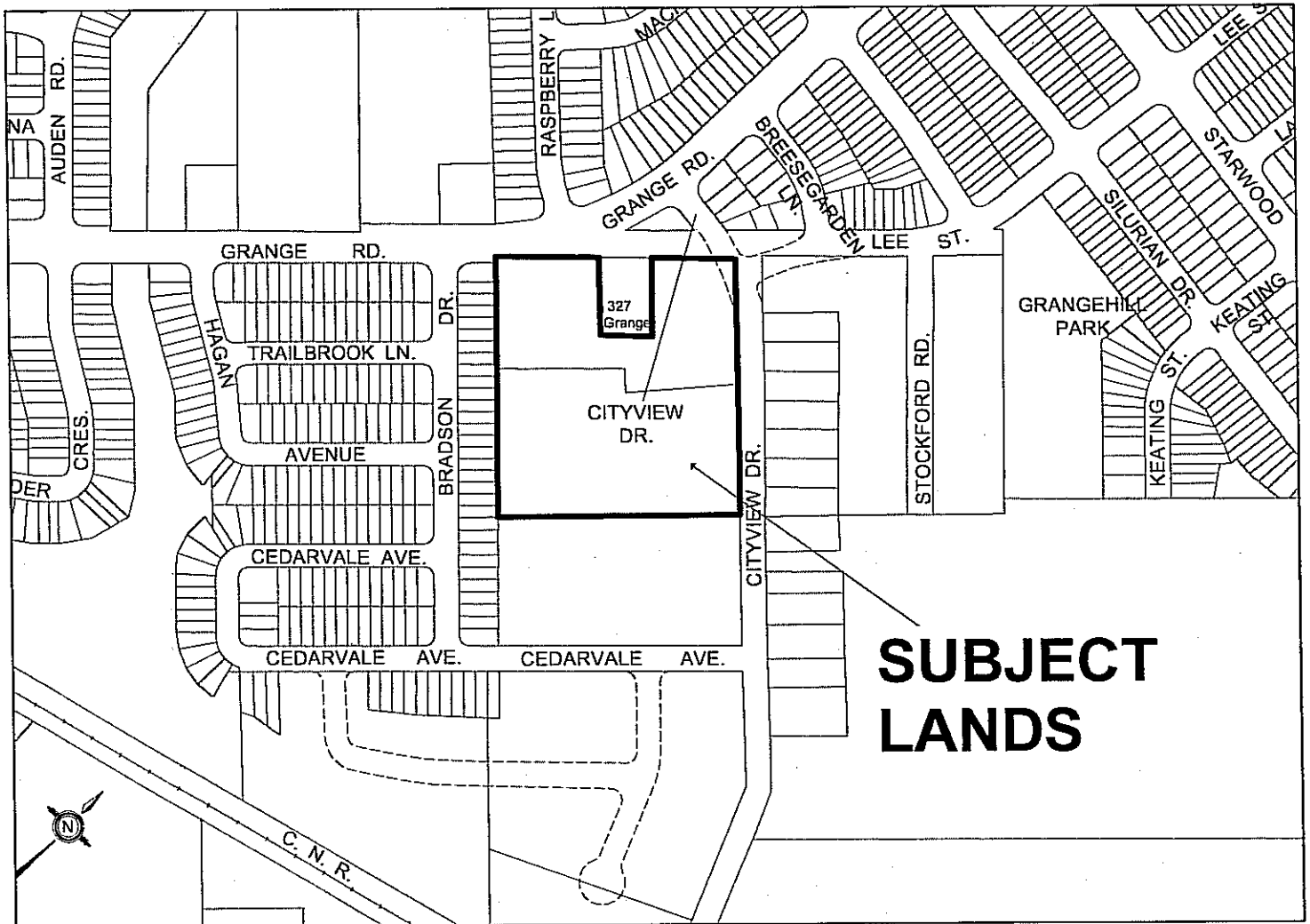
**Recommended By:**

Jim Riddell  
Director of Community Design and  
Development Services

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# SCHEDULE 1

## LOCATION MAP

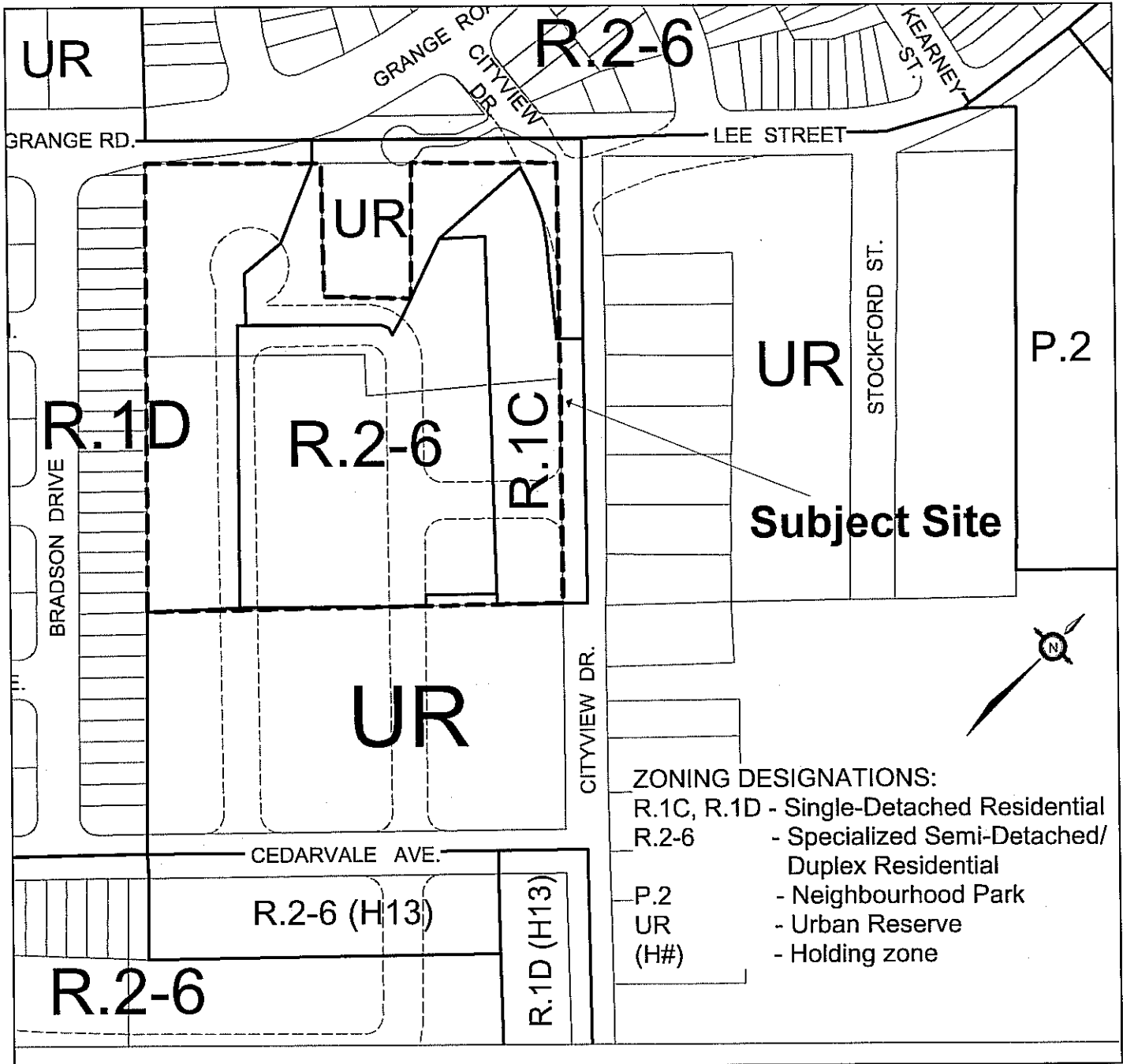


ORIGINAL DRAFT PLAN OF SUBDIVISION 23T01506

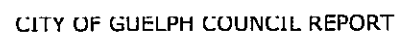


# SCHEDULE 3

## EXISTING ZONING



## PROPOSED REDLINE AMENDMENT TO DRAFT PLAN 23T01506





## **SCHEDULE 4 (continued)**

### **DETAILS OF PROPOSED REDLINED DRAFT PLAN OF SUBDIVISION**

#### **LAND USE SCHEDULE**

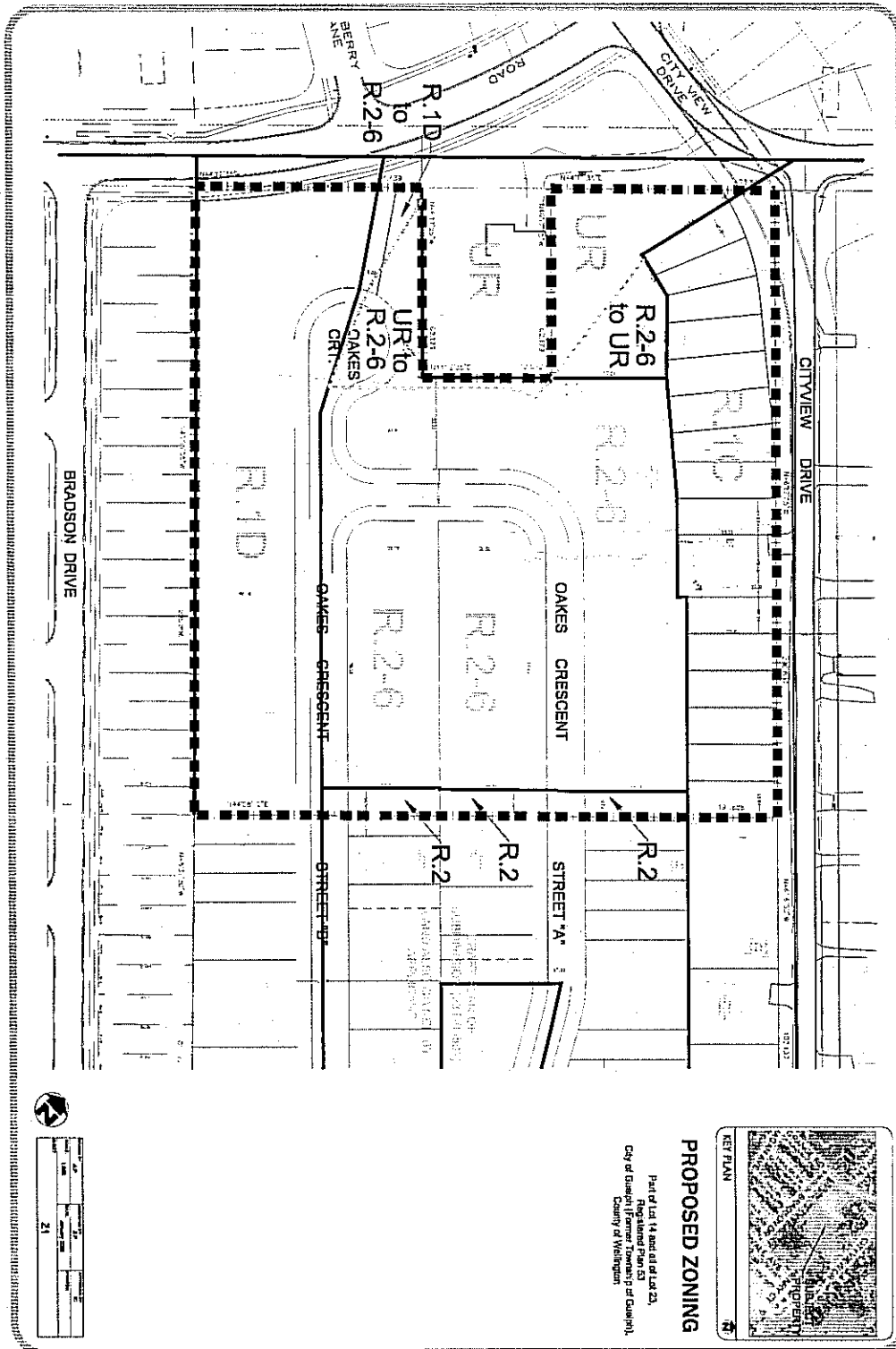
<b>LOTS/BLOCKS</b>	<b>LAND USE</b>	<b>UNITS</b>	<b>AREA</b>
Lots 1-15	Single-Detached Residential	15	0.56 hectares
Block 1	Existing Single Detached Dwelling	1	0.07 hectares
Blocks 2-6	Blocks for Semi-Detached or Single Detached Dwellings	60	0.32 hectares
Blocks 7-10	Future Residential		0.32 hectares
Streets	Oakes Crescent / Oakes Crt		0.63 hectares
Block 13	0.3 m reserve		0.00 hectares
Blocks 11, 14	Road Widenings		0.06 hectares
Block 12	Walkway		0.02 hectares
<b>TOTAL</b>		<b>76</b>	<b>3.67 hectares</b>

**SUBDIVISION PROPOSAL AFFECTING ADJACENT LANDS AT 98 CITYVIEW  
(FILE: 23T08501)**



# SCHEDULE 6

## PROPOSED ZONING



# PLANNING CONSENT AGENDA

September 2, 2008

Her Worship the Mayor  
and  
Members of Guelph City Council.

## **SUMMARY OF REPORTS:**

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

## **A Planning Consent Decisions**

<b>REPORT</b>	<b>DIRECTION</b>
<p>1. <b>340 EASTVIEW ROAD - MORNING CREST SUBDIVISION (PHASE 2) – PROPOSED DRAFT PLAN OF SUBDIVISION AND ASSOCIATED ZONING BY-LAW AMENDMENT (FILE 23T-04501/ZC0404) - WARD 2</b></p> <p>THAT Report 08-95 regarding a proposed Draft Plan of Subdivision and associated Zoning By-law Amendment for approval of Phase 2 of the Morning Crest Subdivision applying to property municipally known as 340 Eastview Road, City of Guelph, from Community Design and Development Services dated September 2, 2008, be received;</p> <p>AND THAT the application by Almondale Homes Limited for Phase 2 of a Residential Draft Plan of Subdivision (File 23T-04501) on lands municipally known as 340 Eastview Road and legally described as Part of Lot 6, Concession 5, Division C, City of Guelph, be approved, subject to the conditions outlined in Schedule 2 of Community Design and Development Services Report 08-95 dated September 2, 2008;</p> <p>AND THAT the application by Almondale Homes Limited for a</p>	<p>Approve</p>

Zoning By-law Amendment from the Urban Reserve (UR) Zone to the R.1C (Single-Detached Residential) zone, R.1D (Single-Detached Residential Zone), R.2 (Residential Semi-Detached/Duplex) Zone, the R.3B (Residential On-Street Townhouse) Zone, R.4A (Residential Apartment) Zone and the P.1 (Conservation Land) Zone affecting the property municipally known as 340 Eastview Road and legally described as Part of Lot 6, Concession 5, Division C, City of Guelph, be approved in the form outlined in Schedule 2 of Planning report 08-95 dated September 2, 2008.

2. **596 & 700 VICTORIA ROAD NORTH - REQUESTS FOR THE EXTENSION OF DRAFT PLAN APPROVAL FOR TWO RESIDENTIAL SUBDIVISION PLANS - J.E. INGRAM / ARTIFAX CONSTRUCTION LIMITED / NORTHERN HEIGHTS SUBDIVISION (FILE 23T-01501) – WARD 2**

Approve

THAT Report 08-94 regarding a request for the extensions of the Draft Plan Approval for the Ingram Subdivision (23T-01501) and the Northview Estates Subdivision (23T-01502) from Community Design and Development Services, dated September 2, 2008, be received;

AND THAT the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of J.E. Ingram / Artifax Construction Limited and Northview Estates (Guelph) Limited for a three (3) year Draft Plan Approval extension for both the Ingram Subdivision (23T-01501) located at 596 and 700 Victoria Road North and the Northview Estates Subdivision (23T-01502) located at 595 Victoria Road North, on lands legally described as Part of Broken Front Lots 'G' and 'H', Division 'F' and Part of Lots 1 and 2, Division 'C', City of Guelph, be approved to an extended lapsing date of September 6, 2011, subject to the conditions outlined in Schedules 2 and 3 respectively, of the Community Design and Development Services Report 08-94 dated September 2, 2008.

TO **Guelph City Council**

SERVICE AREA Community Design and Development Services  
DATE September 2, 2008.

SUBJECT **Morning Crest Subdivision (Phase 2) – Proposed Draft  
Plan of Subdivision and Associated Zoning By-law  
Amendment (File: 23T-04501/ZC0404) – Ward 2**

REPORT NUMBER 08-95

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## RECOMMENDATION

"THAT Report 08-95 regarding a Proposed Draft Plan of Residential Subdivision and associated Zoning By-law Amendment for approval of Phase 2 of the Morning Crest Subdivision applying to property municipally known as 340 Eastview Road, City of Guelph, from Community Design and Development Services dated September 2, 2008, BE RECEIVED; and

"THAT the application by Almondale Homes Limited for Phase 2 of a Residential Draft Plan of Subdivision (File 23T-04501) on lands municipally known as 340 Eastview Road and legally described as Part of Lot 6, Concession 5, Division C, City of Guelph, BE APPROVED, subject to the conditions outlined in Schedule 2 of Community Design and Development Services Report 08-95 dated September 2, 2008; and

"THAT the application by Almondale Homes Limited for a Zoning Bylaw Amendment from the Urban Reserve (UR) Zone to the R.1C (Single-Detached Residential) Zone, R.1D (Single-Detached Residential) Zone, R.2 (Residential Semi-Detached/Duplex) Zone, the R.3B (Residential On-Street Townhouse) Zone, R.4A (Residential Apartment) Zone and the P.1 (Conservation Land) Zone affecting the property municipally known as 340 Eastview Road and legally described as Part of Lot 6, Concession 5, Division C, City of Guelph, BE APPROVED in the form outlined in SCHEDULE 2 of Planning report 08-95 dated September 2, 2008."

## BACKGROUND

This report provides a recommendation on a draft plan of subdivision and associated zoning by-law amendment application (23T-04501 / ZC0404) from Almondale Homes Limited requesting approval of Phase 2 of the Morning Crest Subdivision.

**Schedule 3** illustrates the overall Morning Crest Subdivision, consisting of approximately 20.8 hectares of land, which was initially presented to Council in January of 2006. **Schedule 3** also highlights the limits of Phase 1 and Phase 2

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within the overall draft plan of subdivision application. In accordance with the City's phasing policy for large scale subdivisions, only Phase 1 of draft plan of subdivision application 23T-04501 was draft approved on March 3, 2006. This first phase included 155 residential units, including a neighbourhood park and a service commercial block at the northeast corner of Watson Road and Eastview Road. Phase 1 was registered as Plan 61M-144 and Plan 61M-149, on November 28, 2007 and April 10, 2008 respectively.

The current application represents the second and final phase of the Morning Crest subdivision, which is now being brought forward for Council's consideration. The statutory Public Meeting was held by City Council on May 5, 2008. At this meeting, Council received staff information Report 08-48 that provided background information on Phase 2 of this application.

### **Location**

The subject site consists of 7.06 hectares of land bounded by Watson Road and the former Eastview landfill site to the west, the Phase 1 subdivision lands and Eastview Road to the south, and the City boundaries to the north and east (see **Schedule 1**).

### **Official Plan Designation**

The existing Official Plan land use designations that apply to the subject lands are "General Residential" and "High Density Residential" (see **Schedule 4**).

### **Existing Zoning**

The subdivision lands are currently zoned UR (Urban Reserve) Zone in the City of Guelph Zoning By-law (see **Schedule 5**).

## **REPORT**

### **Description of Proposed Plan of Subdivision**

The application is a request to subdivide the subject property in accordance with the draft plan of subdivision attached in **Schedule 6**. Phase 2 of the Morning Crest Subdivision proposes a total of 324 residential units, consisting of 47 residential lots for detached dwellings, 90 semi-detached residential units, 22 on-street townhouse units and 165 apartment units. The proposed draft plan also includes a pedestrian walkway (Block 52) as a connection between Street "E" and Street "F". The proposed pedestrian walkway corresponds with the location of a 10 metre wide servicing easement. The inclusion of this pedestrian walkway represents the only modification from the original Morning Crest Subdivision that was presented to Council January 16, 2006. The lot sizes and breakdown for the proposed subdivision Phase 2 subdivision is also detailed in **Schedule 6**.

The proposed density of the Phase 2 subdivision, as calculated under "Places to Grow", is approximately 90 persons and jobs per hectare.

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

To implement the proposed draft plan of subdivision, the owner wishes to rezone the lands to the R.1C and R.1D (Single-Detached Residential) Zones, the R.2 (Residential Semi-Detached/Duplex) Zone, the R.3B (Residential On-Street

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Townhouse) Zone, the R.4B (Residential Apartment) Zone and the P.1 (Conservation Land) Zone.

The proposed zoning concept and zoning details are provided in **Schedule 7**.

### **Staff Review**

There were no public concerns expressed at the Public Meeting. The one issue that was raised related to the opportunity for the subdivision to utilize the district energy system from the adjacent former Eastview landfill site. Meetings with Guelph Hydro, the owner, and City staff have taken place in an effort to implement this initiative. Following these discussions and further investigation, the connection of the proposed apartment block, and possibly other units within the development, to the district energy system was deemed to be feasible. The commitment by the owner to pursue this initiative has been secured and is identified in Condition 12 in **Schedule 2**. This commitment will be secured through the subdivision agreement.

### **Planning Analysis**

Planning staff support this application for a draft plan of subdivision and associated zoning by-law amendment. The proposal will implement the second and final phase of the Morning Crest Subdivision that was originally presented to Council as a comprehensive development plan in January of 2006 (see **Schedule 3**).

The proposed draft plan of subdivision conforms to the policies and land use schedules of the Official Plan. The "High Density Residential" and "General Residential" Official Plan land use designations shown on **Schedule 4** represent the land use concept that were established for the subject lands through the approval of the Eastview Secondary Plan in 1991.

The proposed 165 unit apartment block will implement the "High Density Residential" Official Plan designation and provide increased residential density and a greater housing mix within the overall Morning Crest subdivision. The location of the apartment block adjacent to Watson Road provides convenient access to transit and is in close proximity to the neighbourhood park and commercial block that were approved as part of the Phase 1 development. In addition, provisions have been made to limit direct access to Watson Road with the subdivision being designed to allow the apartment block to be accessed from the internal collector road. This will reduce driveway interference on Watson Road, which is a designated arterial road and truck route. The remaining areas of the proposed draft plan include the development of single detached, semi-detached and townhouse residential dwellings in conformity with the corresponding "General Residential" Official Plan designation.

The Phase 2 draft plan of subdivision will exceed the residential density targets for "Designated Greenfield Areas" under the Places to Grow legislation. The subject site is located within the Greenfield area of the City and proposes residential development at a density of 90 persons per hectare, which exceeds the Growth Plan's Greenfield density requirement of 50 persons per hectare. This density requirement is also met for the entire Morning Crest Subdivision, with the overall density of both the Phase 1 and Phase 2 lands calculated at 63 persons and jobs



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per hectare. The variety and density of residential development proposed within the subdivision are supportive of transit usage and will also provide opportunities for affordable housing.

The Morning Crest Subdivision represents a logical extension of development to the south of Eastview Road and establishes good connections to adjacent land uses, including the future Eastview Community Park to the west. The Phase 2 proposal will establish the collector road linking Eastview Road and Watson Road that is identified in the Official Plan. In addition, the street network has been designed to incorporate a more discontinuous local street pattern for traffic calming purposes. The application will meet the Urban/Rural Boundary objectives and policies of the Official Plan by providing a clear demarcation between urban uses within the City and the surrounding rural lands within the Township of Guelph/Eramosa.

The proposed phase contains more than 200 dwelling units (a total of 324) as one of the blocks in the phase is proposed as a higher density apartment project (containing the potential for 165 units). It is logical to include this block in the approval. Further the timing of the proposed subdivision is consistent with the approved 2008 Development Priorities Plan that anticipates the consideration of draft plan approval of Phase 2 occurring in 2008, with registration occurring in 2009. This approach is consistent with the Phasing policy for new large scale residential plans of subdivision.

### **CORPORATE STRATEGIC PLAN**

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

### **COMMUNITY ENERGY PLAN (CEP)**

The proposed development will contribute towards implementing the Community Energy Plan in recognition that it satisfies many of the objectives and policies outlined in Section 3.8 of the Official Plan that promote energy conservation. The Morning Crest Subdivision is a mixed use commercial and residential development that provides an appropriate housing mix at increased densities. The proposed subdivision represents a compact urban form and incorporates a pedestrian friendly design.

The owner has made the commitment, as outlined in Condition 12 of **Schedule 2**, to pursue the connection of the proposed 165 unit apartment block to the former landfill district energy system. The opportunity to connect additional residential units within the subdivision to district energy will also be explored further. The conditions of approval also include the prohibition on the use of any covenants that would restrict the use of clotheslines that also supports the CEP.

### **FINANCIAL IMPLICATIONS**

Based on a maximum of 324 residential units.

#### **Population Projections**

- 747 persons (based on "Places to Grow" density calculation)

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**Projected Taxation**

- \$1069200 per year (estimated at \$3,300 per unit)

**Development Charges**

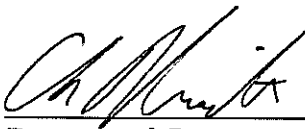
- \$2,874,396 (Residential)

**DEPARTMENTAL CONSULTATION**

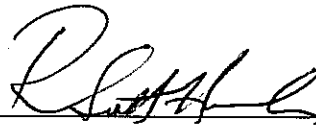
The public and agency comments received during the review of the application are included on **Schedule 8**.

**ATTACHMENTS**

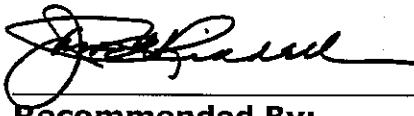
Schedule 1 – Location Map  
Schedule 2 – Regulations and Conditions  
Schedule 3 – Overall Morning Crest Subdivision (Phase 1 and 2)  
Schedule 4 – Official Plan Designations  
Schedule 5 – Current Zoning  
Schedule 6 – Proposed Draft Plan of Subdivision (Phase 2)  
Schedule 7 – Proposed Zoning Concept and Details  
Schedule 8 – Circulation Comments  
Schedule 9 – Public Notification Summary

**Prepared By:**

Chris DeVriendt  
Senior Development Planner

**Recommended By:**

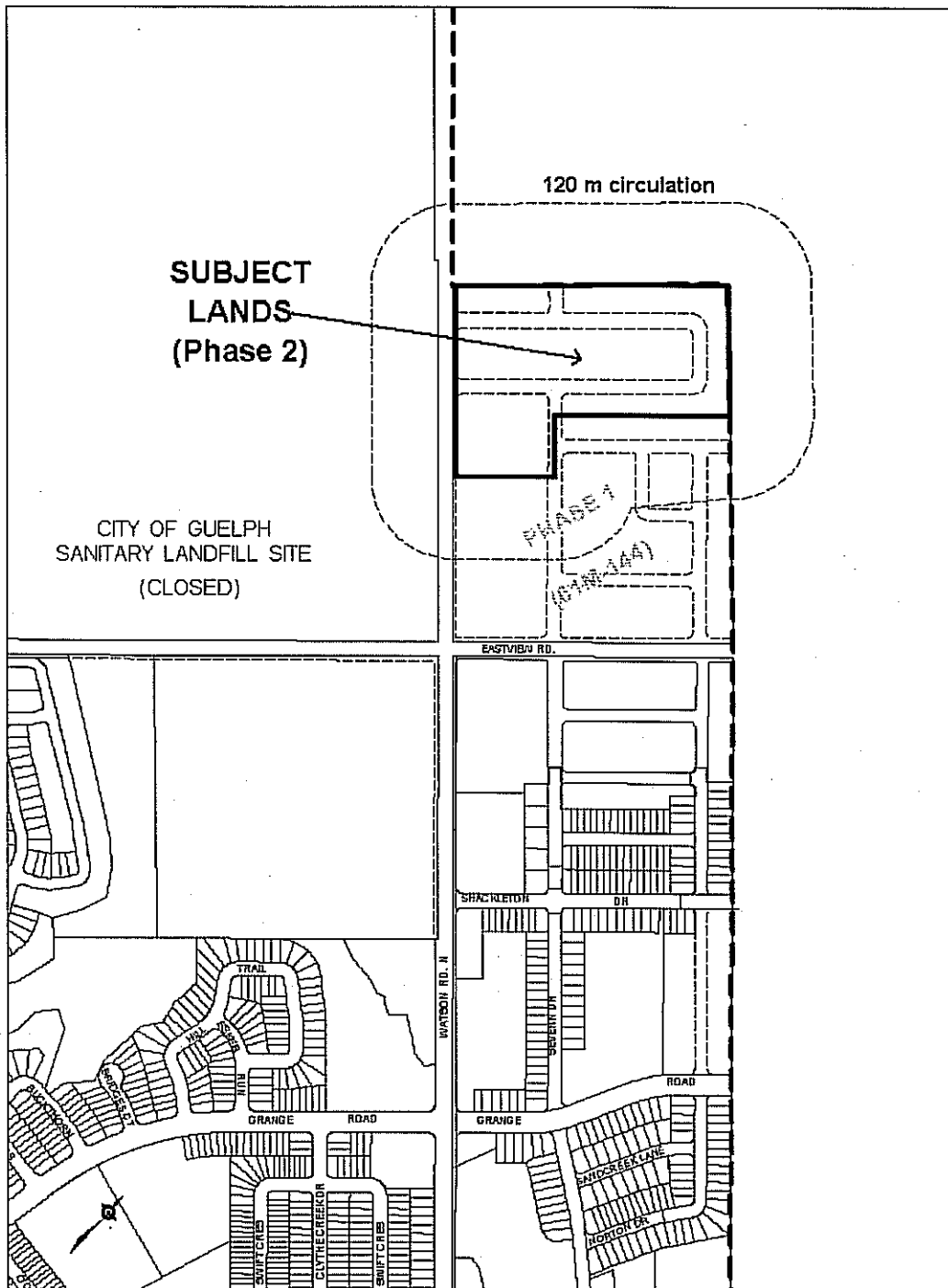
R. Scott Hannah  
Manager of Parks and Development  
Planning

**Recommended By:**

Jim Riddell  
Director of Community Design and  
Development Services

# SCHEDULE 1

## Location Map



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## SCHEDULE 2

### Regulations and Conditions

#### PART A

"THAT the application by Almondale Homes Limited for approval of a Draft Plan of Subdivision and associated Zoning By-law Amendment (File 23T-04501/ZC0404) on lands municipally known as 340 Eastview Road and described legally as Part Lot 6, Concession 5, Division C, City of Guelph, **be approved**, subject to the following conditions:

#### **CITY CONDITIONS**

1. That this approval applies only to the revised draft plan of subdivision prepared by Van Harten Surveying Inc., Project No. 15746-04, dated February 8, 2008, to include the second phase of development of a maximum 324 residential units, as shown on **Schedule 6**, including road widenings and reserves.

#### **Conditions to be met prior to grading and site alteration**

1. The Developer shall complete a **tree inventory and conservation plan**, satisfactory to the City Engineer in accordance with City of Guelph Bylaw (1986)-12229 prior to any grading, tree removal or construction on the site.
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.
3. 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.
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 a **site drainage and grading plan**, for the entire subdivision, satisfactory to the City Engineer. 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.

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8. The Developer shall provide a qualified **Environmental Inspector**, satisfactory to 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, and compliance with the Environment Impact Study on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
  9. The Developer shall submit a detailed **Stormwater Management Report and Plans** to the satisfaction of the City Engineer which shows how stormwater 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. That 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 subdivision agreement on the block/lot so disturbed.
  11. The Developer shall ensure that any **domestic wells located within the lands be properly decommissioned** in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any **boreholes** drilled for hydrogeological or geotechnical investigations must also be properly abandoned.

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

12. Prior to site plan approval, the Developer shall examine the opportunity to connect the apartment block (Block 44), as well as other dwelling units within the subdivision, to the **district energy system** provided at the closed Eastview landfill site. Based on the findings of this investigation, the Developer agrees to pursue the connection of the apartment block, and potentially other dwelling units within the subdivision to the district energy system.
13. 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.
14. That with the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, the Developer is responsible for the total **cost of the design and construction of all 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.
15. That with the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, the Developer shall pay to the City the cost of all **municipal services** within and abutting the proposed subdivision, as determined by the City Engineer.
16. The Developer shall pay the cost of supplying and erecting **street name and traffic control**

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**signs** in the subdivision, to the satisfaction of the City.

17. The Developer shall pay to the City the flat rate charge established by the City per metre of road frontage to be applied to **street tree planting** within the proposed subdivision.
18. The Developer shall pay to the City the cost of installing **bus stop pads** at locations to be determined by Guelph Transit.
19. The Developer shall submit a **Traffic Impact Study** to the satisfaction of the City Engineer and the Developer shall implement to the satisfaction of the City Engineer the recommendations of the **Traffic Impact Study** undertaken for this subdivision and approved by the City Engineer.
20. The Developer shall provide an **on-street parking plan** for the subdivision to the satisfaction of the City Engineer.
21. The Developer shall submit a final **Noise Impact Report** to the satisfaction of the Director of Community Design and Development Services. The report shall describe adjacent land uses, which are potential generators of excessive noise and the means whereby their impacts will be reduced to acceptable levels. The Developer shall implement the recommendations of the approved report to the satisfaction of the Director of Community Design and Development Services and the City Engineer.
22. Developer shall pay the cost of the installation of one Second Order, **Geodetic Benchmark** within the proposed subdivision to the satisfaction of City Engineer.
23. The Developer shall **demarcate the boundary of the Walkway Block 96** in accordance with the City of Guelph Demarcation Policy, to the satisfaction of the Director of Community Design and Development Services.
24. The Developer shall install a 1.8 metre high chain link fence and landscaping (which may include the retention of existing vegetation) along any lot or Block abutting the **common boundary between the City and the Township of Guelph/Eramosa**, to the satisfaction of the Director of Community Design and Development Services.
25. The Developer shall phase the subdivision to the satisfaction of the City of Guelph. Such **phasing** shall conform with the current Development Priorities Plan.
26. The Developer shall provide Community Design and Development Services with a **digital file** of the plan of subdivision in either AutoCad – DWG format or DXF Format containing the following information: parcel fabric, street network, and final approved grades/contours.

**Conditions to be met prior to registration**

27. The Developer shall obtain approval of the City with respect to the availability of **adequate water supply and sewage treatment capacity** being available, prior to the registration of the plan, or any part thereof.
28. 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 consultant to prepare a **Phase 1 Environmental Site Assessment** (and any other subsequent phases

required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, the consultant shall certify that all properties to be conveyed to the City are free of contamination.

29. Prior to the City accepting any real property interests, the Developer shall:

- a) submit all environmental assessment reports prepared in accordance with the Record of Site Condition (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the Manager of Realty Services;
- b) complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and
- c) file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be conveyed to the City.

30. That the Developer enters into a **Subdivision Agreement**, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.

31. That the **road allowances** included in the draft plan and the road widening Block 97 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" with the exception of the road widths which shall comply with the widths shown on the approved draft plan of subdivision.

32. That all **easements and rights-of-way** required within or adjacent to the proposed subdivision be granted 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.

33. The Developer shall pay any **outstanding debts** owed to the City.

34. The Developer shall pay **development charges** to the City in accordance with the City's Development Charges By-law, 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.

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

36. 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:

- "Purchasers and/or tenants of all lots are advised that **sump pumps** will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a design by a Professional Engineer. Furthermore, the Developer shall ensure that all sump pumps are discharged to the rear yard and the Developer shall notify all purchasers that the discharge shall be to the rear yard."
- "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."
- "Purchasers and/or tenants of all lots or units are advised that a transit route may be installed on Watson Parkway, Severn Drive and Street "A" within the subdivision at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages."
- "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."
- "Purchasers and/or tenants of all lots or units in the area of 'stub roads' are advised that these roads are to be extended at some future date when the adjacent lands are developed."
- "Purchasers and/or tenants of all lots or units are advised that the boundaries of the Walkway Block 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 lot numbers 84, 85, 59 and the most easterly unit in Block 94."

37. 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.

38. 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.

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

40. That Lots 14 and 15 shall be conveyed at the expense of the Developer to the City and held until Street "B" can be constructed and extended beyond the terminus of the road as shown on the Plan, or it is demonstrated that the Lots can be graded to final elevations to the satisfaction of the City Engineer.

41. The Developer agrees to eliminate the use of any covenants that would restrict the use of



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

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

42. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official **certifying 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.
43. 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 of subdivision in accordance with applicable provisions contained in the Ontario Building Code.
44. Prior to the issuance of a building permit, all **Stage 1 Services** are to be constructed to the satisfaction of the City Engineer.
45. Prior to the issuance of a building permit, the Developer shall provide the City with written confirmation from the Engineering Department of **Guelph Hydro** that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.

#### **AGENCY CONDITIONS:**

46. 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.
47. 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.
48. The Developer agrees to provide the **Upper Grand District School Board** with a digital file of the plan of subdivision in either ARC/INFO export of DXF format containing the following information: parcel fabric and street network.
49. 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.

50. 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.
51. The Developer shall satisfy all requirements and conditions of **Canada Post** including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.
52. That this **Draft Plan Approval shall lapse** at the expiration of 3 years from the date of issuance of the extension of Draft Plan approval.
53. That prior to the registration of all or any portion of the plan, the **Wellington Catholic District School Board** shall advise the City in writing how condition 47 has been satisfied.
54. That prior to the registration of all or any portion of the plan, **Upper Grand District School Board** shall advise the City in writing how conditions 48, 49 and 50 have been satisfied.
55. That prior to the registration of all or any portion of the plan, **Guelph Hydro Electric Systems Inc.**, shall advise the City in writing how conditions 37 and 45 have been satisfied.
56. That prior to the registration of all or any portion of the plan, **Canada Post** shall advise the City in writing how condition 51 has been satisfied.

AND

## PART B

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

LOTS/BLOCKS	LAND USE	ZONING
Block 44	Residential Apartment	R.4B
Block 45	On-street Townhouses Min. Lot Frontage - 6m	R.3B
Blocks 46, 47 and 49	Semi-detached Residential	R.2

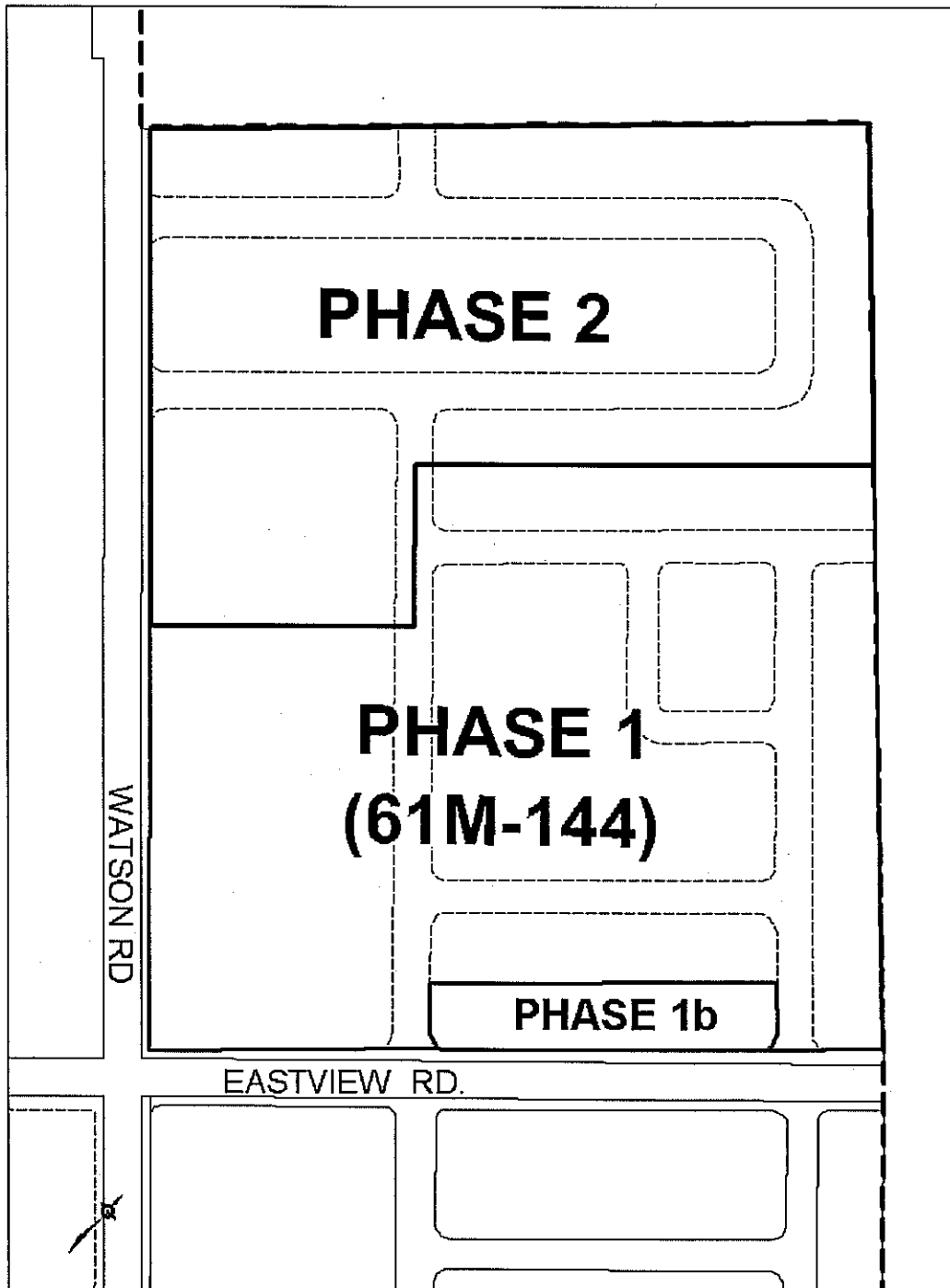
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	Min. Lot Frontage - 15m	
Block 48	Single detached Residential Min. Lot Frontage - 12m	R.1C
Block 50, 51	Single detached Residential Min. Lot Frontage - 9m	R.1D
Block 52	Pedestrian Walkway	P.1

## TOWNSHIP OF GUELPH-ERAMOSA

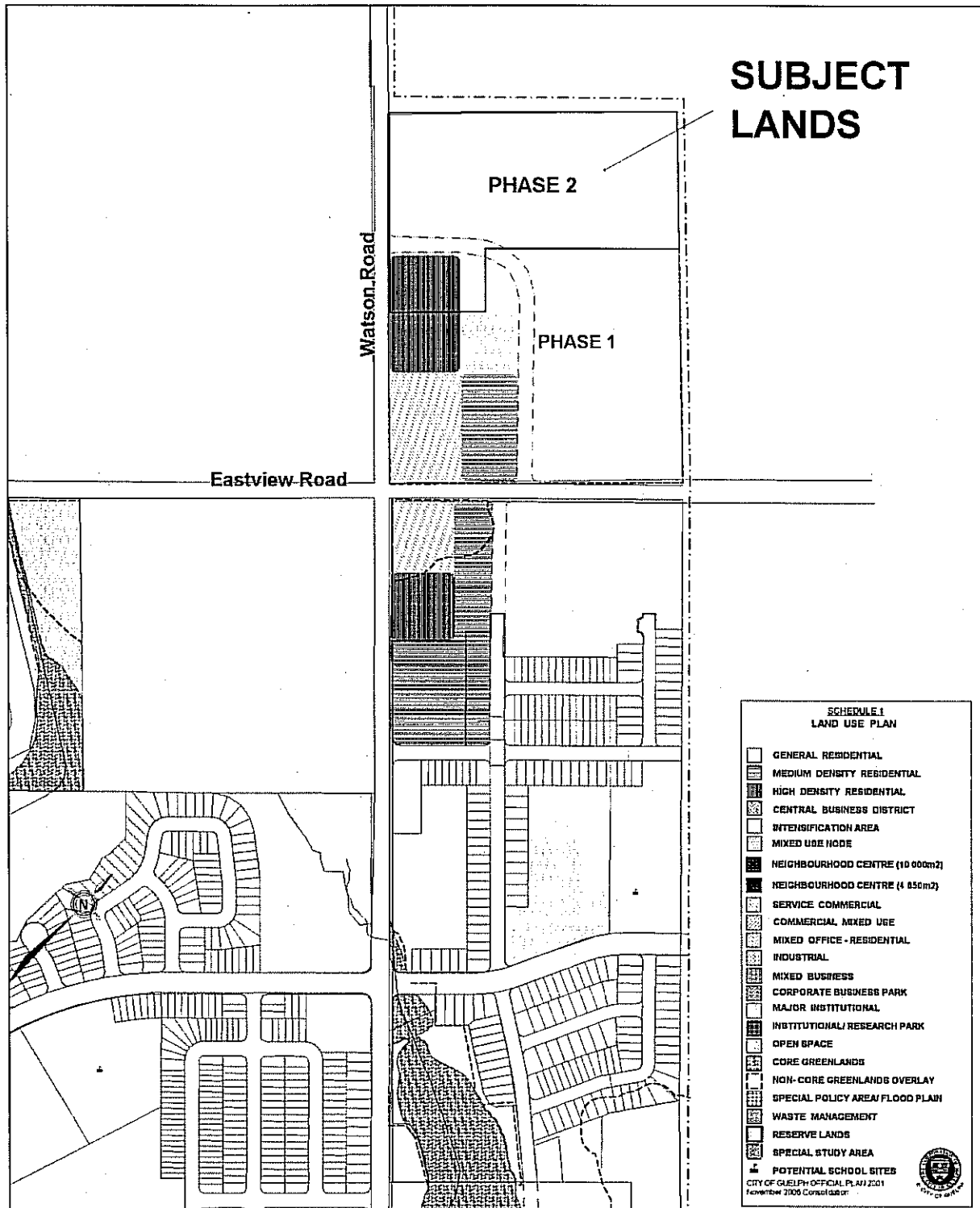


**SCHEDULE 3 (continued)**  
**Overall Morning Crest Subdivision (Phase 1 and Phase 2)**

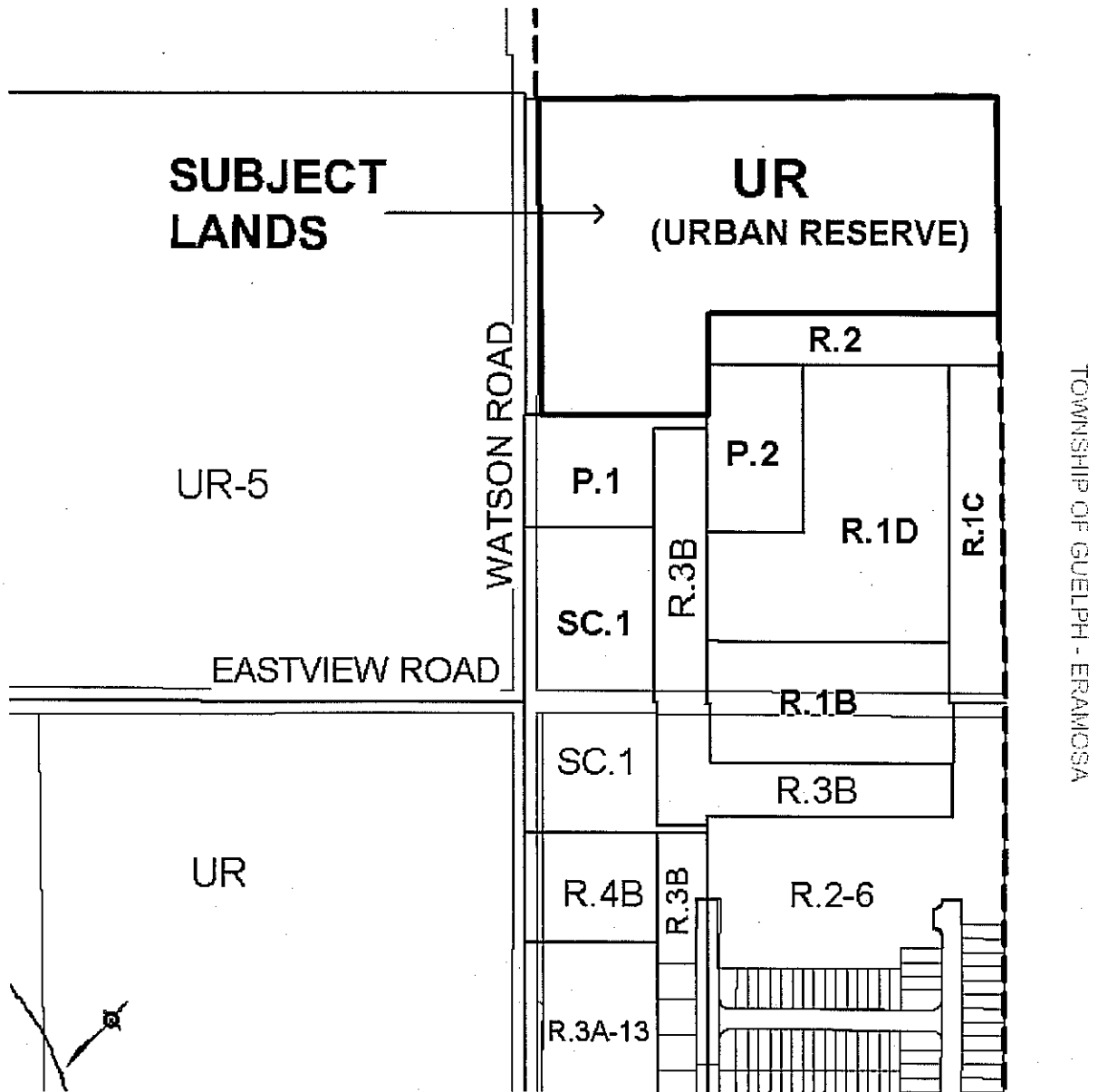


# SCHEDULE 4

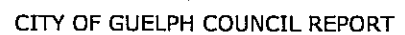
## Official Plan Designations



**SCHEDULE 5**  
**Existing Zoning**



## Proposed Draft Plan of Subdivision (Phase 2)





## SCHEDULE 6 (continued)

### Details of Phase 2 Proposed Draft Plan of Subdivision

#### LAND USE SCHEDULE

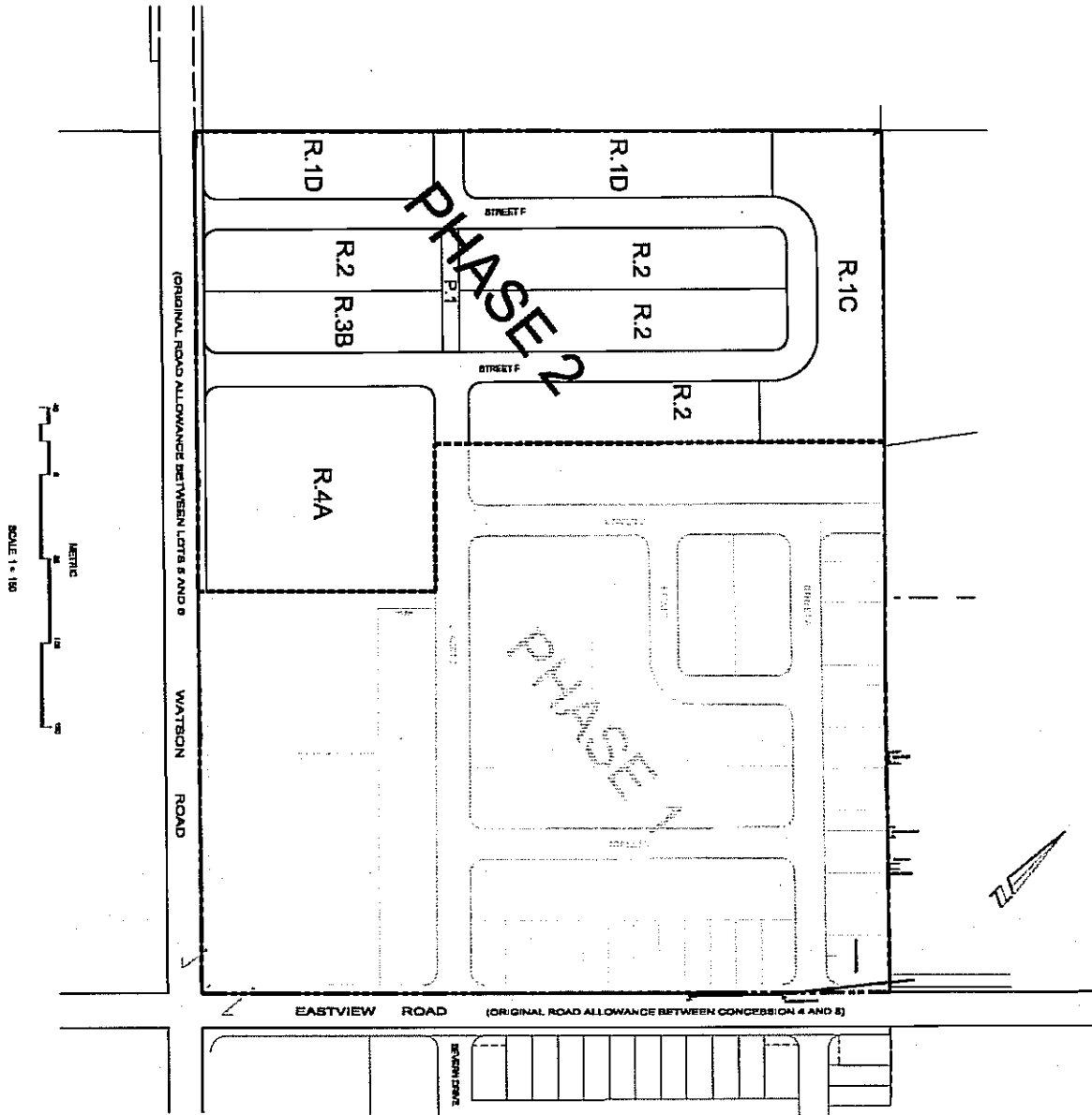
LOTS/BLOCKS	LAND USE	AREA
<b>PHASE 2</b>		
Blocks 48, 51	Single-Detached Residential	2.256 hectares
Blocks 46-47, 49, 50	Semi-Detached	2.564 hectares
Block 45	Medium Density Residential	0.514 hectares
Block 44	High Density Residential	1.651 hectares
Block 52	Pedestrian Walkway	0.073
<b>TOTAL AREA</b>		<b>7.06 hectares</b>

#### DWELLING UNIT BREAKDOWN

LOTS/ BLOCKS	UNIT TYPE	UNITS (minimum – maximum)
Blocks 48, 50	Single-detached dwelling	47
Blocks 46-47, 49	Semi-Detached dwellings	90
Block 45	On-street townhouses	22
Block 44	Apartment units	165
<b>TOTAL UNITS</b>		<b>324</b>

# SCHEDULE 7

## Proposed Zoning and Details



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**SCHEDULE 7 (continued)**  
**Details of Proposed Zoning**

**PHASE 2 PLAN**

<b>LOTS/BLOCKS</b>	<b>LAND USE</b>	<b>ZONING</b>
Block 44	Residential Apartment	R.4B
Block 45	On-street Townhouses Min. Lot Frontage - 6m	R.3B
Blocks 46, 47 and 49	Semi-detached Residential Min. Lot Frontage - 15m	R.2
Block 48	Single detached Residential Min. Lot Frontage - 12m	R.1C
Block 50, 51	Single detached Residential Min. Lot Frontage - 9m	R.1D
Block 52	Pedestrian Walkway	P.1

## SCHEDULE 8

### Circulation Comments

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Planning		✓	Support subject to Schedule 2
Engineering*		✓	Support subject to Schedule 2*
G.R.C.A.*	✓		
Parks*	✓		
Corporation of the Township of Guelph/Eramosa	✓		
Environmental Advisory Committee (EAC)*	✓		
Wellington County	✓		
Heritage Guelph	✓		
Guelph Development Association*	✓		Support proposal*
Canadian National Railway	✓		
Finance		✓	Development Charges
Guelph Hydro	✓		
Guelph Police Service	✓		
Guelph Chamber of Commerce	✓		
Emergency Services / Fire Department	✓		
Canada Post	✓		
Wellington Catholic District School Board	✓		
Upper Grand District School Board	✓		Education Development Charges

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## **SCHEDULE 9**

### **Public Notification Summary**

April 21, 2004	Application received by City of Guelph (Phase 1 & Phase 2)
June 3, 2004	Public Notification sign erected and Notice of Application mailed to prescribed agencies and surrounding property owners within 120 metres.(400 feet).
February 9, 2005	Environmental Advisory Committee Meeting (application supported)
December 21, 2005	Notice of a Public Meeting to consider draft plan approval of Phase 1 lands mailed to prescribed agencies and surrounding property owners within 120 metres (400 feet).
January 16, 2006	Public Meeting of City Council to consider draft plan approval of Phase 1 lands.
April 11, 2008	Notice of a Public Meeting to consider draft plan approval of Phase 2 lands mailed to prescribed agencies and surrounding property owners within 120 metres (400 feet).
May 5, 2008	Public Meeting of City Council (Information Report on Phase 2 lands presented)
August 11, 2008	Notification provided to persons providing comments or signed attendees at the Public Meeting that the matter will be on the Council meeting for a decision.
September 2, 2008	City Council Meeting to consider staff recommendation.

TO **Guelph City Council**

SERVICE AREA Community Design and Development Services  
DATE September 2, 2008

**SUBJECT** **Requests for the Extension of Draft Plan Approval for two Residential Subdivision Plans –**  
**J. E. INGRAM / ARTIFAX CONSTRUCTION LIMITED /**  
**NORTHERN HEIGHTS SUBDIVISION - 596 & 700**  
**VICTORIA ROAD NORTH (File 23T-01501) Ward 2**  
**And**  
**NORTHVIEW ESTATES (GUELPH) LIMITED**  
**SUBDIVISION – 595 VICTORIA ROAD NORTH (File**  
**23T-01502) Ward 2**

REPORT NUMBER 08-94

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## RECOMMENDATION

"THAT Report 08-94 regarding a request for the extensions of the Draft Plan Approval for the Ingram Subdivision (23T-01501) and the Northview Estates Subdivision (23T-01502) from Community Design and Development Services, dated September 2, 2008, BE RECEIVED; and

THAT the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of J. E. Ingram / Artifax Construction Limited and Northview Estates (Guelph) Limited for a three (3) year Draft Plan Approval extension for both the Ingram Subdivision (23T-01501) located at 596 and 700 Victoria Road North and the Northview Estates Subdivision (23T-01502) located at 595 Victoria Road North, on lands legally described as Part of Broken Front Lots 'G' and 'H', Division 'F' and Part of Lots 1 and 2, Concession 7, Division 'C', City of Guelph, BE APPROVED to an extended lapsing date of September 6, 2011, subject to the conditions outlined in Schedules 2 and 3 respectively, of the Community Design and Development Services Report 08-94 dated September 2, 2008."

## BACKGROUND

The two residential plans of subdivision, which are the subject of this report, are separate applications but were reviewed together as they share common ownership. The subdivisions were reviewed following the approval of the Victoria Road North Secondary Plan guidelines which provided detailed policies for the development of the area. Both subdivisions rely on a pumping station which was

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recently commissioned in March of 2008. These subdivision applications were both considered by Council on August 12, 2002 and subsequently draft plan approval was given on September 6, 2002.

The original subdivisions are considered to be large scale plans and they were initially approved prior to the establishment of the City's phasing policy for large-scale residential subdivisions. Given the size of the subdivisions, it was expected that they would be developed in a number of phases. This phasing has been occurring, in a cooperative manner with the City, in keeping with the timing outlined in the annual Development Priorities Plan (DPP).

The draft approvals were initially approved with a three year lapsing date but, given their scale, a three-year extension to the approval was granted by Council in 2005 to complete the developments. Several smaller phases of the plans remain and the draft plan approval of the two subdivisions will lapse again on September 6, 2008, unless further draft plan approval extensions are granted.

The purpose of this report is to request a further three-year extension to the draft plan approval of both subdivisions and establish a new lapsing date of September 6, 2011.

### **The Ingram Subdivision (File 23T-01501)**

The Ingram Subdivision is located on the west side of Victoria Road North, north of the Country Club Drive neighbourhood and the Upper Grand School Board Office Building and south of the Speed River river valley (See **Schedule 1**). The subdivision was approved to permit a range of between 444 to 539 housing units on a total site area of 43.1 hectares (106.5 acres). The potential range of units is because several of the blocks have flexible zoning which allow a range of unit types (e.g. detached or semi-detached dwellings).

The original draft plan included the potential for 50 apartment units in two blocks, 108 cluster townhouse units in two blocks, 46 on-street townhouse units, 20 to 54 semi-detached units, 220 to 315 single detached units, 1 park block, 3 open space blocks, 2 walkways and two storm water management blocks.

Three phases of the Ingram Subdivision have been registered to date (61M-90 January 2004, 61M-122 November 2005 and 61M-147 December 2007). These phases, illustrated on **Schedule 2**, have resulted in the creation of 306 dwelling units including 228 detached dwellings, 20 semi-detached dwellings, 12 On-Street Townhouse dwellings and 46 cluster townhouse dwellings. The unregistered portion of the draft plan (See also **Schedule 2**) is expected to yield 78 single-detached units, 39 cluster townhouse units, 32 on-street townhouse units and approximately 50 apartment units. This remaining portion of the plan is expected to be registered in two phases in 2008 and 2010 or later as per the currently approved Development Priorities Plan (DPP) 2008. A chart illustrating the existing and future dwelling unit mix is provided on **Schedule 4**.

With respect to Places to Grow, the original subdivision plan, minus the steep slopes and buffers to the adjacent wetlands which are non-developable, had an area of 32.4 hectares. The plan will yield a total of 505 units or 1,441 residents to yield a density of approximately 44.5 persons per hectare. The undeveloped and

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unregistered portion of the plan has an area of 8.04 hectares. The future unregistered phases propose a total of 199 units or 503 residents to yield a density of 62.6 pph (see also **Schedule 4**).

### **The Northview Subdivision (File 23T-01502)**

The Northview Subdivision is located on the east side of Victoria Road North, north of the recently approved Victoriaview Subdivision and Ferndale Avenue neighbourhood and across Victoria Road from the Ingram Subdivision (See **Schedule 1**). The subdivision was approved to permit a range of between 202 and 281 housing units on a total site area of 21.93 hectares (54.2 acres). The potential range of units is because several of the blocks have flexible zoning which allow a range of unit types (e.g. detached or semi-detached).

The original draft plan included the potential for 43 cluster townhouse units in one block, 30 on-street townhouse units, 22 to 92 semi-detached units, 107 to 147 single detached units, 1 park block, 1 open space block, and one storm water management block.

Two phases of the Northview Subdivision have been registered to date (61M-98 April 2004 and 61M-151 July 2008). These phases, illustrated on **Schedule 3**, have resulted in the creation of 172 potential dwelling units including 80 detached dwellings, 20 semi-detached dwellings, 29 On-Street Townhouse dwellings and 43 cluster townhouse dwellings. The unregistered portion of the subdivision (See also **Schedule 3**) is expected to yield 55 single-detached lots. This remaining part of the subdivision is expected to be registered in one phase in either 2009 or 2010. A chart illustrating the existing and future dwelling unit mix is provided on **Schedule 4**.

With respect to Places to Grow, the original subdivision plan, minus the steep slopes and buffers to the adjacent wetlands which are non-developable, had an area of 16.8 hectares. The plan will yield a total of 227 units or 677 residents to yield a density of approximately 40.2 persons per hectare. The undeveloped and unregistered portion of the plan has an area of 4.24 hectares. The future phases propose a total of 55 units or 176 residents to yield a density of approximately 41.5 pph (see also **Schedule 4**).

## **REPORT**

Section 51 (33) of the Ontario Planning Act allows a municipality to grant an extension of draft plan approval for a period of time acceptable to the municipality. While the owners have already registered phases of the lands within the draft plans, other phases of the subdivisions remain unregistered. These unregistered portions of the plans are illustrated in Schedules 2 and 3. The requested 3 year draft plan extension is required to allow the owners to proceed with the registration of these final phases in accordance with the current draft plans, associated conditions of approval and the expected timing outlined in the DPP.

Staff is recommending that this request be granted, subject to the conditions outlined in **Schedules 2** and **3** respectively. Both subdivisions remain relevant and designed to meet the objectives of the Victoria Road North Secondary Plan urban



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design guidelines. Both plans have been designed using a grid road pattern for land use efficiency. The plans have been zoned to create a mix of housing types including a range of single-detached dwellings, semi-detached dwellings, on-street townhouses, cluster townhouses and apartment dwellings. On a combined basis, the unregistered phases of the plans are expected to generate 133 detached dwellings, 32 On-Street Townhouse dwellings, 39 cluster townhouse dwellings and 50 apartment dwellings on 12.28 hectares of land. The dwelling units are expected to house 679 persons resulting in a Places to Grow density calculation of approximately 55 pph. To ensure that this density is achieved, staff has recommended new conditions of approval that will require the Northview Plan to be registered with a minimum of 55 lots for detached dwellings and the Ingram plan to be registered with a minimum of 78 lots for detached dwellings plus townhouse and apartment blocks capable of achieving 32 On-street Townhouse dwellings, 39 cluster townhouses and 50 apartment dwellings. As the multiple residential blocks will require Site Plan approval following registration, staff will ensure that these blocks achieve these densities (**see condition 57 of the Ingram Plan and condition 60 of the Northview Plan**).

The proposed extension of both subdivisions is needed to allow the development to take place consistent with the 2008 Development Priorities Plan. The remaining phases are expected to be registered in 2008, 2009 and 2010 or later. The Victoria Road North sanitary pumping station was recently completed (March 2008) which enables the servicing of the balance of this residential neighbourhood. The Victoria Road upgrades are approved in the Capital Budget and will take place in conjunction with the remaining subdivision phases.

If the draft plan extensions for these subdivisions are not approved and the subdivisions lapse, the owners would have no planning approvals in place for the remaining unregistered phases of their subdivisions. This will force the owners to reapply for Draft Plan approval for the balance of the plans which staff view as an unnecessary step to complete plans which have approved zoning and a contemporary design with a range of dwelling units consistent with our Official Plan and Provincial Policy.

The conditions of draft plan approval that apply to the unregistered phases remain relevant and include all the conditions previously endorsed by City Council, with some minor revisions made to update standard wording and new departmental names and titles. New conditions have been added to each set of conditions requiring the developer to eliminate any covenants that restrict the use of clotheslines, as per the recent direction of Council and to commit to certain density obligations, as noted above.

### **CORPORATE STRATEGIC PLAN**

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

Supports Economic Opportunity Goal #3: A diverse and prosperous local economy.

### **DEPARTMENTAL CONSULTATION AND COMMUNICATIONS**

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The request for the proposed extension of Draft Plan Approval was circulated to City departments and commenting agencies on June 20, 2008. There were no objections to the requested extension.

## **ATTACHMENTS**

Schedule 1 – Location Maps

Schedule 2 – Information regarding Ingram Subdivision (File 23T-01501)

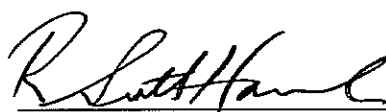
Schedule 3 – Information regarding Northview Subdivision (File 23T-01502)

Schedule 4 – Dwelling Unit Mix – Ingram and Northview subdivisions.



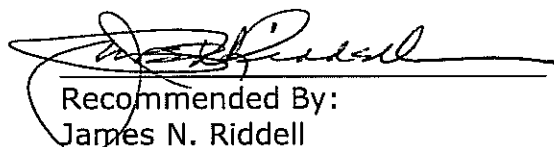
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Prepared By:  
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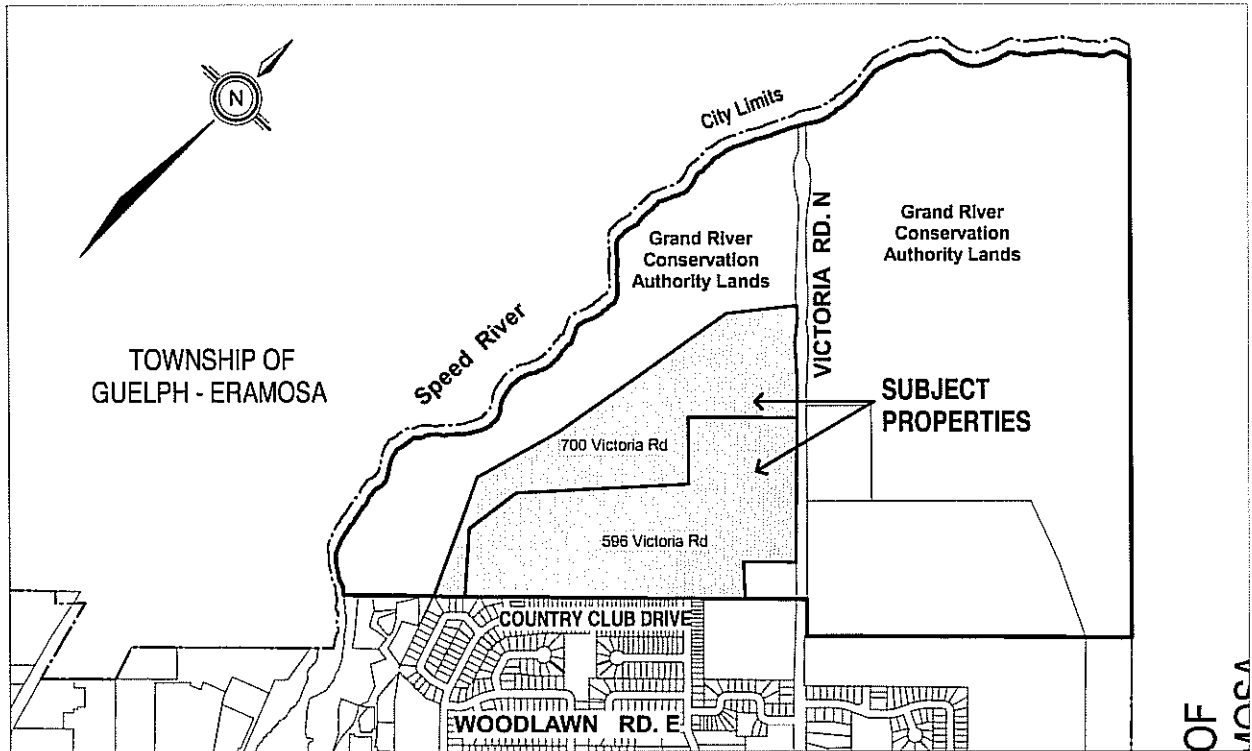


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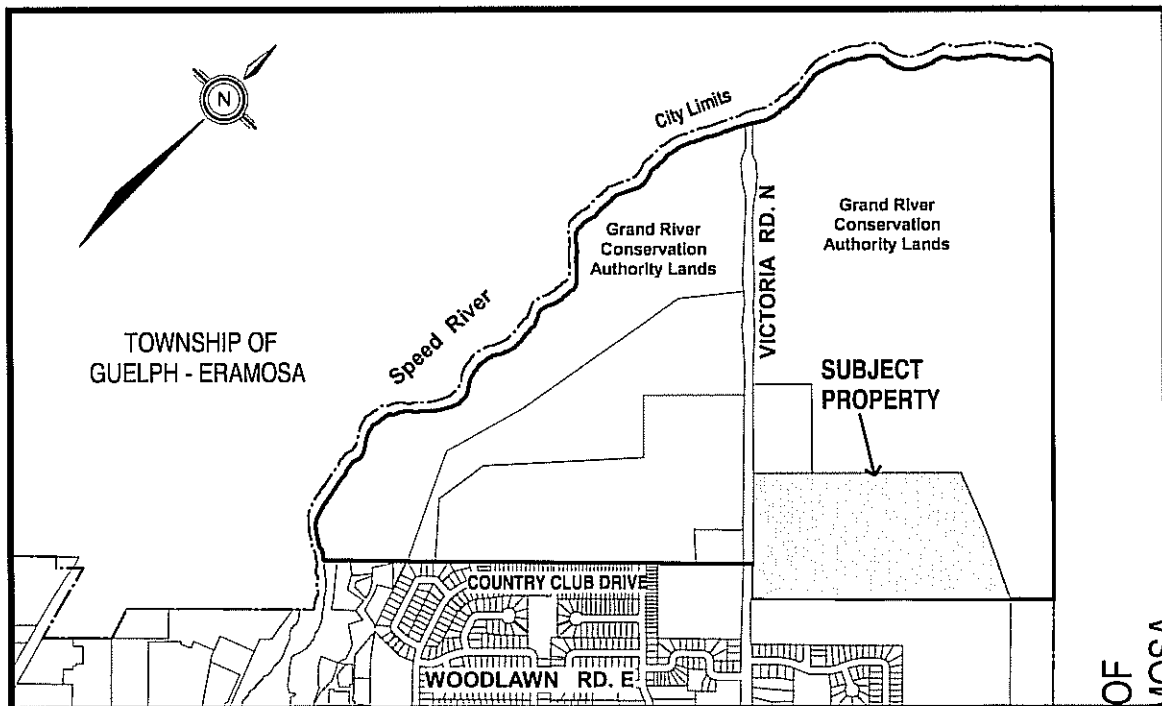
Recommended By:  
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and Development Services  
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jim.riddell@guelph.ca

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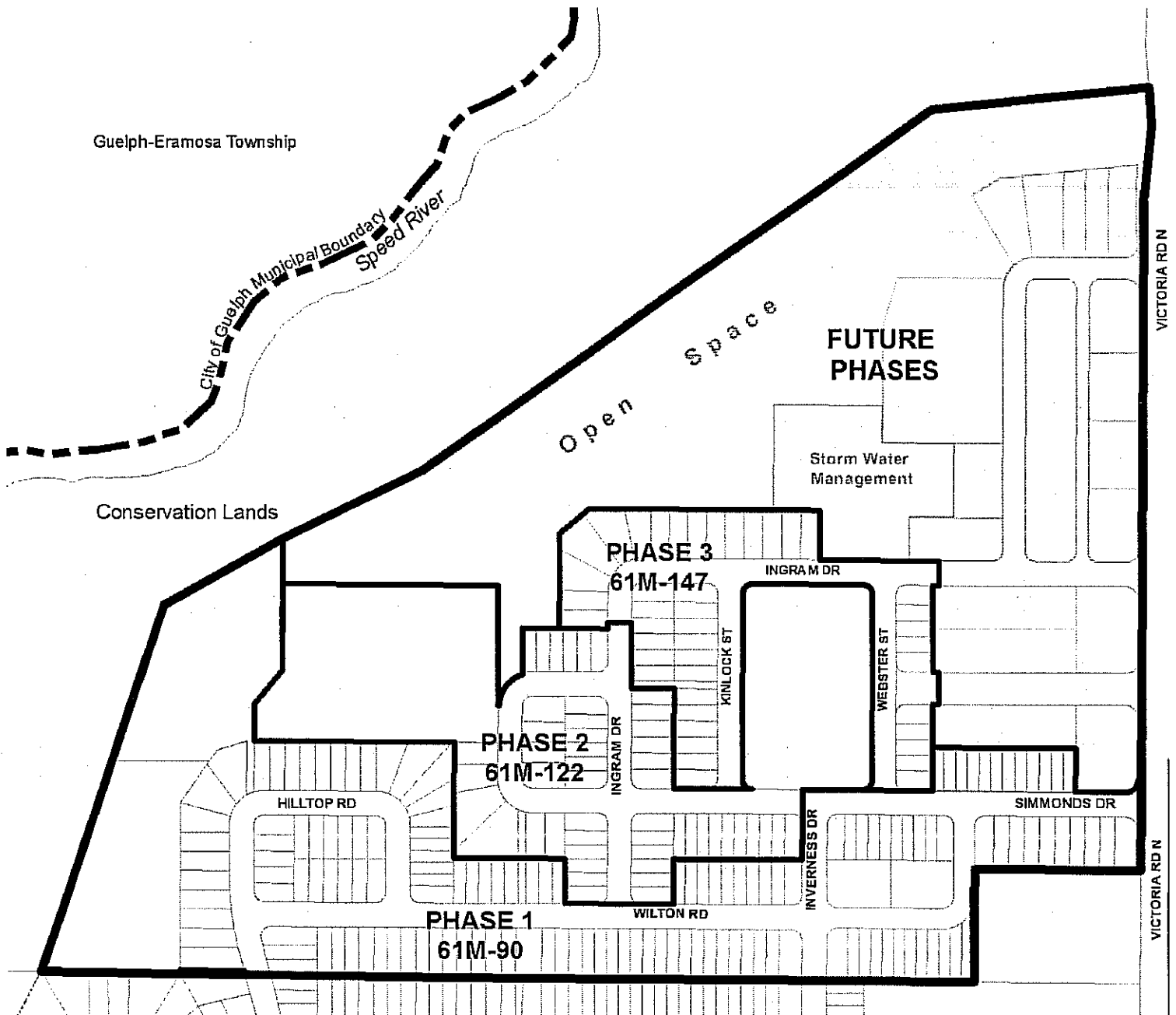
**Schedule 1 – Location Maps**  
**Ingram Subdivision**



**Northview Subdivision**



**Schedule 2**  
**Information regarding Ingram Subdivision (File 23T-01501)**



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## Schedule 2

### Information regarding Ingram Subdivision (File 23T-01501)

#### Conditions of Draft Plan Approval – Ingram Subdivision

"That the application by Black, Shoemaker, Robinson & Donaldson Limited on behalf of J. E. Ingram and Artifax Construction Limited for approval of a Residential Draft Plan of Subdivision (23T-01501) and associated Zoning By-law Amendment (ZC0101) on lands described as Part of Broken Front Lots 'G' and 'H', Division 'F' and Part of Lots 1 and 2, Concession 7, Division 'C', being approximately 43.1 hectares of land at the north-easterly boundary of the City of Guelph, to permit a mixed density residential subdivision be approved, subject to the following conditions:

#### CITY CONDITIONS

1. That this approval applies only to a draft plan of subdivision prepared by Black, Shoemaker, Robinson & Donaldson Limited, Drawing 00-3057-5, dated September 4, 2001, subject to the following revisions:
  - a) addition of a 0.3 metre reserve along the Victoria Road frontage of Blocks 112, 113, 114, 115, 116 and 117; and
  - b) addition of a 0.3 metre reserve along the east side of Block 118, adjacent to Street 12.

#### Conditions to be met prior to grading and site alteration

2. That the Developer enters into an **Engineering Services Agreement** with the City, satisfactory to the City Engineer.
3. That the developer prepare a **site drainage and grading plan** for the entire subdivision, satisfactory to the City Engineer.
4. That the developer constructs, installs and maintains **erosion and sediment control** facilities, satisfactory to the City Engineer, prior to any grading or construction on the subdivision lands in accordance with a plan that has been submitted to and approved by the City Engineer. Furthermore, the developer shall provide a qualified **Environmental Inspector**, satisfactory to 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, and compliance with the Environment Impact Study on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.

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5. That the developer shall prepare and follow an **Environmental Implementation Report** based on Terms of Reference prepared by the applicant and approved by the City and the Grand River Conservation Authority which includes a monitoring program to assess the performance of the storm water management facilities, mitigation of impacts and enhancements where feasible. Further, the report shall address the information and implementation process to provide details to the homeowners concerning the storm sewer, storm water management process and the natural condition of the open space blocks. Furthermore, the report shall describe how all Victoria Road North Secondary Plan Urban Design Policies outlined in Section 3.6.32.3, policy #s 1 to 13 and the Greenlands Strategy outlined in Section 7.13.11, policy #s 1 to 7 of the Official Plan for the City of Guelph, have been addressed.
  6. That the developer shall at its expense implement and address all recommendations contained in the latest **Environmental Impact Study** that has been approved by the City, for the subdivision, and the developer shall address each recommendation to the satisfaction of the Grand River Conservation Authority and the City.
  7. That 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. All damage or maintenance required to surrounding streets as a result of such traffic shall be at the developers cost.
  8. That the developer shall submit a detailed **Stormwater Management Report and Plans** to the satisfaction of the City Engineer which show how stormwater will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quality in accordance with recognized best management practices and Provincial Guidelines.
  9. That 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 subdivision agreement on the block/lot so disturbed.
  10. That 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.
  11. That any **domestic wells and boreholes** for hydrogeological or geotechnical investigations be properly abandoned in accordance with the current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer.
  12. That the developer shall complete a **tree and hedgerow inventory and conservation plan** satisfactory to the Director of Community Design and Development Services.

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

13. That the Developer agrees to pay the costs related to the installation of 1- second order, second level **Geodetic Benchmarks** in locations within the proposed subdivision to the satisfaction of the City Engineer.
14. That the developer is responsible for the total cost of the design and construction of any **road works, including sidewalks, boulevards and curbs**, within or surrounding the plan of subdivision, including sidewalk on Hilltop Road.
15. That the developer pays the cost of supplying and erecting **street name and traffic control signs** in the subdivision, to the satisfaction of the City.
16. That the developer pays to the City the flat rate charge established by the City per metre of road frontage to be applied to **tree planting** within the proposed subdivision.
17. That the developer is responsible for the total **cost of the design and construction of all services** required to service all of the lands within the plan of subdivision, including sanitary, storm and water facilities, the distance and alignment to be determined by the City of Guelph, with such cost to include services required to service the subdivision which are located outside the limits of the subdivision. The subdivision shall not be registered until such time as funding for Victoria Road improvements have been secured to the satisfaction of the City Engineer.
18. That the developer pays the cost of all **existing services** within and abutting the proposed subdivision, as determined by the City Engineer.
19. That the developer makes arrangements, satisfactory to the City Engineer concerning the **scheduling of the development** and the developer's payment of costs for services within the subdivision.
20. The developer shall build Street Nos. 1, 2, 3, 5, 6, 7 and 9 with a roadway having a **minimum pavement width** of 10 metres and sidewalks to the satisfaction of the City Engineer.
21. The developer shall **phase** the subdivision to the satisfaction of the City. Such phasing shall conform with the current Development Priorities Plan (DPP).

### **Conditions to be met prior to registration**

22. That the Developer enters into a **Subdivision Agreement**, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
23. That the developer shall pay any **outstanding debts** owed to the City, prior to the registration of the plan.

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24. That the registration of the plan, or any part thereof, shall require approval of the City with respect to **adequate water supply and sewage treatment capacity** being available, prior to the registration of the plan.
  25. That the developer be responsible for the cost of constructing a **sewage pumping station** and forcemain to service the lands to the satisfaction of the City Engineer.
  26. That the registration of the plan, or any part thereof, shall require approval of the City with respect to adequate sanitary sewer capacity being available in the Arthur Street Trunk Sanitary Sewer.
  27. The developer shall be responsible for paying to the City, the City's estimate of the **cost of maintaining and operating the sewage pumping station** in perpetuity.
  28. The developer shall pay **development charges** to the City in accordance with the City's Development Charges By-law, 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.
  29. That all **easements and rights-of-way** required within or adjacent to the proposed subdivision be granted to the satisfaction of the City of Guelph, Guelph Hydro and other Guelph utilities.
  30. 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.
  31. That the **road allowances** included in the draft plan and the road widening, shown as Block 160, be dedicated 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", with the exception of the width of Street Nos. 8 and 12.
  32. That 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.
  33. That the developer **deeds to the City** any lands required by the City for Storm Water Management Facilities, Sewage Pumping Station and Open Space, including Blocks 156, 157, 158, 159 and 164. Furthermore, the developer shall demarcate and fence (living and/or chain link) the boundaries of any lands conveyed to the City in accordance with the policies of the City.



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34. That the developer shall **dedicate Block 155 for parks purposes** in accordance with the provisions of City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof.
35. Prior to the release of building permits for any Phase containing a Park or Open Space, the developer shall **demarcate** the boundary of the Park and Open Space Blocks in accordance with the "City of Guelph Property Demarcation Policy". This shall include submitting drawings for approval, identifying the concrete markers and living fences, to the satisfaction of the Director of Community Design and Development Services. The developer shall be responsible for the cost of design and development of the living fence and property demarcation. Further, the developer shall notify all purchasers of properties adjacent to the Open Space Blocks that while the blocks are owned by the City, the City intends to leave these blocks in a natural state and there will be minimal maintenance performed on these blocks by the City.
36. Prior to the release of building permits for any Phase containing a Park, the developer shall be responsible for the cost and development of the "**Basic Park Development**" as per the City of Guelph Parks Division's "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding to the satisfaction of the Director of Community Design and Development Services. The developer shall provide the City with cash or letter of credit to cover the City's estimate for the cost of the 'basic' parkland improvements and works for the Park Block to the satisfaction of the Director of Community Design and Development Services.
37. The developer shall **dedicate the Ingram Farm House** (596 Victoria Road North) on Park Block 155 to the City for community use. The City shall be responsible for a structural and feasibility study and/or a Built Heritage Resource Impact Assessment to determine the appropriateness of retaining the house for public and community use.
38. That the developer shall be responsible for the design, cost and development of the **trail system** connecting the subdivision to the existing Speed River Section of the Royal Recreational Trail. This shall include submitting drawings for approval, identifying the trail system, interpretative signage and trail design details, to the satisfaction of the Director of Community Design and Development Services.
39. That any dead ends and open sides of road allowances created by this draft plan, or the phasing thereof, be terminated in **0.3 metres reserves** which shall be conveyed to the City.
40. That the developer shall **erect signs** at the entrances to the subdivision showing the proposed land uses and zoning of all 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 the Department of Planning and Development Services, City Hall".

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41. That the developer acknowledges that the suitability of the land for the proposed uses is the responsibility of the landowner. The developer shall retain a properly qualified consultant to prepare a **Phase 1 Environmental Site Assessment** (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, the consultant shall certify that all properties to be conveyed to the City are free of contamination.
42. That the developer agrees to place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and in the City's subdivision agreement to be registered on title:
- "All prospective purchasers and homeowners in the subdivision are advised that all or parts of Street Nos. 1, 2, 3, 5, 6, 7 and 9 could be used as part of a **transit route** to provide public transit service through the subdivision from the early stages of development."
  - "All prospective purchasers and homeowners of Lot 79, Blocks 112 to 117 inclusive and the unit of Block 127 that has flankage on Victoria Road North that Victoria Road North may be used as a **truck route**".
  - "All purchasers 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 design by a Professional Engineer. Furthermore, the developer shall ensure that all sump pumps are discharged to the storm sewer and the developer shall notify all purchasers that the discharge shall be to the storm sewer".
43. Prior to the registration of the subdivision plan or any part thereof, the developer agrees to **eliminate the use of any covenants** that would restrict the use of clotheslines and the developer's lawyer shall certify to the Director of Community Design and Development Services that there are no restrictive covenants which restrict the use of clotheslines

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

44. That site plans for all corner building lots, as determined by the City Engineer, shall be submitted to the City Engineer for approval of driveway location.
45. 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 of subdivision in accordance with applicable provisions contained in the Ontario Building Code.
46. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official **certifying all fill** placed below proposed

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building locations. 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.

**AGENCY CONDITIONS:**

47. That all telephone service and cable TV service in the plan be underground and the developer shall enter into a servicing agreement with **Bell Canada** providing for the installation of underground telephone service prior to registration of the plan of subdivision.
48. The Owner agrees to meet all requirements of **Guelph Hydro** including the relocation of existing hydro services and the installation of new hydro services and shall enter into any agreements required by Guelph Hydro in order to fully service the said lands with hydro facilities to the satisfaction of Guelph Hydro, prior to the registration of the plan.
49. The developer shall pay to the City the cost of installing bus stop pads in the subdivision at the locations to be determined with **Guelph Transit**, prior to the registration of the plan.
50. That the developer and the **Wellington Catholic School Board** 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.
51. That 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.
52. That 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.
53. That 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

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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.

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

55. 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 detailed storm water management report and plans in accordance with the 1994 Ministry of Environment and Energy Report entitled, Stormwater Management Practices Planning and Design Manual.
- b) Detailed Lot Grading and Drainage Plans.
- c) An erosion and sediment control plan and plan in accordance with the Grand River Conservation Authority's Guidelines on Erosion and Sediment Control for construction sites, including the means whereby erosion will be minimized and sediment maintained on site throughout all phases of grading and construction, including a monitoring and maintenance plan and provisions for timely revegetation of the site.
- d) That the subdivision agreement between the owners and the municipality contain provisions for the completion and maintenance of the works in accordance with approved plans and reports noted above.
- e) That the owner of the subdivision, obtain permission of the Grand River Conservation Authority under Ontario Regulation 149, as amended, for grading within the Speed River Scheduled Area (Schedule 18) and for any required works associated with Blocks 157 and 164, subject to this regulation.
- f) That the owner of this subdivision, provide confirmation of an agreement with the Grand River Conservation Authority for acceptance of a stormwater outlet onto the Grand River Conservation Authority lands.

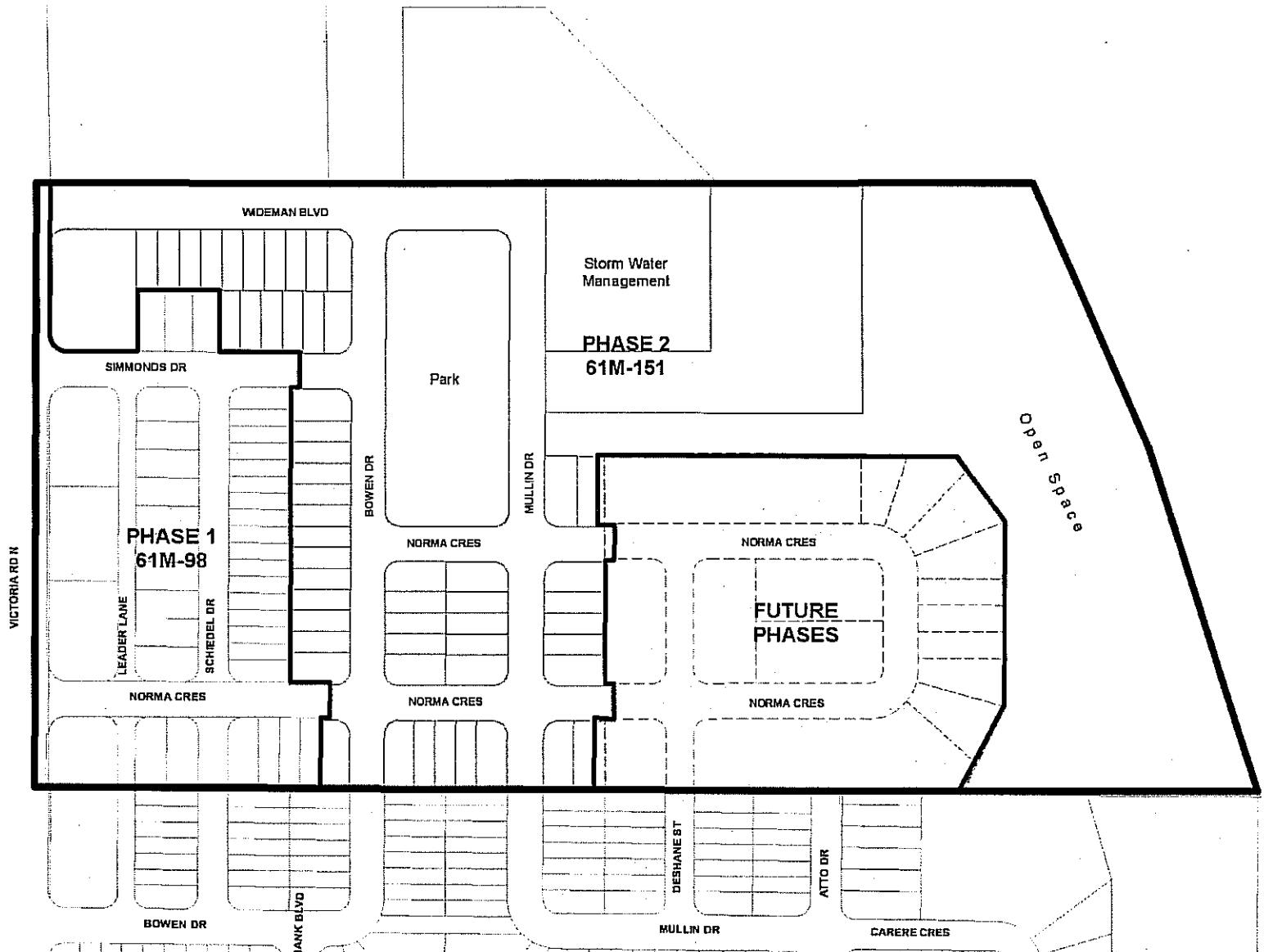
56. That the developer shall carry out an **archaeological assessment** of the subject property and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil

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disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.

57. That the registration of the final phase or phases of the plan shall achieve a minimum of 78 lots for detached dwellings and townhouse and apartment blocks large enough to yield 32 On-street townhouse dwellings, 39 cluster townhouse dwellings and 50 apartment dwellings.
58. That prior to the registration of all or any portion of the plan, **Bell Canada** shall advise the City in writing how condition 47 has been satisfied.
58. That prior to the registration of all or any portion of the plan, the **Wellington Catholic District School Board** shall advise the City in writing how condition 50 has been satisfied.
59. That prior to the registration of all or any portion of the plan, **Upper Grand District School Board** shall advise the City in writing how conditions 51, 52 and 53 have been satisfied.
60. That prior to the registration of all or any portion of the plan, **Guelph Hydro Electric Systems Inc.**, shall advise the City in writing how conditions 29 and 48 have been satisfied.
61. That prior to the registration of all or any portion of the plan, **Canada Post** shall advise the City in writing how condition 54 has been satisfied.
62. That prior to the registration of all or any portion of the plan, the **Grand River Conservation Authority** shall advise the City in writing how conditions 5, 6 and 55 have been satisfied.
63. That prior to the registration of all or any portion of the plan, the **Ministry of Citizenship, Culture and Recreation** shall advise the City in writing how condition 56 has been satisfied.
64. That this **Draft Plan Approval shall lapse** at the expiration of 3 years from the date of issuance of the extension of Draft Plan approval.

**Schedule 3**  
**Information regarding Northview Subdivision (File 23T-01502)**



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### Schedule 3

#### Information regarding Northview Subdivision (File 23T-01502)

##### Conditions of Draft Plan Approval – Northview Subdivision

"That the application by Black, Shoemaker, Robinson & Donaldson Limited on behalf of Northview Estates (Guelph) Ltd. for approval of a Residential Draft Plan of Subdivision (23T-01502) and associated Zoning By-law Amendment (ZC0102) on lands described as Part of Lots 1 and 2, Concession 7, Division 'C', being approximately 21.93 hectares of land at the north-easterly boundary of the City of Guelph, to permit a mixed density residential subdivision be approved, subject to the following conditions:

##### CITY CONDITIONS:

1. That this approval applies only to a draft plan of subdivision prepared by Black, Shoemaker, Robinson & Donaldson Limited, Drawing 00-3057-5, dated September 4, 2001, subject to the following revisions:
  - a) addition of a 0.3 metre reserve along the Victoria Road frontage of Blocks 105, 106, 107, 108, and 111; and
  - b) addition of a 0.3 metre reserve along the west side of Blocks 101 and 104, adjacent to Street 16.

##### Conditions to be met prior to grading and site alteration

2. That the Developer enters into an **Engineering Services Agreement** with the City, satisfactory to the City Engineer.
3. That the developer prepare a **site drainage and grading plan** for the entire subdivision, satisfactory to the City Engineer.
4. That the developer constructs, installs and maintains **erosion and sediment control** facilities, satisfactory to the City Engineer, prior to any grading or construction on the subdivision lands in accordance with a plan that has been submitted to and approved by the City Engineer. Furthermore, the developer shall provide a qualified **Environmental Inspector**, satisfactory to 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, and compliance with the Environment Impact Study on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
5. That the developer shall prepare and follow an **Environmental Implementation Report** based on Terms of Reference prepared by the applicant and approved by the City and the Grand River Conservation Authority which includes a monitoring program to assess the performance of the storm water management facilities, mitigation of impacts and enhancements where feasible. Further, the report shall

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address the information and implementation process to provide details to the homeowners concerning the storm sewer, storm water management process and the natural condition of the open space blocks. Furthermore, the report shall describe how all Victoria Road North Secondary Plan Urban Design Policies outlined in Section 3.6.32.3, policy #s 1 to 13 and the Greenlands Strategy outlined in Section 7.13.11, policy #s 1 to 7 of the Official Plan for the City of Guelph, have been addressed.

6. That the developer shall at its expense implement and address all recommendations contained in the latest **Environmental Impact Study** that has been approved by the City, for the subdivision, and the developer shall address each recommendation to the satisfaction of the Grand River Conservation Authority and the City.
7. That 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. All damage or maintenance required to surrounding streets as a result of such traffic shall be at the developers cost.
8. That the developer shall submit a detailed **Stormwater Management Report and Plans** to the satisfaction of the City Engineer which show how stormwater will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quality in accordance with recognized best management practices and Provincial Guidelines.
9. That 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 subdivision agreement on the block/lot so disturbed.
10. That 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.
11. That any **domestic wells and boreholes** for hydrogeological or geotechnical investigations be properly abandoned in accordance with the current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer.
12. That the developer shall complete a **tree and hedgerow inventory and conservation plan** satisfactory to the Director of Community Design and Development Services.

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

13. That the Developer agrees to pay the costs related to the installation of 1- second order, second level **Geodetic Benchmarks** in locations within the proposed subdivision to the satisfaction of the City Engineer.



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14. That the developer is responsible for the total cost of the design and construction of any **road works, including sidewalks, boulevards and curbs**, within or surrounding the plan of subdivision.
  15. That the developer pays the cost of supplying and erecting **street name and traffic control signs** in the subdivision, to the satisfaction of the City.
  16. That the developer pays to the City the flat rate charge established by the City per metre of road frontage to be applied to **tree planting** within the proposed subdivision.
  17. That the developer is responsible for the total **cost of the design and construction of all services** required to service all of the lands within the plan of subdivision, including sanitary, storm and water facilities, the distance and alignment to be determined by the City of Guelph, with such cost to include services required to service the subdivision which are located outside the limits of the subdivision. The subdivision shall not be registered until such time as funding for Victoria Road improvements have been secured to the satisfaction of the City Engineer.
  18. That the developer pays the cost of all **existing services** within and abutting the proposed subdivision, as determined by the City Engineer.
  19. That the developer makes arrangements, satisfactory to the City Engineer concerning the **scheduling of the development** and the developer's payment of costs for services within the subdivision.
  20. The developer shall **phase** the subdivision to the satisfaction of the City. Such phasing shall conform with the current Development Priorities Plan (DPP).

#### **Conditions to be met prior to registration**

21. That the Developer enters into a **Subdivision Agreement**, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
22. That the registration of the plan, or any part thereof, shall require the Ingram Subdivision (23T-01501) being developed to the satisfaction of the City Engineer to provide the required sanitary sewer outlet for this draft plan, prior to the registration of the plan.
23. That the registration of the plan, or any part thereof, shall require the Ingram Subdivision (23T-01501) being developed to the satisfaction of the City Engineer to provide a secondary watermain feed for this draft plan, prior to the registration of the plan.
24. That the developer shall pay any **outstanding debts** owed to the City, prior to the registration of the plan.

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25. The developer shall build Street Nos. 13, 14, 17 and 20 with a roadway having a minimum pavement width of 10 metres and sidewalks to the satisfaction of the City.
  26. That the lots on Blocks 89 and 98, abutting Street No. 18 be deeded to the City and held until Street No. 18 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer.
  27. That the lots on Blocks 98 and 99, abutting Street No. 19 be deeded to the City and held until Street No. 19 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer.
  28. That the lots on Blocks 99 and 100, abutting Street No. 14 be deeded to the City and held until Street No. 14 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer.
  29. That the lots on Blocks 100 and 101, abutting Street No. 15 be deeded to the City and held until Street No. 15 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer.
  30. That the lots on Block 101, abutting Street No. 16 and Block 105 be deeded to the City and held until Street No. 16 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer.
  31. That the registration of the plan, or any part thereof, shall require approval of the City with respect to **adequate water supply and sewage treatment capacity** being available, prior to the registration of the plan.
  32. That the registration of the plan, or any part thereof, shall require approval of the City with respect to adequate sanitary sewer capacity being available in the Arthur Street Trunk Sanitary Sewer.
  33. The developer shall pay **development charges** to the City in accordance with the City's Development Charges By-law, 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.
  34. That all **easements and rights-of-way** required within or adjacent to the proposed subdivision be granted to the satisfaction of the City of Guelph, Guelph Hydro and other Guelph utilities.

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35. 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.
36. That the road allowances included in the draft plan and the road widening, shown as Block 161, be dedicated 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", with the exception of the width of Street Nos. 15, 16 and 18.
37. That 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.
38. That the developer deeds to the City any lands required by the City for Storm Water Management Facilities and Open Space, including Blocks 152 and 153. Furthermore, the developer shall demarcate and fence (living and/or chain link) the boundaries of any lands conveyed to the City in accordance with the policies of the City.
39. That the developer shall dedicate Block 154 for parks purposes in accordance with the provisions of City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof.
40. Prior to the release of building permits for any Phase containing a Park or Open Space, the developer shall **demarcate** the boundary of the Park and Open Space Blocks in accordance with the "City of Guelph Property Demarcation Policy". This shall include submitting drawings for approval, identifying the concrete markers and living fences, to the satisfaction of the Director of Community Design and Development Services. The developer shall be responsible for the cost of design and development of the living fence and property demarcation. Further, the developer shall notify all purchasers of properties adjacent to the Open Space Blocks that while the blocks are owned by the City, the City intends to leave these blocks in a natural state and there will be minimal maintenance performed on these blocks by the City.
41. Prior to the release of building permits for any Phase containing a Park, the developer shall be responsible for the cost and development of the "**Basic Park Development**" as per the City of Guelph Parks Division's "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding to the satisfaction of the Director of Community Design and Development Services. The developer shall provide the City with cash or letter of credit to cover the City's estimate for the cost of the 'basic' parkland improvements and works for the Park Block to the satisfaction of the Director of Community Design and Development Services.

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42. That any dead ends and open sides of road allowances created by this draft plan, or the phasing thereof, be terminated in **0.3 metres reserves** which shall be conveyed to the City.
43. That the developer shall **erect signs** at the entrances to the subdivision showing the proposed land uses and zoning of all 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 the Department of Planning and Development Services, City Hall".
44. That the developer acknowledges that the suitability of the land for the proposed uses is the responsibility of the landowner. The developer shall retain a properly qualified consultant to prepare a **Phase 1 Environmental Site Assessment** (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, the consultant shall certify that all properties to be conveyed to the City are free of contamination.
45. That the developer agrees to place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and in the City's subdivision agreement to be registered on title:
- The developer shall notify all prospective purchasers and homeowners in the subdivision that all or parts of Street Nos. 13, 14, 17 and 20 could be used as part of a transit route to provide public transit service through the subdivision from the early stages of development.
  - The developer shall notify all prospective purchasers and homeowners of Blocks 106 to 108 inclusive, Block 111 and the unit of Block 105 that has flankage on Victoria Road North that Victoria Road North may be used as a truck route.
  - "All purchasers 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 design by a Professional Engineer. Furthermore, the developer shall ensure that all sump pumps are discharged to the storm sewer and the developer shall notify all purchasers that the discharge shall be to the storm sewer".
46. Prior to the registration of the subdivision plan or any part thereof, the developer agrees to **eliminate the use of any covenants** that would restrict the use of clotheslines and the developer's lawyer shall certify to the Director of Community Design and Development Services that there are no restrictive covenants which restrict the use of clotheslines

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

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47. That site plans for all corner building lots, as determined by the City Engineer, shall be submitted to the City Engineer for approval of driveway location.
48. 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 of subdivision in accordance with applicable provisions contained in the Ontario Building Code.
49. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official **certifying all fill** placed below proposed building locations. 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.

**AGENCY CONDITIONS:**

50. That all telephone service and cable TV service in the plan be underground and the developer shall enter into a servicing agreement with **Bell Canada** providing for the installation of underground telephone service prior to registration of the plan of subdivision.
51. The Owner agrees to meet all requirements of **Guelph Hydro** including the relocation of existing hydro services and the installation of new hydro services and shall enter into any agreements required by Guelph Hydro in order to fully service the said lands with hydro facilities to the satisfaction of Guelph Hydro, prior to the registration of the plan.
52. The developer shall pay to the City the cost of installing bus stop pads in the subdivision at the locations to be determined with **Guelph Transit**, prior to the registration of the plan.
53. That the developer and the **Wellington Catholic School Board** 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.
54. That 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.
55. That 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:

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- "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.

56. That 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.

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

58. 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 detailed storm water management report and plans in accordance with the 1994 Ministry of Environment and Energy Report entitled, Stormwater Management Practices Planning and Design Manual.
- b) Detailed Lot Grading and Drainage Plans.
- c) An erosion and sediment control plan and plan in accordance with the Grand River Conservation Authority's Guidelines on Erosion and Sediment Control for construction sites, including the means whereby erosion will be minimized and sediment maintained on site throughout all phases of grading and construction, including a monitoring and maintenance plan and provisions for timely revegetation of the site.
- d) That the subdivision agreement between the owners and the municipality contain provisions for the completion and maintenance of the works in accordance with approved plans and reports noted above.
- e) That the owner of this subdivision, provide confirmation of an agreement with the Grand River Conservation Authority for acceptance of a stormwater outlet onto the Grand River Conservation Authority lands.

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59. That the developer shall carry out an **archaeological assessment** of the subject property and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.
60. That the registration of the final phase or phases of the plan shall achieve a minimum of 55 lots for detached dwellings.
61. That prior to the registration of all or any portion of the plan, **Bell Canada** shall advise the City in writing how condition 50 has been satisfied.
62. That prior to the registration of all or any portion of the plan, the **Wellington Catholic District School Board** shall advise the City in writing how condition 53 has been satisfied.
63. That prior to the registration of all or any portion of the plan, **Upper Grand District School Board** shall advise the City in writing how conditions 54, 55 and 56 have been satisfied.
64. That prior to the registration of all or any portion of the plan, **Guelph Hydro Electric Systems Inc.**, shall advise the City in writing how conditions 35 and 51 have been satisfied.
65. That prior to the registration of all or any portion of the plan, **Canada Post** shall advise the City in writing how condition 57 has been satisfied.
66. That prior to the registration of all or any portion of the plan, the **Grand River Conservation Authority** shall advise the City in writing how conditions 5, 6 and 58 have been satisfied.
67. That prior to the registration of all or any portion of the plan, the **Ministry of Citizenship, Culture and Recreation** shall advise the City in writing how condition 59 has been satisfied.
68. That this **Draft Plan Approval shall lapse** at the expiration of 3 years from the date of issuance of the extension of Draft Plan approval.

## SCHEDULE 4

## DWELLING UNITS – INGRAM AND NORTHVIEW SUBDIVISION

Ingram Subdivision	D	SD	OSTH	TH	APT	Totals	Size (hectares)	Persons	pph*
61M-90	145		12			157			
61M-122	40	20		46		106			
61M-147	43					43			
<b>Future</b>	<b>78</b>		<b>32</b>	<b>39</b>	<b>50</b>	<b>199</b>	<b>8.04</b>	<b>503</b>	<b>62.6</b>
<b>Totals</b>	<b>306</b>	<b>20</b>	<b>44</b>	<b>85</b>	<b>50</b>	<b>505</b>			

Northview Subdivision	D	SD	OSTH	TH	APT	Totals	Size (hectares)	Persons	PPU*
61M-98	26	20	29			75			
61M-151	54			43		97			
<b>Future</b>	<b>55</b>					<b>55</b>	<b>4.24</b>	<b>176</b>	<b>41.5</b>
<b>Totals</b>	<b>135</b>	<b>20</b>	<b>29</b>	<b>43</b>	<b>0</b>	<b>227</b>	<b>12.28</b>	<b>679</b>	<b>55.3</b>

\*pph  
calculated  
using these  
figures for  
persons per  
unit

3.2

3.2

2.5

2.5

1.5



# COUNCIL REPORT



TO **Guelph City Council**

SERVICE AREA Finance  
DATE Tuesday September 02, 2008

**SUBJECT Debenture Issue**  
REPORT NUMBER

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## RECOMMENDATION

That the City Treasurer be authorized to proceed with the marketing and securing, through the City's fiscal agent, of a debenture issue in the aggregate amount of \$10,000,000 dated 22 September, 2008 for a term not exceeding ten years.

## REPORT

The projects to be funded from this debt issue are listed below. They represent previously approved projects that are complete or nearing completion with approved debt funding not yet issued. Generally, Finance has issued debt on an annual basis but did not issue debt in 2007. This has resulted in a sizeable issue of \$10M which is more attractive to large institutional investors than smaller issues and therefore will result in a better interest rate for the City. Debt servicing of this amount has already been included in the 20% guideline as "debt approved not yet funded" and it is expected that interest rates will likely be lower than estimated.

Capital Project	Description	\$ to be Funded	Year Approved
GG0022	Social Service Bldg Reno.	2,717,900	2005
PS0003	Police HQ Renovation	1,262,000	2000-2006
TR0004	Bus Storage Area Expansion	182,000	2005
WM0020	Organic Waste Facility	500,000	2005
<b>Road Infrastructure</b>			
RD0047	Gordon: Harts Ln to Maltby	932,800	2002-2003
RD0051	Victoria Rd. Bridge: Eramosa	990,000	2006-2008
RD0067	Clair Rd. Gordon – Victoria	954,000	2004/2006
RD0074	Int: Victoria – Speedvale	225,000	2002
RD0079	Victoria: Arkell – Clair	595,000	2005-2007
RD0084	Cardigan: Norwich – London	420,000	2005
RD0107	Gordon: Wellington-Waterloo	700,000	2005
RD0130	Victoria Rd: York – Stone	521,300	2005-2006
<b>Total</b>		<b>\$10,000,000</b>	

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## **Project Detail**

### **GG0022 Social Services Admin Building Renovation:**

Following purchase of the old Post Office building by the County of Wellington, this represents our share of the renovation costs to accommodate its current use as Social Services Administration building.

### **PS0003 Police HQ Renovations:**

Building maintenance and upgrades to headquarters at 15 Wyndham Street in accordance with a 20 year building assessment study.

### **TR0004 Bus Storage Area Expansion:**

This project was the expansion of the Watson Road bus storage facility to accommodate the demands of service growth.

### **WM0020 Organic Waste Facility:**

This project entailed the demolition of the old organic waste plant.

## **Fiscal Agent**

The National Bank Financial (NBF) Inc. and its predecessor firms have solely managed the City's debt underwriting syndicate since 1969 and have marketed 43 issues for a total of \$229,610,000. We have a long standing relationship with NBF and they have consistently marketed Guelph's debenture issues at a lower cost of borrowing than firms of comparable municipalities.

## **Market Timing**

Finance staff recently met with our fiscal agent and feel the timing for the marketing of a City of Guelph debenture is favourable for a number of reasons:

**Demand** - Potential investors currently have substantial cash available for quality investments and there has been little new issue activity recently

**Borrowing Costs** – Borrowing costs are hovering around six decade lows and NBF sees borrowing costs increasing over the next 18 months

## **Debt Issue Process**

### **Step 1: September 2, 2008**

Council approves the marketing of this debenture issue through the City's fiscal agent in the aggregate amount of \$10,000,000 for a term not exceeding 10 years

### **Step 2: September 2 – 22, 2008**

Fiscal agent will prepare and update the offering memorandum, correspond with lawyer who has been engaged to provide the Legal Opinion to ensure all supporting documentation is in good order and work with the City to determine the design of the issue. The Fiscal agent then secures orders from investors for the issue within

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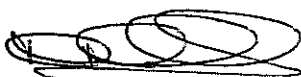
the parameters previously set by the City and provides the lawyer with all final terms of financing. The lawyer will then prepare all statutory declarations and certificates for execution by the City's Clerk and Treasurer and the final draft of the debenture by-law to be enacted

**Step 3: September 22, 2008**

City Council approves debenture by-law

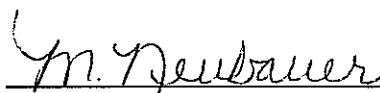
**Step 4: September 25, 2008**

Debenture issue is settled and NBF transfers proceeds from the sale of the debentures to the City



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**Prepared By:**  
Michael humble CGA  
Supervisor of Financial Services



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**Recommended By:**  
Margaret Neubauer BAdmin, CA  
Director of Finance