

COUNCIL PLANNING AGENDA



Council Chambers, City Hall, 1 Carden Street

DATE Monday, December 7, 2015 – 6:00 p.m.

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

AUTHORITY TO MOVE INTO CLOSED MEETING

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

- C-2015.54 Citizen Appointments to the Elliott Board of Trustees**
Section 239 (2) (b) (personal matters about an identifiable individual)
- C-2015.55 Advisory Committee Member, Closed Meeting Protocol**
Section 239 (2) (b) (personal matters about an identifiable individual)
- C-2015.56 GMHI**
Section 239 (2) (a) and (b) (security of the property; personal matters about an identifiable individual)

CLOSED MEETING

OPEN MEETING – 7:00 P.M.

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

PRESENTATION

- a) None

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

Application	Staff Presentation	Applicant or Designate	Delegations (maximum of 10 minutes)	Staff Summary
132 Clair Road West Proposed Draft Plan of Subdivision and Zoning By-law Amendment (Files: 23T-15501 and ZC1510) - Ward 6	Lindsay Sulatycki Senior Development Planner	Astrid Clos, Astrid J. Clos Planning Consultants		

CONSENT AGENDA

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

COUNCIL CONSENT AGENDA			
ITEM	CITY PRESENTATION	DELEGATIONS (maximum of 5 minutes)	TO BE EXTRACTED
CON-2015.55 Proposed Demolition of 153 King Street – Ward 2			
CON-2015.56 Proposed Demolition of 22 Stanley Street – Ward 3			
CON-2015.57 Confirmed Demolition of 48 Inkerman Street – Ward 3			
CON-2015.58 1750 Gordon Street – Application for Site Plan Approval for Phase 3 of a Mixed Use Commercial Development (Site Plan No. SP15C028) (Westminster Market) – Ward 6			

SPECIAL RESOLUTIONS

BY-LAWS

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

MAYOR'S ANNOUNCEMENTS

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

NOTICE OF MOTION

Notice of Motion from Mayor Guthrie

ADJOURNMENT

STAFF REPORT



TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE December 7, 2015

**SUBJECT Statutory Public Meeting Report
132 Clair Road West
Proposed Draft Plan of Subdivision and Zoning By-law
Amendment
(Files #23T-15501 and ZC1510)
Ward 6**

REPORT NUMBER 15-98

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide planning information on an application requesting approval of a Draft Plan of Subdivision and Zoning By-law Amendment on lands municipally known as 132 Clair Road West. This report has been prepared in conjunction with the statutory public meeting for these applications.

KEY FINDINGS

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

FINANCIAL IMPLICATIONS

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

ACTION REQUIRED

Council will hear public delegations on the applications, ask questions for clarification and identify planning issues. The report is to be received and no decisions are to be made at this time.

RECOMMENDATION

1. That Report 15-98 regarding a proposed Draft Plan of Subdivision and Zoning By-law Amendment application (Files: 23T-15501 and ZC1510) by Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann to subdivide and zone the lands for: a corporate business park block, a commercial block, a future development block, a stormwater management block and a road widening block on the lands municipally known as 132 Clair Road West and legally described as Part of Lots 11 and 12, Concession 7, being Part 1 on 61R-952, except Part 1 on 61R-1507 and Parts 1 to 3 on 61R8238 and Parts

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1 to 3 on 61R-8731 and Part 1 on 61R-9293 and Parts 1 and 2 on 61R-10491, and secondly as Part Lot 11, Concession 7, being Part 1 on 61R-4386, and, thirdly, as Part Lot 11, Concession 7, as in ROS597207; former Township of Puslinch, now City of Guelph, from Infrastructure, Development and Enterprise dated December 7, 2015, be received.

BACKGROUND

Applications for a Draft Plan of Subdivision and a Zoning By-law Amendment have been received for the lands municipally known as 132 Clair Road West from Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann. The purpose of the applications is to subdivide and zone the lands for: a corporate business park block, a commercial block, a future development block, a stormwater management block and a road widening block. The applications were received on September 10, 2015 and deemed complete on October 14, 2015.

Location

The subject lands are located on the south side of Clair Road West between Poppy Drive West and Gosling Gardens (see Location Map in Attachment 1). The subject lands are 5.463 hectares (13.5 acres) in size with frontage along Poppy Drive, Clair Road West and Gosling Gardens. The subject lands are currently vacant.

Surrounding land uses include:

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

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designations that apply to the subject lands are "Corporate Business Park" and "Mixed Use Node". The Official Plan land use designations and related policies are included in Attachment 3.

Official Plan Amendment 48 (OPA 48) (under appeal), a comprehensive update to the City's Official Plan, proposes to maintain the "Corporate Business Park" land use designation and proposes to designate the eastern portion of the subject lands "Community Mixed-Use Centre". Staff must have regard for the Council adopted policies and designations of OPA 48 even though it is currently under appeal. OPA 48 land use designations and related policies are included in Attachment 4.

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Existing Zoning

The subject lands are currently zoned "Urban Reserve" (UR) according to the City of Guelph Zoning By-law (1995)-14864, as amended and "Agricultural" (A) according to the Township of Puslinch Zoning By-law 19/85. Details of the existing zoning are included in Attachment 5.

REPORT

Description of Proposed Draft Plan of Subdivision

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

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

Description of Proposed Zoning By-law Amendment

The applicant is requesting to change the zoning on the subject lands from "Urban Reserve" (UR) in the City of Guelph's Zoning By-law (1995)-14864, as amended and "Agricultural" (A) in the Township of Puslinch's Zoning By-law 19/85 to the following zones:

- **"Specialized Corporate Business Park" (B.5 - ?) Zone** (as shown as Blocks 1 and 5 on the Draft Plan of Subdivision) with the following additional specialized regulations:
 - In addition to the uses permitted in the Corporate Business Park (B.5) Zone, the following additional use shall also be permitted:
 - **Pharmacy**
 - Minimum side yard of 3 metres
 - No parking area shall be located within 3 metres of a street line
- **"Specialized Community Shopping Centre" (CC-?) Zone** (as shown as Block 2 on the Draft Plan of Subdivision) with the following additional specialized regulations:
 - Despite Section 4.13 of the By-law, the minimum off-street parking required shall be 1 parking space per 23 square metres of Gross Floor Area.
- **"Educational Spiritual and Other Services" (I.1 (H22)) Zone** (as shown as Block 6 "Future Development Block" on the Draft Plan of Subdivision)

The proposed zoning and specialized regulations are included in Attachment 6.

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Staff Review

The review of these applications will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluate how the application conforms to the applicable Official Plan land use designations and policies including any related amendments;
- Review criteria outlined in Section 51(24) of The Planning Act (subdivision control);
- Review of the proposed zoning, including the proposed specialized regulations;
- Environmental review;
- Review the proposed site servicing and the availability of full municipal services and storm water management;
- Evaluate all traffic related issues;
- Confirm support for the Community Energy Initiative;
- Address all comments and issues raised during the review of these applications.

Once the proposed Draft Plan and Zoning By-law Amendment applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

CORPORATE STRATEGIC PLAN

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

FINANCIAL IMPLICATIONS

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

COMMUNICATIONS

The combined "Notice of Complete Application and Public Meeting" was mailed on October 28, 2015 to local boards and agencies, City service areas and property owners with 120 metres of the subject lands. The Notice of Public Meeting was advertised in the Guelph Tribune on November 12, 2015. Notice of the applications has also been provided by signage on the site.

ATTACHMENTS

Attachment 1 - Location Map and 120m Circulation

Attachment 2 - Orthophoto

Attachment 3 - Existing Official Plan Land Use Designations and Policies

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

Attachment 5 - Existing Zoning and Details

Attachment 6 - Proposed Zoning and Details

Attachment 7 - Proposed Draft Plan of Subdivision

STAFF REPORT



Report Author

Lindsay Sulatycki
Senior Development Planner

Approved By

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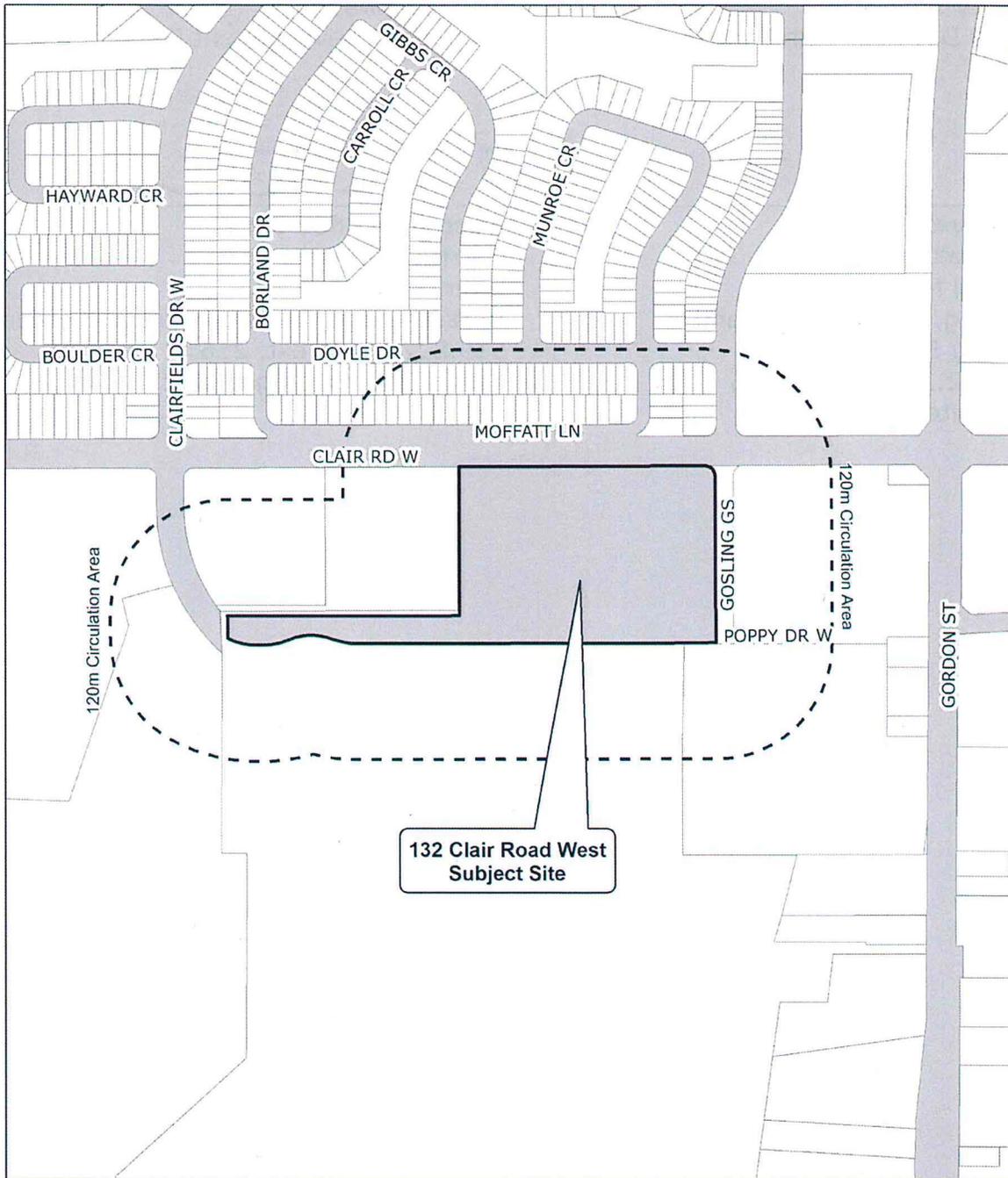
Approved By

Sylvia Kirkwood
Manager of Development Planning

Recommended By

Derrick Thomson
Interim Deputy CAO
Infrastructure, Development and Enterprise
519.822.1260, ext. 2665
derrick.thomson@guelph.ca

Attachment 1 Location Map and 120m Circulation



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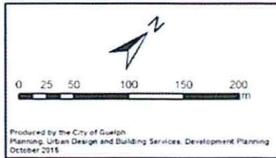
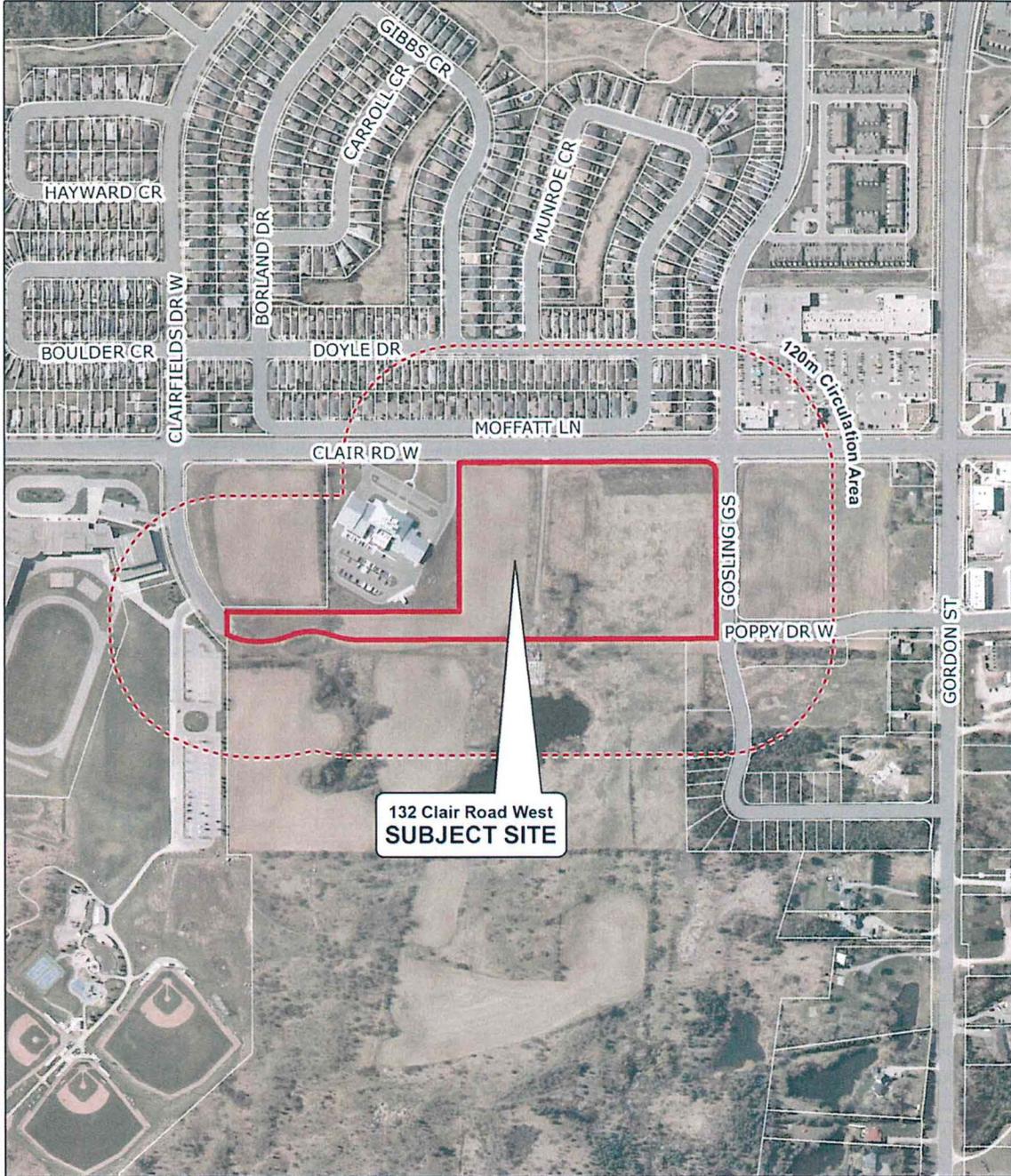


Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
October 2019

Location Map and 120m Circulation 132 Clair Road West



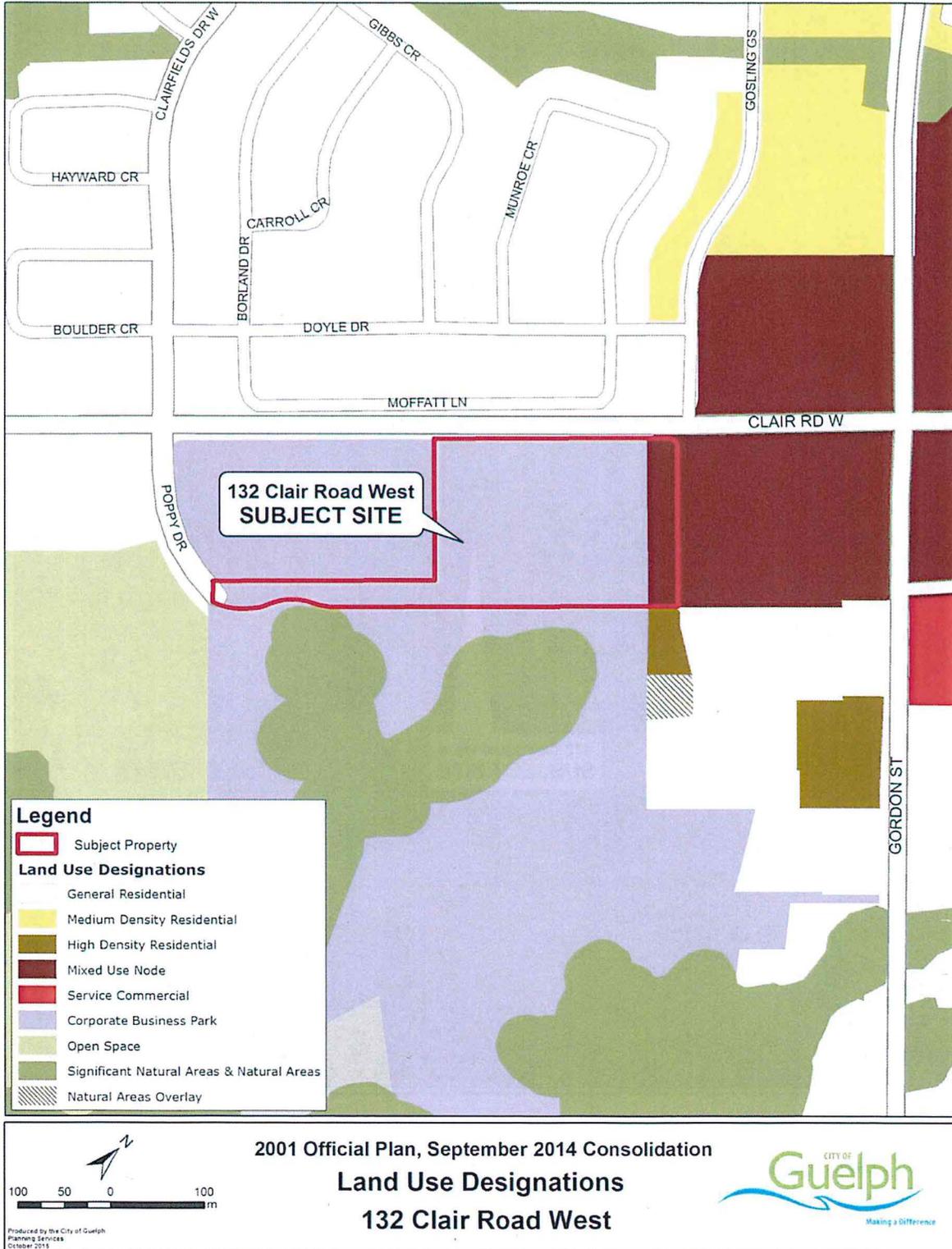
Attachment 2 Orthophoto



2012 Orthophoto
132 Clair Road West



Attachment 3 Existing Official Plan Land Use Designations and Policies



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

7.9 Corporate Business Park Objectives

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

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

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

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

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

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

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

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

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3. Where 'Corporate Business Park' and 'Residential' use designations are in proximity to one another in the South Guelph Secondary Plan area, the City, shall require appropriate planning/land use controls to enhance compatibility between these land use types in accordance with the Ministry of the Environment guidelines. Measures that can assist in enhancing compatibility include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping, and berming. Such measures will be implemented through means of the *Zoning Bylaw*, *Site Plan Control*, and/or the use of urban design guidelines.
 4. 'Corporate Business Park' designated land west of the Hanlon Expressway within the South Guelph Secondary Plan area has a high level of visibility from the Hanlon Expressway. By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, *development* of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design.
 - a) Architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.
 5. 'Corporate Business Park' land west of the Hanlon Expressway within the South Guelph Secondary Plan area shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings.
 - a) Permitted uses will include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, office and administrative facilities, manufacturing and warehousing within an enclosed building, hotel, and complementary *service commercial* uses such as financial institutions, and restaurants which are developed as part of a larger building complex. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing *Zoning By-law*.
 6. 'Corporate Business Park' designated land east of the Hanlon Expressway within the South Guelph Secondary Plan area has a high level of visibility from Gordon Street. By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting,
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development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design.

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

7.4.4 Mixed Use Node

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

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

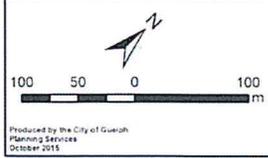
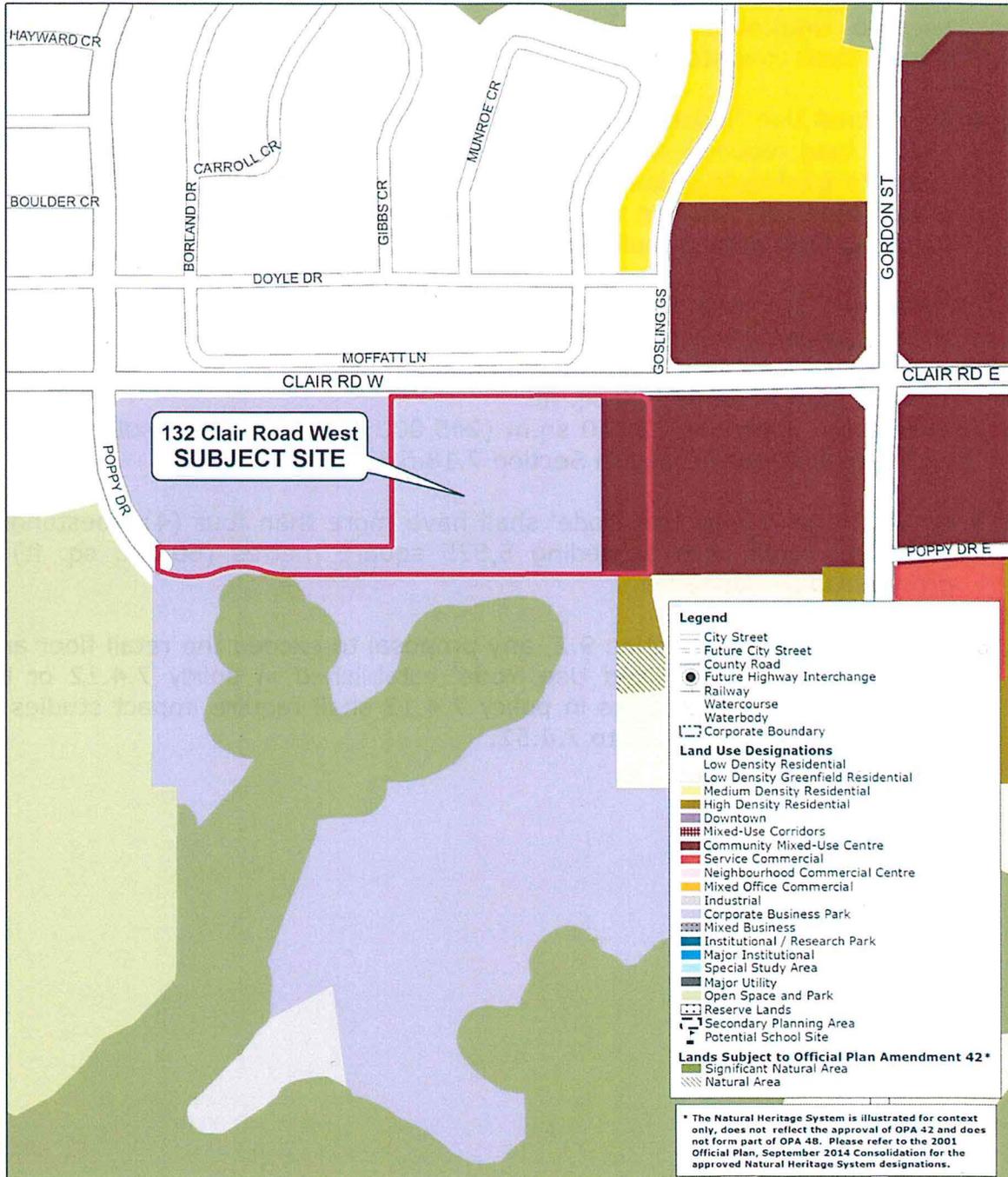
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- 7.4.11 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of *Zoning By-laws* and *site plans* used to regulate *development* within the 'Mixed Use Node' designation to ensure such consistency.
- 7.4.12 The 'Mixed Use Nodes' incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. In order to promote a mixture of land uses within each 'Mixed Use Node' designation it is the intent of this Plan that new *retail development* will be limited to the following floor area cumulatively of all buildings within the node:
- Woodlawn / Woolwich Street Node: 42,000 sq. m.
 - Paisley / Imperial Node: 42,000 sq. m.
 - Watson Parkway / Starwood Node 28,000 sq. m.
 - Gordon / Clair Node 48,500 sq. m.
 - Silver Creek Junction: 22,760 sq.m (245,000 square metres) subject to the specific restrictions set out in Section 7.18.5.1.
- 7.4.13 No individual 'Mixed Use Node' shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of *gross leasable floor area*.
- 7.4.14 In accordance with Section 9.2, any proposal to exceed the retail floor area limitations within a 'Mixed Use Node' established in policy 7.4.12 or the number of large retail uses in policy 7.4.13 shall require impact studies as outlined in policies 7.4.48 to 7.4.52.

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



Official Plan Amendment No. 48 Proposed Land Use Designations 132 Clair Road West

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

9.5.3 Corporate Business Park

Objectives

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

Policies

- 1. The Corporate Business Park designation on Schedule 2 of this Plan is intended to provide areas where employment opportunities can be provided in the “knowledge-based” technology field.
- 2. High standards of urban design and built form will be required for development proposals within the Corporate Business Park designation, which shall recognize and address:
 - i) the prominence of the Corporate Business Park in association with the southern gateway locations to Guelph;
 - ii) the environmental sensitivity of natural heritage features that are found in proximity to the Corporate Business Park lands; and
 - iii) the need to promote compatibility in land use and design between the Corporate Business Park lands and residential uses in the south end of Guelph.
- 3. Development proposals within the Corporate Business Park designation will be subject to the Urban Design policies of this Plan including gateway policies.
- 4. Buildings should have a consistent setback from the public right-of-way to create an attractive and consistent streetscape. The implementation of this provision is particularly applicable along arterial and collector roads.
- 5. Building elements and/or landscaping should be used to screen views to parking and loading areas facing a public street.

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6. Where Corporate Business Park and residential uses are in proximity to one another, the City shall require appropriate planning/land use controls to enhance compatibility between these land use types in accordance with the Ministry of the Environment guidelines. Measures that can assist in enhancing compatibility include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the Zoning By-law, Site Plan Control, and/or the use of urban design guidelines.

7. Corporate Business Park designated land west of the Hanlon Expressway has a high level of visibility from the Hanlon Expressway. By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:
 - i) architectural detail, building massing, landscaping and site design shall collectively result in establishing an attractive entrance or gateway feature for the City in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles.

8. Corporate Business Park designated land east of the Hanlon Expressway has a high level of visibility from Gordon Street. By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting, development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:
 - i) architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.

Permitted Uses

9. The following uses may be permitted in the Corporate Business Park designation subject to the applicable provisions of this Plan:
 - i) office and administrative facilities;
 - ii) manufacturing;
 - iii) warehousing;
 - iv) hotel and convention facilities;
 - v) research and development facilities;

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- vi) associated ancillary retail uses that are an integral component of the primary uses; and
 - i) complementary or accessory uses may be permitted. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and child care centres.
10. Notwithstanding the uses permitted in 9.5.3.9, lands located west of the Hanlon Expressway at the main entrance to the Hanlon Creek Business Park on Laird Road may be permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include convenience commercial, financial establishments, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle-related uses shall not be permitted.
11. The implementing Zoning By-law will establish the zoning categories and appropriate regulations to permit and control uses within the Corporate Business Park designation.
12. Uses are permitted within enclosed buildings including multitenant buildings or malls.
13. Outdoor storage shall not be permitted.
14. The Corporate Business Park lands located west of the Hanlon Expressway shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings in accordance with the following provision:
- i) permitted uses may include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, office and administrative facilities, manufacturing and warehousing within an enclosed building, hotel and complementary service commercial uses such as financial institutions and restaurants which are developed as part of a larger building complex. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing Zoning By-law.
15. Corporate Business Park lands located east of the Hanlon Expressway shall be appropriately zoned to accommodate smaller or less intensive users than the corporate land users found west of the Hanlon. Lot sizes will generally be 4

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hectares (10 acres) or smaller for single purpose buildings, groupings of buildings, or mall type buildings in accordance with the following:

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

Height and Density

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

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

Parking

18.Surface parking should be minimized, well landscaped and subject to the Urban Design policies of this Plan. Surface parking for employees should be located in the rear or side yard. Only very limited parking, such as visitor parking, may be permitted within the front yard.

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

9.4.2 Community Mixed-use Centre

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

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

Objectives

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

Policies

1. The Community Mixed-use Centres identified on Schedule 2 of this Plan are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within the designation. These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.
2. The intent of the Community Mixed-use Centre designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing Zoning By-laws may include mechanisms, such as minimum height and density requirements and maximum parking standards, to promote the efficient use of the land base.
3. Development will be comprehensively planned and integrated with the overall Community Mixed-use Node and in accordance with any applicable concept plans or urban design studies as per the policies of Section 3.11.
4. Where residential uses are incorporated into Community Mixed-use Centres, they are intended to be developed as mixed-use buildings or multiple-unit residential buildings.
5. Properties within the Community Mixed-use Centre will be integrated through internal access roads, entrances from public streets, access to common parking areas, open space, grading and stormwater management systems. Furthermore, it is intended that individual developments within the Community Mixed-use Centre will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
6. Community Mixed-use Centres are strongly encouraged to incorporate Main Street type development in strategic locations. Main street areas, as identified through concept plans as per Section 3.1.1, will be planned and designed to reflect the following:
 - i) multi-storey buildings fronting onto the main street;
 - ii) ground floor retail and service uses are strongly encouraged;
 - iii) office uses at ground floor should be limited;
 - iv) residential uses should be provided primarily above commercial uses in addition to some free-standing residential buildings;
 - v) rhythm and spacing of building entrances and appropriately sized storefronts to encourage pedestrian activity;

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- vi) urban squares, where appropriate; and
 - vii) on-street parking.
7. Large free-standing buildings should be integrated with smaller-scale stores to create a Main Street-type environment or located on peripheral sites within the designation, which are directly linked to the Main Street.
8. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and any applicable urban design guidelines while recognizing the unique context of individual Community Mixed-use centres. Measures may be incorporated into development approvals to ensure consistency.
9. The boundaries of the Community Mixed-use Centre designation are intended to clearly distinguish the Community Mixed-use Centre as a distinct entity from adjacent land use designations. Proposals to expand a Community Mixed-use Centre beyond these boundaries or to establish a new Community Mixed-use Centre shall require an Official Plan Amendment supported by a Market Impact Study in accordance with the policies of this Plan.
10. Development within the Community Mixed-use Centre designation is subject to the policies of Section 3.11 of this Plan.

Permitted Uses

11. The following uses may be permitted in Community Mixed-use Centres, subject to the applicable provisions of this Plan:
- i) commercial, retail and service uses;
 - ii) live/work uses;
 - iii) small-scale professional and medically related offices;
 - iv) entertainment and recreational commercial uses;
 - v) community services and facilities;
 - vi) cultural, educational and institutional uses;
 - vii) hotels;
 - viii) multiple unit residential; and
 - ix) urban squares and open space.
12. Vehicle repair and vehicle service stations shall only be permitted as accessory uses.
13. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of gross floor area, the site shall also be designed to provide the opportunity for smaller buildings

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amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross floor area within the overall development.

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

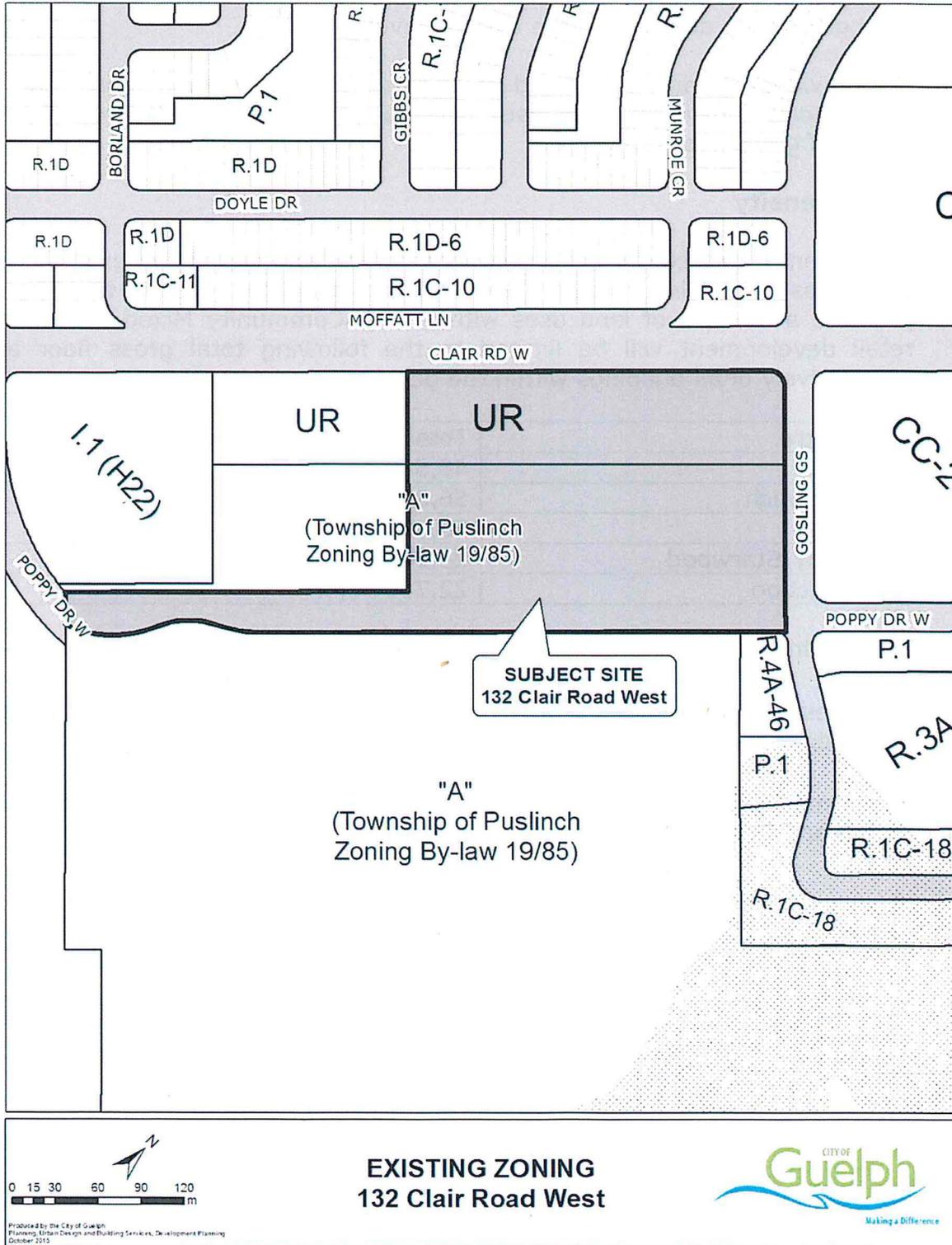
Height and Density

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

Mixed-use Centre	Total Gross Floor Area
Gordon/Clair	48,500 sq. m
Woodlawn/Woolwich	56,000 sq. m
Paisley/Imperial	52,600 sq. m
Watson Parkway/Starwood	28,000 sq. m
Silvercreek Junction	22,760 sq. m

- 16.The maximum height is ten (10) storeys.
- 17.For freestanding residential development, the maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare.
- 18.Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

Attachment 5 Existing Zoning and Details



Attachment 5 (continued) Existing Zoning Details

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

Permitted Uses

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

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

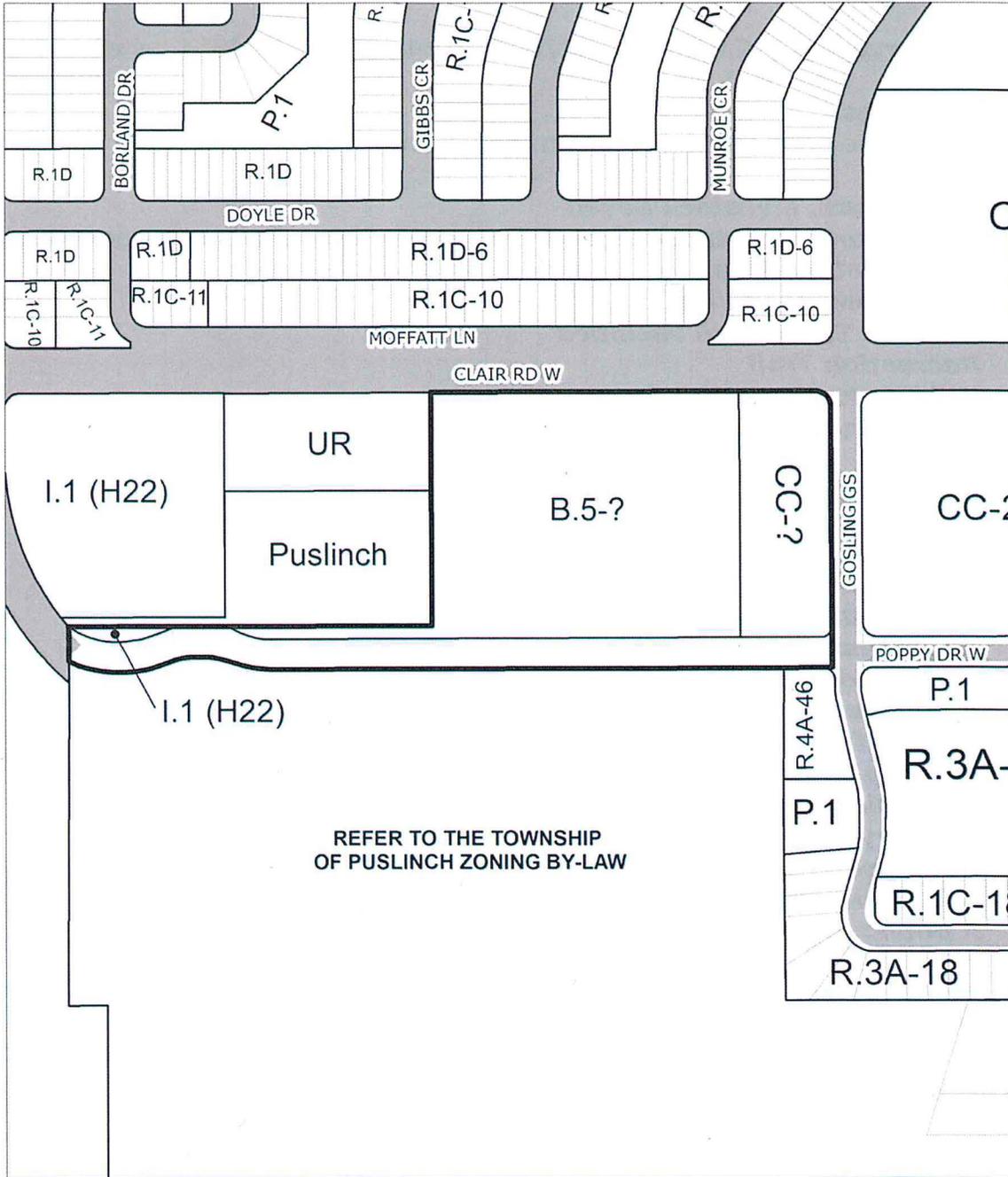
Agricultural Zone (A) (Township of Puslinch Zoning By-law 19/85)

Permitted Uses:

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

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Attachment 6 Proposed Zoning and Details





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

PROPOSED ZONING
132 Clair Road West



STAFF REPORT



Attachment 6 (continued) Proposed Zoning Details

Proposed Zoning

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

"Corporate Business Park" (B.5)

7.4.1 Permitted Uses

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

7.4.2 Accessory Uses

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

7.4.3 Prohibited Uses

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

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

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- Waste Transfer Station

7.4.4 Regulations

Within the Corporate Business Park (B.5) Zones, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 7.4 and the following:

7.4.4.1 Minimum Side and Rear Yards

Despite Row 4 and Row 5 of Table 7.4, where any Corporate Business Park Zone abuts a Residential, Urban Reserve, or Park Zone the Minimum Side or Rear Yard shall be 10 metres or one-half the Building Height, whichever is greater. Notwithstanding the minimum Side and Rear Yards the minimum Setback from the Hanlon Expressway shall be 14 metres. Where a B.5 Corporate Business Park Zone abuts a rail spur right-of-way, no Side or Rear Yard is required.

7.4.4.2. Accessory Uses

Despite Row 6 of Table 7.4, with B.5 Zones, the maximum area for an Accessory Use in a Mall shall be determined in the basis of the Gross Floor Area of each individual unit in the Mall and not the Gross Floor Area of the entire Building.

7.4.4.3. Off-Street Loading Space Requirements – B.5 Zones

No Loading Spaces shall be located in the Front Yard or Exterior Side Yard or any Yard between a Lot Line abutting Hanlon Road or Hanlon Parkway and the nearest wall of the Main Building on the same Lot. A landscaped strip consisting of trees, shrubbery and/or berms shall screen the Loading Space so that it is not visible from any public Street.

In addition to Section 4.14, within Corporate Business Park Zone (B.5) Zones adequate space shall be provided on-site for the temporary parking of vehicles awaiting access to Loading Spaces, exclusive of areas Used for parking or storage, and Loading Space access areas shall be designed to avoid interference with the normal Use of the Street and with internal on-site Vehicle circulation.

7.4.4.4 Minimum Building Size Requirements

For properties within the B.5 Zone, the following minimum Building sizes shall be required:

- 10 per cent of the Lot Area for Lots 3 acres or less in size, but in no case less than 464.5 m²
- 15 per cent of the Lot Area for Lots between 3-10 acres in size
- 20 per cent of the Lot Area for Lots over 10 acres.

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7.4.4.5 For 'Manufacturing' and 'Mall', the following parking requirements shall apply:

- 1 Parking Space per 50 square metres up to 1,000 square metres of Gross Floor Area.
- 1 Parking Space per 100 square metres between 1,000 square metres and 5,000 square metres of Gross Floor Area, and
- 1 Parking Space per 150 square metres over 5,000 square metres of Gross Floor Area.

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

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

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

"Community Shopping Centre" (CC)

Permitted Uses

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

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- **Medical Clinic**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Religious Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- **Retail Establishment**
- **Vehicle Gas Bar**
- **Veterinary Service**
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

Excerpt of Table 6.2.2 – Regulations Governing Commercial Shopping Centres

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

STAFF REPORT

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

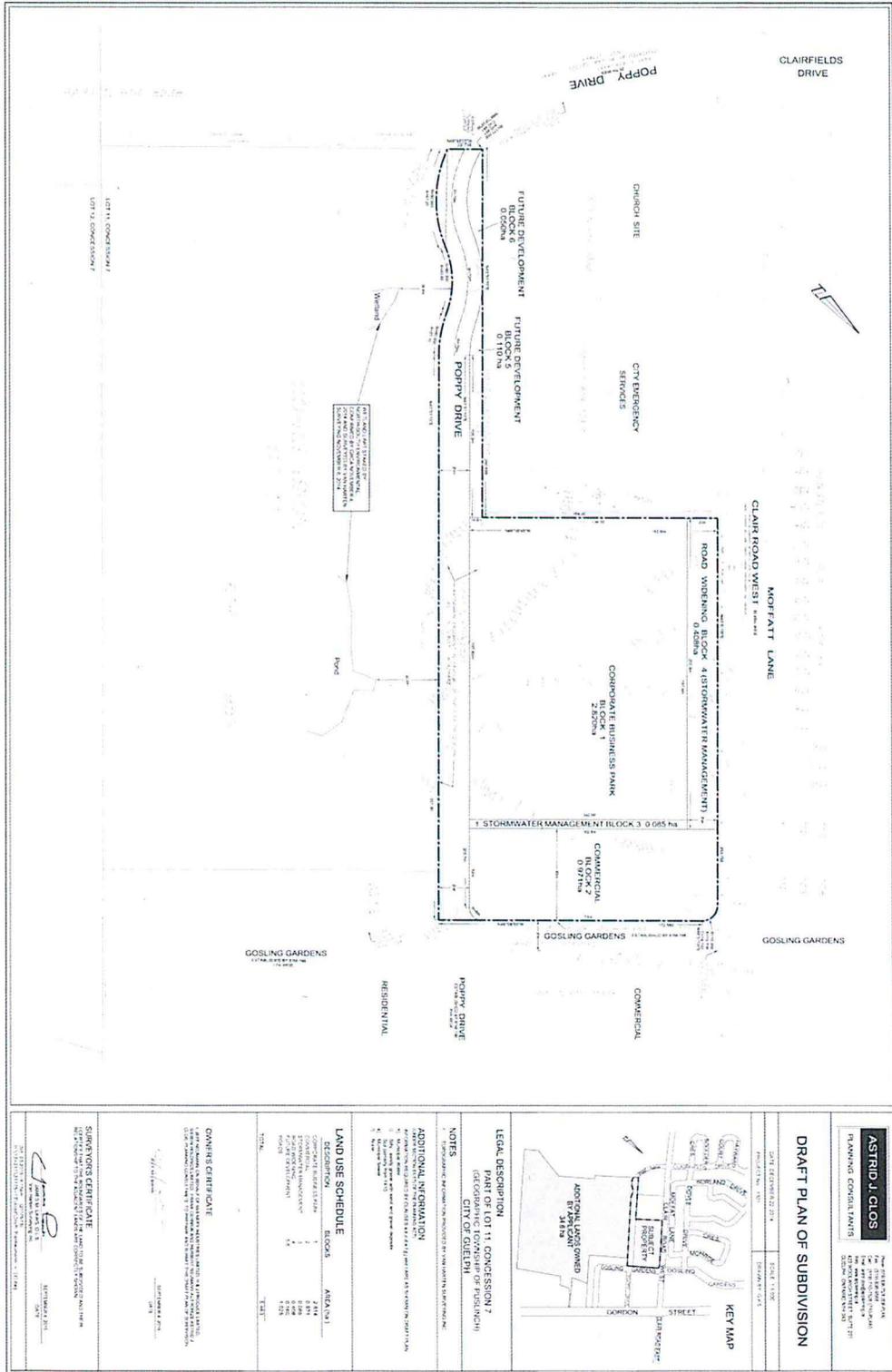
- Despite Section 4.13 of the By-law, the minimum off-street parking required shall be 1 parking space per 23 square metres of Gross Floor Area.

Educational Spiritual and Other Services (I.1 (H22)) Zone (as shown as Block 6 "Future Development Block" on the Draft Plan of Subdivision)

Permitted Uses

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

Attachment 7 Draft Plan of Subdivision



ASTRID J. CIOS
PLANNING CONSULTANTS
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T5
TEL: (416) 291-1111
WWW.ASTRIDCIOS.COM

DRAFT PLAN OF SUBDIVISION

DATE: FEBRUARY 22, 2018
PROJECT NO.: 2018-01
SCALE: 1:1000
DRAWN BY: JAC

KEY MAP



LEGAL DESCRIPTION
PART OF LOT 11, CONCESSION 7
(AGRICULTURAL FORESTRY OF PUSKASICH)
CITY OF GUELPH

NOTES

ADDITIONAL INFORMATION

1. This subdivision is subject to the following conditions:
a. The applicant shall provide a copy of this plan to the City of Guelph.
b. The applicant shall provide a copy of this plan to the City of Guelph.
c. The applicant shall provide a copy of this plan to the City of Guelph.

LAND USE SCHEDULE

RECEPTION	BLOCKS	AREAS (ha)
COMMUNAL BUSINESS PARK	1	2.000
COMMERCIAL	2	0.917
STORMWATER MANAGEMENT	3	0.085
RESIDENTIAL	4	0.000
FUTURE DEVELOPMENT	5, 6	0.110
TOTAL		3.112

OWNERS CERTIFICATE

I, the undersigned, being the owner of the land described in the above description, do hereby certify that the above description is a true and correct description of the land and that the same is not subject to any other claims or encumbrances.

[Signature]
DATE: FEBRUARY 22, 2018

SUBDIVISION CERTIFICATE

I, the undersigned, being the Registrar of the City of Guelph, do hereby certify that the above description is a true and correct description of the land and that the same is not subject to any other claims or encumbrances.

[Signature]
DATE: FEBRUARY 22, 2018

CONSENT AGENDA

Monday, December 7, 2015

His Worship the Mayor
and
Members of Guelph City Council.

SUMMARY OF REPORTS:

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

A REPORTS FROM ADMINISTRATIVE STAFF

REPORT	DIRECTION
CON-2015.55 PROPOSED DEMOLITION OF 153 KING STREET – WARD 2 1. That Report 15-97 regarding the proposed demolition of one (1) single detached dwelling at 153 King Street, legally described as Plan 341 Pt. Lot 8 Pt. Lot 7; City of Guelph, from Infrastructure, Development and Enterprise dated December 7 th , 2015, is received. 2. That the proposed demolition of one (1) detached dwelling at 153 King Street be approved. 3. That the applicant be requested to prepare and submit a Tree Preservation Plan in accordance with the City of Guelph Official Plan (Urban Forest policies) prior to undertaking activities which may injure or destroy trees. 4. That the applicant be requested to erect protective fencing at one (1) metre from the drip line of any existing trees to be retained on the property or on adjacent properties, which may be impacted by demolition or construction activities. 5. That the applicant contact the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing.	Approve

6. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
7. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

CON-2015.56 PROPOSED DEMOLITION OF 22 STANLEY STREET – WARD 3

Approve

1. That Report 15-104 regarding the proposed demolition of one (1) single detached dwelling and one (1) detached garage at 22 Stanley Street, legally described as Plan 361 Lot 81 Lot 80; City of Guelph, from Infrastructure, Development and Enterprise dated December 7, 2015, be received.
2. That the proposed demolition of one (1) detached dwelling at 22 Stanley Street be approved.
3. That the applicant be requested to prepare and submit a Tree Preservation Plan in accordance with the City of Guelph Official Plan (Urban Forest policies) prior to undertaking activities which may injure or destroy trees.
4. That the applicant be requested to erect protective fencing at one (1) metre from the drip line of any existing trees to be retained on the property or on adjacent properties, which may be impacted by demolition or construction activities.
5. That the applicant contact the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing.
6. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
7. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

CON-2015.57 CONFIRMED DEMOLITION OF 48 INKERMAN STREET – WARD 3

Approve

1. That Report 15-96 regarding the demolition of one (1) single detached dwelling at 48 Inkerman Street, legally described as Plan 28 & 115, Pt. Lot 167; City of Guelph, from Infrastructure, Development and Enterprise dated December 7th, 2015, be received.
2. That the demolition of one (1) detached dwelling at 48 Inkerman Street be retroactively approved.
3. That the applicant is requested to erect protective fencing at one (1) metre from the dripline of any existing trees to be retained on the property or on adjacent properties, which may be impacted by demolition or construction activities.
4. That the applicant be requested to contact the City's Environmental Planner to inspect the tree protection fence prior to further site alteration or construction commencing.

CON-2015.58 1750 GORDON STREET – APPLICATION FOR SITE PLAN APPROVAL FOR PHASE 3 OF A MIXED USE COMMERCIAL DEVELOPMENT (SITE PLAN NO. SP15C028) (WESTMINSTER MARKET) – WARD 6

Approve

1. That Report 15-95 regarding an application for Site Plan Approval submitted by GSP Group Inc. on behalf of Choice Properties REIT proposing the third phase of a commercial development of the lands municipally known as 1750 Gordon Street, and legally described as Part of Block 64, Plan 61M65, Designated as Parts 1, 7, 8 and 9, Plan 61R11297; Save and Except Parts 1 – 10 (INCL), Plan 61R20462, from Planning, Building, Engineering and Environment dated December 7, 2015, be received.
2. That the site plan application number SP15C028 submitted by GSP Group Inc. on behalf of Choice Properties REIT proposing the third phase of a mixed use commercial development of the lands municipally known as 1750 Gordon Street, and legally described as Part of Block 64, Plan 61M65, Designated as Parts 1, 7, 8 And 9, Plan 61R11297; Save and Except Parts 1 – 10 (INCL), Plan 61R20462, be conditionally approved, subject to resolving the technical and design issues set out in Attachment 2 of Infrastructure, Development and Enterprise Report 15-95, dated December 7, 2015 to the satisfaction of the General Manager of Planning, Urban Design and Building Services.

3. That in accordance with By-law (1995)-14866, the General Manager of Planning, Urban Design and Building Services be designated as the official entitled to exercise Council's authority to impose conditions and require agreements pursuant to Section 41 of the *Planning Act* for all future site plan applications on the lands municipally known as 1750 Gordon Street, and legally described as Part of Block 64, Plan 61M65, Designated as Parts 1, 7, 8 And 9, Plan 61R11297; Save and Except Parts 1 – 10 (INCL), Plan 61R20462.

attach.

STAFF REPORT



TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE December 7, 2015

**SUBJECT Proposed Demolition of 153 King Street,
Ward 2**

REPORT NUMBER 15-97

EXECUTIVE SUMMARY

PURPOSE OF REPORT

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

KEY FINDINGS

One (1) existing single detached dwelling is proposed to be demolished and to be replaced with a single detached dwelling in the future with the eventual result in 'no net loss' of residential dwelling units.

FINANCIAL IMPLICATIONS

None.

ACTION REQUIRED

Council is being asked to approve the demolition request.

RECOMMENDATION

1. That Report 15-97 regarding the proposed demolition of one (1) single detached dwelling at 153 King Street, legally described as Plan 341 Pt. Lot 8 Pt. Lot 7; City of Guelph, from Infrastructure, Development and Enterprise dated December 7th, 2015, is received.
2. That the proposed demolition of one (1) detached dwelling at 153 King Street be approved.
3. That the applicant be requested to prepare and submit a Tree Preservation Plan in accordance with the City of Guelph Official Plan (Urban Forest policies) prior to undertaking activities which may injure or destroy trees.
4. That the applicant be requested to erect protective fencing at one (1) metre from the drip line of any existing trees to be retained on the property or on adjacent properties, which may be impacted by demolition or construction activities.

STAFF REPORT

5. That the applicant contact the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing.
6. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
7. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

BACKGROUND

The City received an application to demolish one (1) single detached dwelling at 153 King Street on October 22nd, 2015 through Infrastructure, Development and Enterprise.

The subject property is located to the north of Eramosa Road and to the east of King Street in a residential area. Eramosa Road runs to the south, Derry Street is to the north, King Street is to the west and Queen Street is to the east. Pearl Street and Norwich Street East intersect King Street opposite the property. The property is a rectangular lot that is orientated in a northeast to southwest direction. The subject property is zoned R.1B – (Residential Single Detached), which permits single detached dwellings, accessory apartments, bed and breakfast establishments, day care centres, group homes, home occupations and lodging houses Type 1. The applicant is requesting to demolish the existing dwelling on the subject property and eventually rebuild a single detached dwelling (see location map and site photos on Attachments 1 and 2). The owner is proposing to replace the existing dwelling with a new building as shown on the plans and elevations contained within this report (see Attachment 3).

REPORT

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

Cultural Heritage Resources

153 King Street is not designated under the Ontario Heritage Act and it has not been listed (as non-designated) in the City of Guelph's *Municipal Register of Cultural Heritage Properties* according to Section 27 of the Ontario Heritage Act and is not considered a built heritage resource. The property was not included in the Couling Inventory and therefore is not recognized as a built heritage resource according to Guelph's Official Plan. Heritage Planning has no objection to the proposed demolition of buildings within the property known as 153 King Street.

STAFF REPORT

Tree Protection

The subject property is less than 0.2 hectares in size and, therefore is not regulated by the Private Tree Protection By-law. However, the site is subject to the Urban Forest policies under the City of Guelph's Official Plan, and staff strongly encourages the applicant to protect and retain as many trees as possible during demolition and construction of the new dwelling. The large trees in close proximity to the detached garage proposed to be demolished are anticipated to provide various benefits and services to the neighborhood including reduction of air pollution, moderation of the urban heat island effect, carbon sequestration, shade and habitat for resident wildlife, and thus should be preserved to satisfy the City's targets to achieve and maintain 40% canopy cover.

The City requests a Tree Preservation Plan (TPP) prior to undertaking activities, which may injure or destroy trees. The Tree Preservation Plan should provide details on tree species, size, condition, mitigation measures and recommended action for all on-site and off-site trees including trees on neighbouring properties within 6-10 m of the property limits. A Tree Protection Zone (TPZ) would need to be established where protective tree hoarding would be installed and should be generally in accordance with the City of Guelph's Standard Specification for tree preservation fencing (SD90-a). The City also requests that the owner erect protective hoarding around any trees outside the TPZ on the property prior to demolition activities and maintain the hoarding throughout the demolition process. There should be no equipment within or materials stored within the TPZ or the tree's root zone.

The owner is requested to identify the proposed site access and stockpile location on site plan or aerial photo. Further, if stockpile location is not required a note specifying items to be removed upon demolition should be included on the site plan or aerial photo.

If the demolition is to occur during breeding bird season (approximately May 1 to July 31), a wildlife biologist must undertake a nest search prior to demolition and any anticipated tree removal in order to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA). Removal of any tree should be compensated in accordance with current City Standards.

Recommendation

The approval of the demolition application is recommended, as the existing dwelling is not a significant cultural heritage resource. The anticipated proposal to replace the existing dwelling with one (1) new detached dwelling will therefore, result in no overall loss of residential stock proposed as a result of this application.

CORPORATE STRATEGIC PLAN

City Building – Strategic Directions 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS

None

STAFF REPORT

DEPARTMENTAL CONSULTATION

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

COMMUNICATIONS

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

ATTACHMENTS

- Attachment 1 - Location Map
- Attachment 2 - Aerial Map
- Attachment 3 - Site Photographs
- Attachment 4 - Proposed new residence

Prepared By:

Douglas McGlynn
Planning Technician II
Planning Technical Services

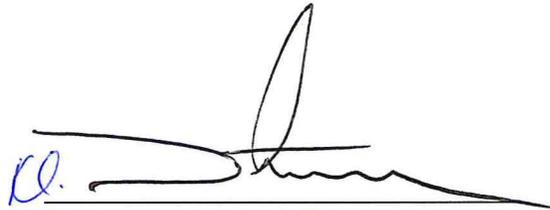


Approved By

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

Approved By:

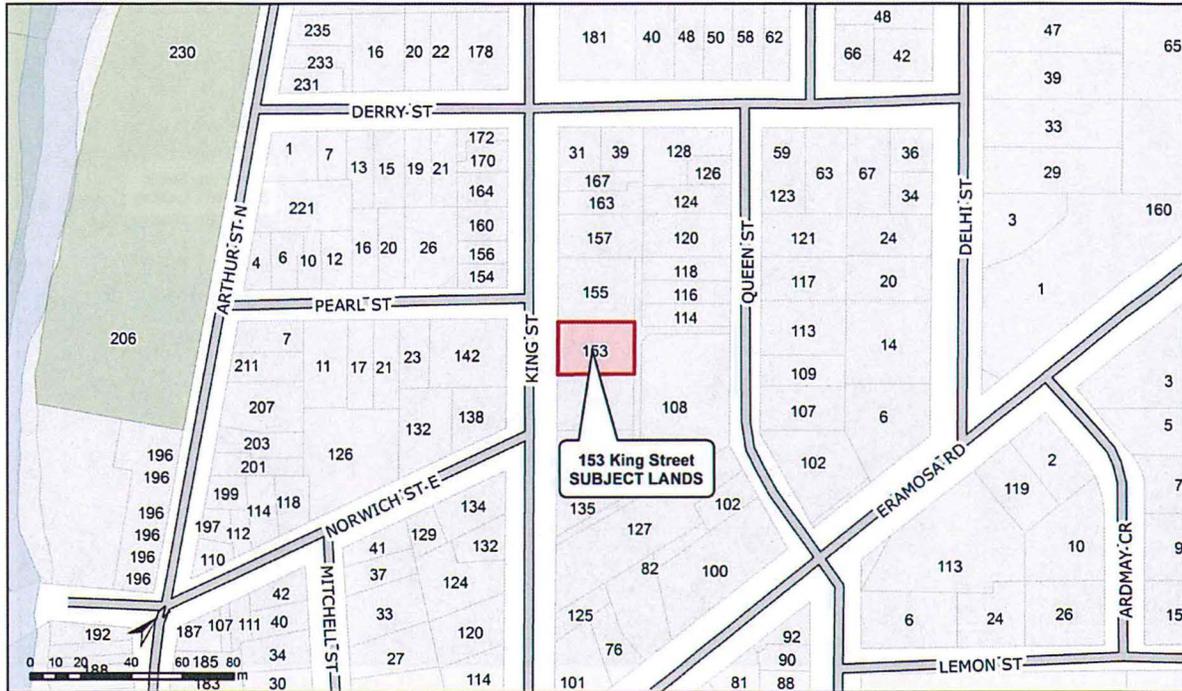
Sylvia Kirkwood
Manager of Development Planning



Recommended By

Derrick Thomson
Interim Deputy CAO
Infrastructure, Development and
Enterprise
519-822-1260, ext. 2665
derrick.thomson@guelph.ca

ATTACHMENT 1 – Location Map



ATTACHMENT 2 - Aerial Photograph

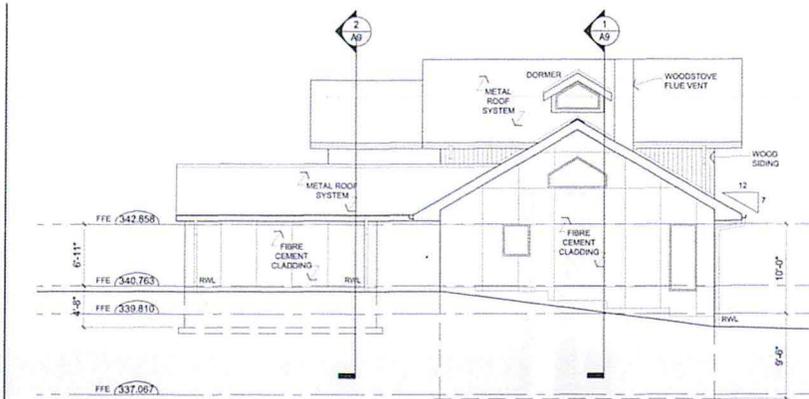


ATTACHMENT 3 – Site Photos
Photos of 153 King Street

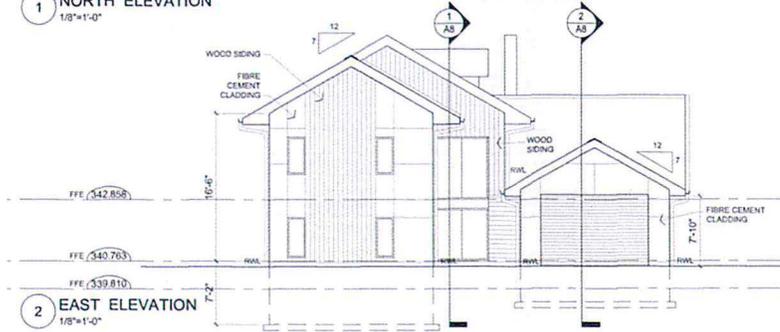


(Photographs taken by D. McGlynn, October 2015)

STAFF REPORT



1 NORTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"

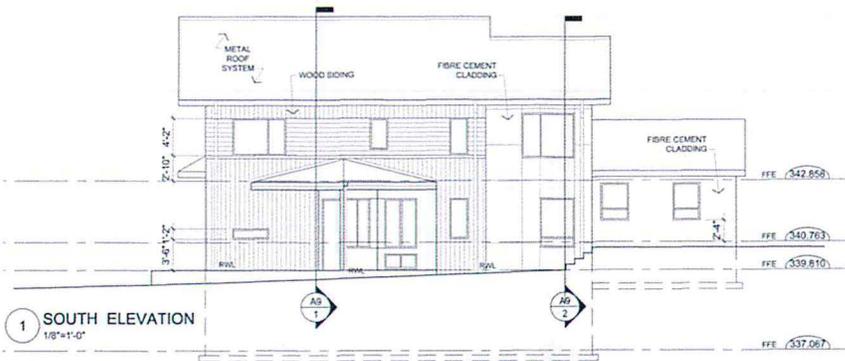
J DAVID MAULLEY ARCHITECT INC.
110 KING STREET GUELPH, ON

HERTZBERG-IVANOFF RESIDENCE
110 KING STREET GUELPH, ON

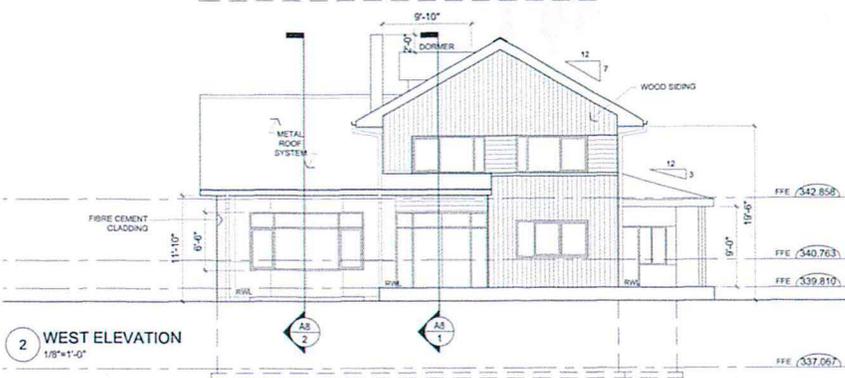
NORTH AND EAST ELEVATIONS

DATE	NO.	BY	APP.
1412			

A6



1 SOUTH ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"

J DAVID MAULLEY ARCHITECT INC.
110 KING STREET GUELPH, ON

HERTZBERG-IVANOFF RESIDENCE
110 KING STREET GUELPH, ON

SOUTH AND WEST ELEVATIONS

DATE	NO.	BY	APP.
1412			

A7

STAFF REPORT



TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE December 7, 2015

**SUBJECT Proposed Demolition of 22 Stanley Street,
Ward 3**

REPORT NUMBER 15-104

EXECUTIVE SUMMARY

PURPOSE OF REPORT

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

KEY FINDINGS

One (1) existing single detached dwelling and one(1) detached garage is proposed to be demolished and to be replaced with two (2) single detached dwellings in the future with the eventual result in 'a net gain' of residential dwelling units.

FINANCIAL IMPLICATIONS

None.

ACTION REQUIRED

Council is being asked to approve the demolition request.

RECOMMENDATION

1. That Report 15-104 regarding the proposed demolition of one (1) single detached dwelling and one (1) detached garage at 22 Stanley Street, legally described as Plan 361 Lot 81 Lot 80; City of Guelph, from Infrastructure, Development and Enterprise dated December 7, 2015, be received.
2. That the proposed demolition of one (1) detached dwelling at 22 Stanley Street be approved.
3. That the applicant be requested to prepare and submit a Tree Preservation Plan in accordance with the City of Guelph Official Plan (Urban Forest policies) prior to undertaking activities which may injure or destroy trees.
4. That the applicant be requested to erect protective fencing at one (1) metre from the drip line of any existing trees to be retained on the property or on adjacent properties, which may be impacted by demolition or construction activities.

STAFF REPORT

5. That the applicant contact the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing;
6. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring;
7. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

BACKGROUND

The City received an application to demolish one (1) single detached dwelling and one (1) detached garage at 22 Stanley Street on November 2, 2015 through Infrastructure, Development and Enterprise.

The subject property is located on the south side of Stanley Street, to the east of Kathleen Street in a residential area. Stanley Street runs to the north, Kathleen Street is to the west, Exhibition Street is to the east and Barton Street is to the south. Chester Street and Speedvale Avenue West are north of and run parallel with Stanley Street and the property. The subject property is composed of two rectangular lots that are orientated in a northwest to southeast direction. Under current zoning each individual lot can be developed separately ultimately leading to the construction of two (2) new dwellings. The subject property is zoned R.1B – (Residential Single Detached), which permits single detached dwellings, accessory apartments, bed and breakfast establishments, day care centres, group homes, home occupations and lodging houses Type 1. The applicant is requesting to demolish the existing dwelling and garage on the subject property, and eventually rebuild a single detached dwelling on each lot (see location map and site photos on Attachments 1, 2 & 3). The owner is proposing to replace the existing dwelling with a new building and build a new dwelling on the adjacent lot (see Attachment 4).

REPORT

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

Cultural Heritage Resources

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

STAFF REPORT

according to Guelph's Official Plan. Heritage Planning has no objection to the proposed demolition of buildings within the property known as 22 Stanley Street.

Tree Protection

The subject property is less than 0.2 hectares in size and, therefore is not regulated by the Private Tree Protection By-law. However, the site is subject to the Urban Forest policies under the City of Guelph's Official Plan, and staff strongly encourages the applicant to protect and retain as many trees as possible during demolition and construction of the new dwelling. The large tree in close proximity to the rear of the property is anticipated to provide various benefits and services to the neighborhood including reduction of air pollution, moderation of the urban heat island effect, carbon sequestration, shade and habitat for resident wildlife, and thus should be preserved to satisfy the City's targets to achieve and maintain 40% canopy cover.

The City requests a Tree Preservation Plan (TPP) prior to undertaking activities, which may injure or destroy trees. The Tree Preservation Plan should provide details on tree species, size, condition, mitigation measures and recommended action for all on-site and off-site trees including trees on neighbouring properties within 6-10 m of the property limits. A Tree Protection Zone (TPZ) would need to be established where protective tree hoarding would be installed and should be generally in accordance with the City of Guelph's Standard Specification for tree preservation fencing (SD90-a). The City also requests that the owner erect protective hoarding around any trees outside the TPZ on the property prior to demolition activities and maintain the hoarding throughout the demolition process. There should be no equipment within or materials stored within the TPZ or the tree's root zone.

The owner is requested to identify the proposed site access and stockpile location on site plan or aerial photo. Further, if a stockpile location is not required a note specifying items to be removed upon demolition should be included on the site plan or aerial photo.

If the demolition is to occur during breeding bird season (approximately May 1 to July 31), a wildlife biologist must undertake a nest search prior to demolition and any anticipated tree removal in order to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA). Removal of any tree should be compensated in accordance with current City Standards.

Recommendation

The approval of the demolition application is recommended, as the existing dwelling is not a significant cultural heritage resource. The anticipated proposal to subdivide the property into its original lots, replace the existing dwelling with one (1) new detached dwelling and build a new dwelling on the adjacent lot will therefore, result in a gain of residential stock proposed as a result of this application.

STAFF REPORT

CORPORATE STRATEGIC PLAN

City Building – Strategic Directions 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS

None

DEPARTMENTAL CONSULTATION

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

COMMUNICATIONS

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

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Aerial Photograph
- Attachment 3 – Site Photographs
- Attachment 4 – Proposed new residence

Prepared By:

Douglas McGlynn
Planning Technician II
Planning Technical Services

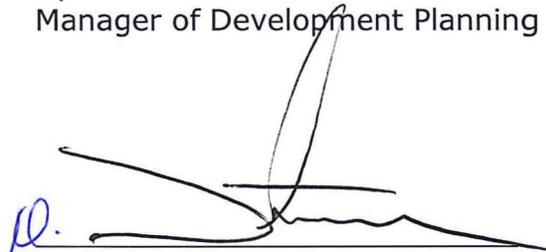


Approved By

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

Approved By:

Sylvia Kirkwood
Manager of Development Planning

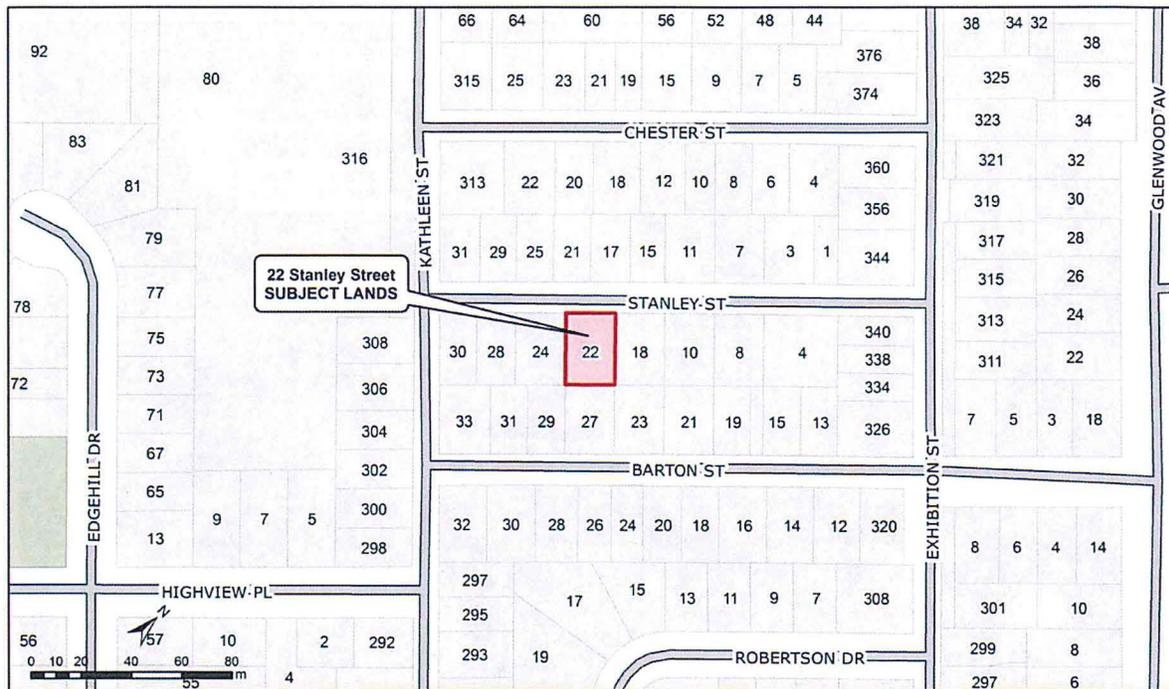


Recommended By

Derrick Thomson
Interim Deputy CAO
Infrastructure, Development and
Enterprise
519-822-1260, ext. 2665
derrick.thomson@guelph.ca

STAFF REPORT

ATTACHMENT 1 – Location Map



STAFF REPORT

ATTACHMENT 2 – Aerial Photograph



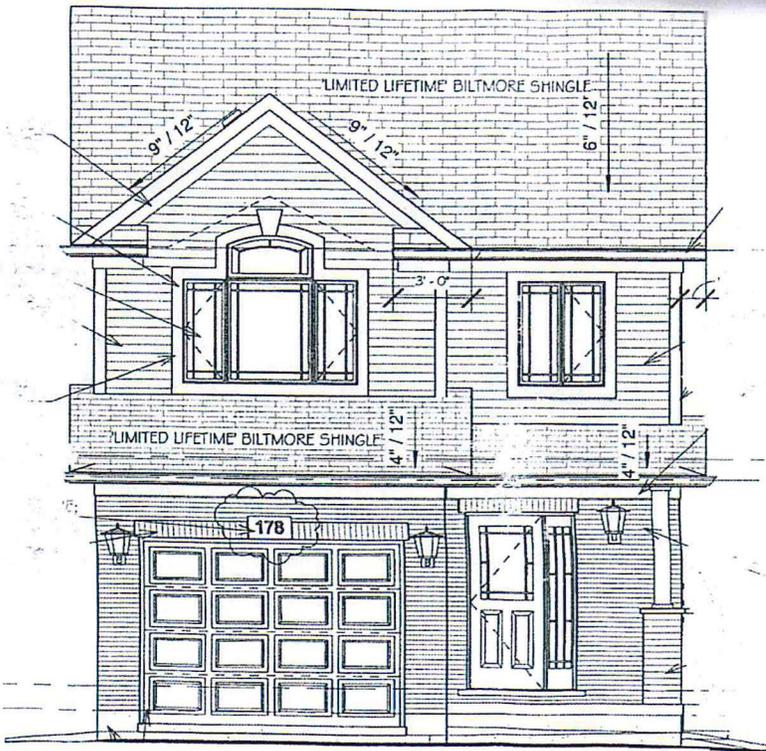
ATTACHMENT 3 – Site Photos

Photos of 22 Stanley Street



(Photographs taken by D. McGlynn, October 2015)

ATTACHMENT 4 – Proposed New Residences



STAFF REPORT

TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE December 7, 2015

**SUBJECT Confirmed Demolition of 48 Inkerman Street,
Ward 3**

REPORT NUMBER 15-96

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide background related to the demolition of one (1) single detached dwelling without a demolition permit. This report is seeking Council's approval to support the City's Demolition Control By-law for a property already demolished. Council's approval for a Demolition Permit is required in order to issue a Building Permit for the new dwelling.

KEY FINDINGS

One (1) existing single detached dwelling has been demolished and will be replaced with a single detached dwelling with the eventual result in 'no net loss' of residential dwelling units.

FINANCIAL IMPLICATIONS

None.

ACTION REQUIRED

Council is being asked to officially support the demolition request.

RECOMMENDATION

1. That Report 15-96 regarding the demolition of one (1) single detached dwelling at 48 Inkerman Street, legally described as Plan 28 & 115, Pt. Lot 167; City of Guelph, from Infrastructure, Development and Enterprise dated December 7th, 2015, be received.
2. That the demolition of one (1) detached dwelling at 48 Inkerman Street be retroactively approved.
3. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees to be retained on the property or on adjacent properties, which may be impacted by site alteration or construction activities.
4. That the applicant be requested to contact the City's Environmental Planner to inspect the tree protection fence prior to further site alteration or construction commencing.

STAFF REPORT

BACKGROUND

The City received an application to retroactively approve the demolition of one (1) single detached dwelling at 48 Inkerman Street on October 13th, 2015. The City issued a Building Permit for renovations on August 29th, 2015, which included the removal of exterior walls, roof and front porch with the view to rebuilding a dwelling similar in scale and form allowing a new interior to be developed. However, as detailed below, subsequent events resulted in the dwelling being fully demolished without required demolition permit.

The subject property is located to the south of Inkerman Street at the intersection of Inkerman and Meadowview Avenue in a residential area. Allan Avenue runs to the south, Edinburgh Road is to the east, Meadowview Avenue is to the west and Inkerman Street is to the north. The property is a corner rectangular lot that is orientated northwest – southeast (see Attachment 1). The subject property is zoned R.1B – (Residential Single Detached), which permits single detached dwellings, accessory apartments, bed and breakfast establishments, day care centres, group homes, home occupations and lodging houses Type 1.

The timeline surrounding the process for the renovation of the dwelling up to demolition is as follows:

August 13th: An application for renovation was received by the City of Guelph

August 29th: A Renovation Permit was approved for "*Main Floor Renovation (882ft) – Replacing Exterior Walls, Roof and Front Porch, Creating New Interior Layout*". The removal of the floor and basement was not part of the Renovation Permit.

September 24th: A site inspection was conducted whereby it was discovered that the dwelling had been completely demolished

September 25th: Building Services contacted the property owner's contractor to enquire about the demolition of the house

September 25th: A site meeting between Building Services and owner's contractor was conducted. The contractor indicated that the existing walls collapsed after removing the floor. A plastic orange safety fence was being installed.

September 28th: Building Services conducted a site visit to ensure fencing was completed and to code

October 2nd: Violation Order issued

October 13th: Building Services cancelled the Renovation/Building Permit as the dwelling had been demolished

October 13th: Application for Demolition Permit received.

Section 5 of the Demolition Control Bylaw Number (1988) – 12922 (amended by By-law Number (1989) – 113162 and (1990) – 13516) carries penalties for the demolition of a residential property without a permit. However, discussions with

STAFF REPORT

Building Services and Zoning have concluded that this is an unusual situation and that there appears to be no malicious intent on the part of the property owner to demolish the dwelling on purpose.

The applicant proposes to rebuild a single detached dwelling (see location map, aerial image and site photos on Attachments 1, 2 and 3). The owner is proposing to replace the aforementioned dwelling with a new building as shown on the plans and elevations contained within this report (see Attachment 4).

REPORT

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

Although the demolition has already occurred, it is still necessary for the applicant to retroactively receive Council approval for the demolition permit in order to receive a building permit for the proposed new dwelling.

Cultural Heritage Resources

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

Section 27, Subsection 4 of Part IV of the *Ontario Heritage Act* states that *restriction on demolition applies only if a property is listed in the register before any application is made for a permit under the Building Code Act, 1992 to demolish or remove a building or structure located on the property*. 48 Inkerman Street was reviewed by the Senior Heritage Planner and based on the information provided the renovation of this property was deemed satisfactory to the heritage value of the dwelling. The demolition of 48 Inkerman Street was not considered as part of the renovation process.

Having reviewed available records after the demolition, it is Heritage Planning staff's opinion that the building did not have significant architectural/design value, historical/associative value or contextual value. Staff would not have recommended that Council move to protect the subject property by individual designation under the *Ontario Heritage Act*. Heritage planning staff will inform Heritage Guelph of staff's assessment and recommendations.

Tree Protection

It is noted that the requested demolition on the subject property has already occurred at the time of this report. The subject property is less than 0.2 hectares in size, and therefore is not regulated by the Private Tree Protection By-law.

STAFF REPORT

However, the site is subject to the Urban Forest policies under the City of Guelph's Official Plan, and hence the trees on-site and off-site should have been protected through City Standard tree hoarding during demolition. Based on the follow-up site inspections it appears the tree may not have been damaged. It is recommended that the condition of the tree at the front be monitored for one year with follow-up correspondence with the City Environmental Planning Staff and in case of substantial decline in tree condition be compensated in accordance with current city standards. It is also requested that the applicant erect protective fencing around existing trees to prevent impacts during future site alteration and home construction.

Recommendation

Approval of the demolition application is recommended. The anticipated proposal to replace the existing dwelling with one (1) new detached dwelling will therefore, result in no overall loss of residential stock proposed as a result of this application.

CORPORATE STRATEGIC PLAN

City Building – Strategic Directions 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS

None

DEPARTMENTAL CONSULTATION

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

COMMUNICATIONS

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

ATTACHMENTS

- Attachment 1 - Location Map
- Attachment 2 - Aerial Photograph
- Attachment 3 - Site Photographs
- Attachment 4 - Proposed New Dwelling

Prepared By:

Douglas McGlynn
Planning Technician II
Planning Technical Services

Approved By:

Sylvia Kirkwood
Manager of Development Planning

STAFF REPORT



A handwritten signature in black ink, appearing to read "Todd Salter", positioned above a horizontal line.

Approved By

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

A handwritten signature in black ink, appearing to read "Derrick Thomson", positioned above a horizontal line. There is a small blue mark to the left of the signature.

Recommended By

Derrick Thomson
Interim Deputy CAO
Infrastructure, Development and
Enterprise
519-822-1260, ext. 2665
derrick.thomson@guelph.ca

ATTACHMENT 1 – Location Map



ATTACHMENT 2 - Aerial Photograph

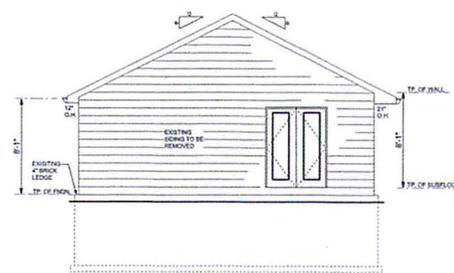
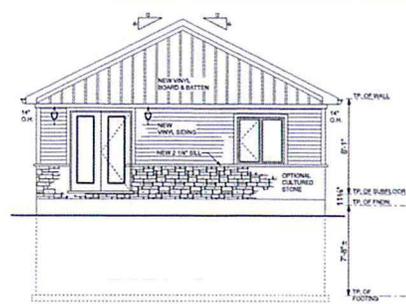


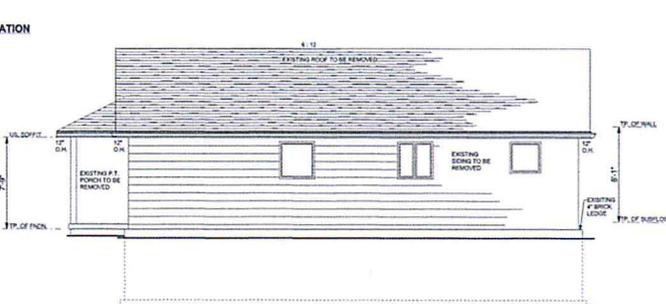
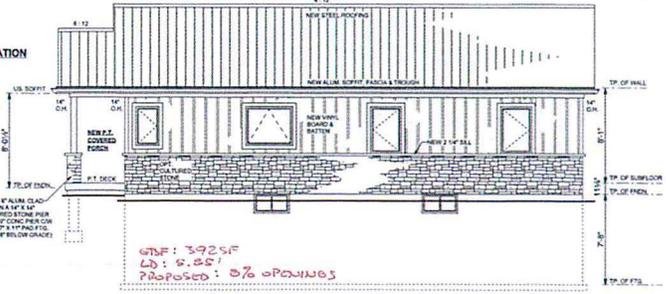
ATTACHMENT 3 – Site Photos
Photos of 48 Inkerman Street



(Photographs taken by D. McGlynn, October 2015)

STAFF REPORT

<p>EXISTING REAR ELEVATION SCALE: 3/16" = 1'-0"</p> 	<p style="font-size: small;"> DRAWN BY: ALVIN W. BROWN office@awbconstructiondesign.ca 519-830-8785 </p> <p style="font-size: small;"> AWB CONSTRUCTION CONSULTANT and DESIGN </p> <p style="font-size: x-small;"> NOTES: 1. THIS IS A PRELIMINARY DRAWING. ALL PARTS ARE INCLUDED UNLESS OTHERWISE NOTED IN A SEPARATE CONTRACT AND SPECIFICATIONS. 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. 5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. 6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. </p> <p style="font-size: small;"> JOB DESCRIPTION RENOVATION </p> <p style="font-size: small;"> TITLE EXISTING & REVISED REAR ELEVATIONS </p> <p style="font-size: x-small;"> HOMEOWNER April Maria Nap </p> <p style="font-size: x-small;"> LOCATION 48 INKERMEN ST. GUELPH, ON. </p> <p style="font-size: x-small;"> SCALE: 3/16" = 1'-0" DATE: August 11, 2015 </p> <p style="font-size: x-small;"> DWG #: 10 OF 15 </p>
<p>REVISED REAR ELEVATION SCALE: 3/16" = 1'-0"</p> 	

<p>EXISTING RIGHT ELEVATION SCALE: 3/16" = 1'-0"</p> 	<p style="font-size: small;"> DRAWN BY: ALVIN W. BROWN office@awbconstructiondesign.ca 519-830-8785 </p> <p style="font-size: small;"> AWB CONSTRUCTION CONSULTANT and DESIGN </p> <p style="font-size: x-small;"> NOTES: 1. THIS IS A PRELIMINARY DRAWING. ALL PARTS ARE INCLUDED UNLESS OTHERWISE NOTED IN A SEPARATE CONTRACT AND SPECIFICATIONS. 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. 5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. 6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. </p> <p style="font-size: small;"> JOB DESCRIPTION RENOVATION </p> <p style="font-size: small;"> TITLE EXISTING & REVISED RIGHT ELEVATIONS </p> <p style="font-size: x-small;"> HOMEOWNER April Maria Nap </p> <p style="font-size: x-small;"> LOCATION 48 INKERMEN ST. GUELPH, ON. </p> <p style="font-size: x-small;"> SCALE: 3/16" = 1'-0" DATE: August 11, 2015 </p> <p style="font-size: x-small;"> DWG #: 11 OF 15 </p>
<p>REVISED RIGHT ELEVATION SCALE: 3/16" = 1'-0"</p>  <p style="color: red; font-weight: bold; margin-top: 10px;"> GNF: 3925F LD: 8.85' PROPOSED: 0% OPENINGS </p>	

STAFF REPORT



TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE December 7, 2015

SUBJECT 1750 Gordon Street – Application for Site Plan Approval for Phase 3 of a Mixed Use Commercial Development (Site Plan No. SP15C028) (Westminster Market) Ward 6

REPORT NUMBER 15-95

EXECUTIVE SUMMARY

PURPOSE OF REPORT

This report provides a staff recommendation for Council to issue conditional site plan approval to permit the development of a 4,365 m² (49,890 sq. ft.) commercial mall allocated among eight (8) new, separate buildings as part of the third phase of a commercial development at 1750 Gordon Street. Council directed staff in February 2006 to develop a process for receiving public input into any site plan application made on the subject property, and that Council would be the approval authority on respective site plan applications. Staff have developed and implemented a public process for review of site plan applications. Following this, it is recommended that the General Manager of Planning, Urban Design and Building Services be the final approval authority on site plan application number SP15C028, and that no notice for future site plan applications be required.

KEY FINDINGS

Planning staff support the proposed site plan shown in Attachment 3, subject to the developer satisfying a set of conditions and taking into consideration any comments from the public.

FINANCIAL IMPLICATIONS

None.

ACTION REQUIRED

Council is being asked to issue conditional site plan approval for Phase 3 of a mixed use commercial development, subject to conditions and also to authorize the General Manager of Planning, Urban Design and Building Services as the delegated approval authority on issuing final site plan approval for this and all future phases of the development on the subject property.

RECOMMENDATION

1. That Report 15-95 regarding an application for Site Plan Approval submitted by GSP Group Inc. on behalf of Choice Properties REIT proposing the third Phase of a commercial development of the lands municipally known as 1750 Gordon Street, and legally described as Part of Block 64, Plan 61M65, Designated as Parts 1, 7, 8 And 9, Plan 61R11297; Save and Except Parts 1 – 10 (INCL), Plan 61R20462, from Infrastructure, Development and Enterprise dated December 7, 2015, be received.
2. That the site plan application number SP15C028 submitted by GSP Group Inc. on behalf of Choice Properties REIT proposing the third Phase of a mixed use commercial development of the lands municipally known as 1750 Gordon Street, and legally described Part of Block 64, Plan 61M65, Designated as Parts 1, 7, 8 And 9, Plan 61R11297; Save and Except Parts 1 – 10 (INCL), Plan 61R20462, be conditionally approved, subject to resolving the technical and design issues set out in Attachment 2 of Infrastructure, Development and Enterprise Report 15-95, dated December 7, 2015 to the satisfaction of the General Manager of Planning, Urban Design and Building Services.
3. That in accordance with By-law (1995)-14866, the General Manager of Planning, Urban Design and Building Services be designated as the official entitled to exercise Council's authority to impose conditions and require agreements pursuant to Section 41 of the *Planning Act* for all future site plan applications on the lands municipally known as 1750 Gordon Street, and legally described as Part of Block 64, Plan 61M65, Designated as Parts 1, 7, 8 And 9, Plan 61R11297; Save and Except Parts 1 – 10 (INCL), Plan 61R20462.

BACKGROUND

In February 2006, City Council approved an Official Plan Amendment for the subject lands (see Attachment 1) to change the land use designation from General Residential to Community Commercial and also approved a Zoning By-law Amendment to change the zoning from UR (Urban Reserve) to CC-17 (Specialized Community Commercial) to permit a large mixed-use commercial development. In approving the Official Plan and Zoning By-law Amendments, City Council imposed a condition that any future Site Plan Application for the proposed mixed-use development be reviewed and approved by Council and that staff develop a process for receiving public input into the Site Plan Application(s).

The site plan for Phase 1 of Westminster Market was conditionally approved by Council on November 3, 2008 and was finally approved on October 27, 2009 to permit three (3) freestanding commercial buildings along Clair Road East, each of which have been built. A large format food store was once part of the 2008 site plan application, but the property owner withdrew the large format food store building from the 2008 site plan application pending further review of market conditions and to reconsider the size of food store for the site.

STAFF REPORT



The site plan for Phase 2 of Westminster Market was conditionally approved by Council on July 29, 2013 and was finally approved on September 27, 2013 to permit a 3,712 square metre (39,956 square foot) Zehrs food store. Phase 2 has been completed and built.

GSP Group Inc., on behalf of the property owner, Choice Properties REIT, submitted a site plan application under Section 41 of the *Planning Act* on April 8, 2015 for Phase 3 (current phase) of the mixed use commercial development at 1750 Gordon Street (known as the Westminster Market) to permit a 4,365 m² (49,890 sq. ft.) commercial mall allocated among eight (8) new, separate buildings (see Attachments 3 and 4).

As Council directed staff to develop a process for receiving and considering public input into any site plan application made on the subject property and for Council to be the ultimate approval authority on any site plan application, this report is recommending conditional site plan approval be granted from Council for the commercial mall proposal as part of Phase 3 of the Westminster Market development.

Since receiving the site plan application in April 2015, staff members of the Site Plan Review Committee (SPRC) and the applicant have met on several occasions and have developed a concept for Phase 3 that both are satisfied with.

Staff and the applicant are now in a position to bring forward this proposed site plan to the public and Council for feedback and conditional approval. Staff have sent a letter (see Attachment 7) to residents within a 120 metre radius of the site inviting them to review the submitted site plan documents in detail and provide comments to Planning, Urban Design and Building Services staff for consideration. Comments submitted to staff will be summarized and considered as part of the site plan review process. This letter also informed residents that the Phase 3 site plan would be considered at this Council meeting, and encouraged residents to provide the City with any comments they may have on the site plan.

This process will allow the SPRC to continue to review and finalize any technical issues associated with the site plan application. These technical issues are outlined in Attachment 2, and have been identified by the SPRC since receiving the revised application. Further, a site plan control agreement will be registered on title, containing conditions of approval set out in Attachment 8 of this report. Final site plan approval is recommended to be granted signed by the General Manager of Planning, Urban Design and Building Services.

Staff are also recommending that Council authorize the General Manager of Planning, Urban Design and Building Services as the approval authority for all future site plan applications made for the subject property. If the current site plan application (File SP15C028) for Phase 3 is approved and constructed, the staff are

STAFF REPORT

also recommending that Council authorize the General Manager of Planning, Urban Design and Building Services as the approval authority for all future site plan applications made for the subject property. If the current site plan application (File SP15C028) for Phase 3 is approved and constructed, the development and build-out of the entire subject site will be significantly complete. Based on the current proposed site plan provided by the applicant (See Attachment 3), new site plan applications are only anticipated to be submitted in the future for a 929 square metre (10,000 square foot) future expansion to the existing 3,712 square metre (39,956 square foot) Zehrs food store as well as a possible future transit terminal.

Location

The subject site consists of approximately 1.6 hectares (3.9 acres) of land located between Gordon Street and Farley Drive (see Attachment 1). The subject site is part of the larger Westminster Market mixed use commercial centre located on the northeast corner of Gordon Street and Clair Road East. This site is designated "Mixed Use Node" within the City's Official Plan. Surrounding land uses include:

- To the north a food store (Zehrs) approved as Phase 2 of Westminster Market, a temporary real estate sales office on land proposed for additional mixed uses, an existing stormwater management facility and a cluster townhouse development and single detached dwellings along Farley Drive;
- To the east, existing single detached dwellings along Farley Drive and Eugene Drive;
- To the south, three (3) existing retail buildings approved as Phase 1 of Westminster Market including LCBO, CIBC and a third building with a restaurant and financial institution; and
- To the west, an existing commercial retail plaza known as Clairfield Commons with various retail uses including a food store, restaurants, financial institutions and a pharmacy.

Official Plan and Official Plan Amendment No. 48

The City's Official Plan designates the subject property as "Mixed Use Node". The "Mixed Use Node" land use designation in the Official Plan permits various commercial, institutional, office and residential uses. The intent of Mixed Use Nodes is to create well defined focal points that efficiently use the land base by grouping complimentary uses in close proximity to one another. Mixed Use Nodes are intended to serve the needs of residents both living and working in nearby neighbourhoods and employment districts, as well as the wider City as a whole. The uses proposed in the site plan application conform to the Mixed Use Node policies in Section 7.4 of the Official Plan.

Official Plan Amendment 48 (OPA 48) (currently under appeal), a comprehensive update to the City's Official Plan currently designates the subject site as "Community Mixed-Use Centre". Commercial, retail and service uses are permitted

STAFF REPORT

in Community Mixed-Use Centres. Although not yet being in force and effect, staff must have regard for the Council adopted policies and designations of OPA 48.

Zoning

The rezoning approved in 2006 through by-law (2006)-17974, and ultimately by the OMB created the specialized CC-17 (Community Commercial) Zone. The CC-17 Zone permits various commercial and institutional uses together with specialized regulations for building height, maximum gross floor area and maximum and minimum front and exterior side yard setbacks. Staff have evaluated the Phase 3 site plan for several multi-unit commercial buildings submitted in April 2015 with the applicant in how it complies with the Zoning By-law.

Through the zoning review, staff have identified several elements of the proposed Phase 3 site plan that do not comply with the Zoning By-law. To address this, the property owner has applied for a minor variance (File A-99/15) for relief from four (4) provisions in the Zoning By-law. These include a variance to reduce the minimum required off-street parking provided, a variance to permit reduced setbacks for proposed Building J, a variance to recognize the existing setback of the Zehrs food store (as it is now confirmed to be the largest building on the subject property), and finally a variance for the location of the existing temporary garden centre associated with the Zehrs food store. The Committee of Adjustment considered minor variance A-99/15 for the above noted deficiencies at their meeting on November 26, 2015. Public Notice for this minor variance application and associated Committee of Adjustment hearing was provided to all property owners within 60 metres of the subject property on November 9, 2015.

Should these four (4) variances not come into effect, and if significant changes to the site plan in Attachment 3 result, staff will bring the revised site plan back to Council for revised conditional approval. If conditional approval is provided to the site plan in Attachment 3, it would be superseded by the revised site plan.

REPORT

The Site Plan application (File SP15C028) requests approval to permit the development of Phase 3 of the Westminster Market development, which consists of a 4,365 m² (49,890 sq. ft.) commercial mall allocated among eight (8) new, separate buildings. The eight (8) buildings would complete much of the remaining undeveloped area of the subject site, south of the Zehrs food store (See Attachment 3). The remaining portions of the subject property to be developed in future phases include a transit terminal along the southern perimeter of the property along with a possible expansion of the Zehrs food store. The timing of these additional phases on the Westminster Market site is unknown at this time.

Detailed Site History

On February 13, 2006, City Council considered report 06-23 from Planning and Development Services which recommended approval of an Official Plan Amendment from General Residential to Community Commercial and a Zoning By-law

STAFF REPORT



Amendment from UR (Urban Reserve) to CC-17 (Specialized Community Commercial) for the subject property to permit a mixed-use commercial development. In approving the Official Plan and Zoning By-law Amendments, City Council imposed a condition that any future Site Plan Application for the proposed mixed-use development be reviewed and approved by Council and that staff develop a process for public input into the Site Plan Application. The following resolution was put forward and carried at the February 13, 2006 Council meeting:

THAT Condition #3 be amended to include that the site plan to come back to Council for approval;

AND THAT if required, the Site Plan Control By-law be amended to allow for Council approval of the Site Plan;

AND THAT staff develop a process for public input.

Condition #3 from Schedule 2 of report 06-23 stated:

"The Owner commits and agrees that the details of the layout and design for development of the subject lands shall be generally in accordance with the concept plan attached to the February 13, 2006 report by Loblaw Properties Limited dated January 2006 and shall address all of the elements of good urban design as outlined by the City of Guelph Urban Design Guidelines including the City Urban Design Guidelines, the SGCP guidelines, the SGDC guidelines and the proposed CPR guidelines, to the satisfaction of the Director of Planning and Development Services."

The approval granted by City Council for the Official Plan and Zoning By-law Amendments was appealed to the Ontario Municipal Board (OMB). The appeal was dismissed and Council's decision with respect to these applications stands.

On September 26, 2006, the City's Commercial Policy Review (CPR), OPA 29, was approved which superseded the site specific Official Plan Amendment, and the designation of the subject property changed from "Community Commercial" to "Mixed Use Node". Loblaw Properties Limited appealed specific policies of OPA 29 concerning urban design to the OMB as they relate to two properties in the City: the subject property, 1750 Gordon Street; and 115 Watson Parkway North/72 Watson Road North which is also located in a Mixed Use Node.

On February 26, 2007, a site plan application was submitted to the City for the subject lands consisting of a large format food store of 13,424 m² (144,500 sq. ft) and three (3) free standing buildings with a total gross floor area of approximately 2,350 m² (25,296 sq. ft). The applicant submitted revised plans on August 22, 2008 showing a reduced food store with a total floor area of 10,584 m² (113,929 sq. ft.) and three (3) smaller free standing buildings with a total gross floor area of 2,024 m² (21,787 sq. ft.). In October, 2008, the applicant informed staff that they would not be proceeding with the large format retail food store at that time, and requested to have it removed from the application for site plan approval.

STAFF REPORT

On November 3, 2008, Phase 1 of the commercial development on the subject property was brought before Council and conditionally approved without the food store. This proposal included three (3) freestanding retail buildings along Clair Road East. On November 14, 2008, Loblaw Properties Limited withdrew their appeal of OPA 29 in its entirety. Final approval was issued on October 27, 2009 following the execution and registration of a site plan control agreement. These three (3) buildings within Phase 1 have since been constructed along the Clair Road East property line (LCBO, CIBC, restaurant/financial institution respectively).

On January 30, 2013, GSP Group Inc., on behalf of Loblaw Properties Limited, applied for site plan approval to permit a 3,619 m² (38,955 sq. ft.) Zehrs food store as Phase 2 of the Westminster Market development. Council granted conditional site plan approval to Phase 2 on July 29, 2013, with authority given to the Site Plan Review Committee (SPRC) to finalize outstanding technical issues and to the General Manager of Planning, Urban Design and Building Services to issue final and formal site plan approval. Final and formal site plan approval for Phase 2 was issued on September 27, 2013.

On April 8, 2015, GSP Group Inc., on behalf of Choice Properties REIT (as the new and current property owner), applied for site plan approval to permit a 4,365 m² (49,890 sq. ft.) commercial mall allocated among eight (8) new, separate buildings (see Attachments 3 and 4) as Phase 3 of the Westminster Market development. Staff and the applicant are now in a position to bring forward a site plan application for Phase 3 to the public for feedback and to Council for conditional approval.

The balance of the site build-out is anticipated to be primarily related to a future 929 square metre expansion to the Zehrs food store as well as a possible future transit terminal. Based on this expansion and transit terminal being illustrated as a future phase(s) on the site plan (Attachment 3), public notice of the property owner's intentions to complete the site build-out is being provided with this circulation. In addition, upon the completion of the current Phase 3, the development of the entire site will be significantly complete. Therefore, Planning staff are of the opinion that sufficient public notice has been made in this and all previous phases, and no further notice is required. Further, staff are satisfied that sufficient notice is being given to the public regarding the future expansion to the Zehrs food store and possible transit terminal location as it is being shown as a future phase with this site plan application.

The authority to issue approval to any future site plan applications (i.e. future expansion to Zehrs food store, potential future transit terminal) are recommended to be re-delegated to the General Manager of Planning, Urban Design and Building Services.

Public Process: Site Plan Review

In accordance with Council direction, staff have incorporated a public process into the typical site plan review procedure. On November 12, 2015, a letter was sent to

STAFF REPORT

all residents and property owners within 120 m (393.7 ft.) of the subject site, informing them that the City was in receipt of an application for site plan approval for Phase 3 of the Westminster Market development. The letter described the proposal as a commercial mall with an approximate gross floor area of 4,365 m² (49,890 sq. ft.) allocated among eight (8) new, separate buildings. A reduced version of the site plan and building elevations was attached to letter. The letter invited residents to view the full-size site plan and elevation drawings in Planning, Urban Design and Building Services and to submit written comments for consideration (see Attachment 5 – Letter to Residents).

Subject to Council approving the recommendations contained in this report, prior to issuing formal site plan approval for Phase 3, Planning staff are proposing to implement a process to review and formally respond to all comments received from the public. In particular, a detailed summary of all comments received will be compiled by Planning staff and shared and discussed with the applicant. Following this, and prior to final site plan approval, a response to all public comments received will be shared with the respective individuals who participated in the commenting process.

Staff Review of Site Plan Drawings

Staff note that the current site plan application for Phase 3 varies significantly from the concept plan attached to the February 13, 2006 report (see Attachment 5). However, Council is being asked to conditionally approve the new site plan shown in Attachment 3, and give the Site Plan Review Committee the authority to address technical and design issues as summarized in Attachment 2.

Members of the SPRC have met with the applicant on several occasions since receiving the application in April 2015 to begin a technical review. Although the site plan differs significantly from the 2006 concept, the SPRC is generally supportive of the current site plan.

Planning staff are of the opinion that the layout and design of Phase 3 complies with the urban design policies in the Official Plan and will further the integration of the subject site within the overall neighbourhood. The 2006 concept had a significant proportion of the gross floor area (GFA) allocated to a large format food store in a single building (see Attachment 5). In Planning staff's opinion, the current proposal more evenly distributes the GFA among several smaller buildings, and makes the site more pedestrian oriented and consistent with the Official Plan's policies to design the Community Mixed Use Nodes to be supportive of pedestrian and cycling traffic. In particular, Policy 7.4.7 of the Official Plan envisions the placement of smaller buildings more amenable to the provision of local goods and services in close proximity to the street line to better integrate with footpaths, sidewalks and bicycle systems linking to the wider community. In addition, a better variety of goods and services can be provided by distributing the GFA among several smaller buildings.

STAFF REPORT

Since the initial submission of the initial Phase 3 site plan in April 2015, several important revisions have been made. However, there are several minor issues and requirements identified by the SPRC that are still outstanding. They include the following:

- Reviewing final exterior lighting design and placement - a lighting/photometric plan must be provided demonstrating the proposed exterior lighting will have no light trespass on adjacent private property and include technical details on selected light fixtures;
- Finalizing the exterior design of Buildings F, G and H, in particular the interface of the façade of these buildings to the Gordon Street corridor and providing more clear glazing and more visible and functional store entrances;
- Revisions to models used in the stormwater management report, and also stormwater related revisions to the grading and drainage plan;
- Adding missing details to site servicing drawings for manholes and showing locations of fire hydrants serving the proposed new buildings;
- Having a Professional Engineer confirm internal traffic geometrics on the site, including showing models of various vehicle turning movements;
- Including various exterior traffic signage (i.e. fire route, accessible parking, etc.) on site plan drawings; and
- Various accessibility improvements to site, including relocating accessible parking stalls closer to building entrances, improving slopes of travel routes, and relocating signs out of travel routes.

Planning Staff Recommendation

Planning staff are supportive of the site plan for the commercial mall as it is consistent with the Official Plan's policies for the Mixed Use land use designation for the Gordon/Clair Node. The proposed site plan as Phase 3 of the overall development will work to further complete final and full build-out of this site, and will integrate well within the surrounding neighbourhood and commercial developments.

It is recommended that Council conditionally approve the site plan application, subject to considering any public comments and resolving the technical and design issues determined by the SPRC and entering into a site plan control agreement to be registered on title. Final site plan approval is recommended to be signed by the General Manager of Planning, Urban Design, and Building Services. It is also recommended that the General Manager of Planning, Urban Design and Building Services be the approval authority for any future site plan applications made for the subject property.

STAFF REPORT

CORPORATE STRATEGIC PLAN

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

DEPARTMENTAL CONSULTATION

The Site Plan application has been reviewed by various service areas through the Site Plan Review Committee process and Committee of Adjustment process.

COMMUNICATIONS

A Notice (letter – Attachment 7) was sent on November 12 to all residents within 120 m (393.7 ft.) of the subject property advising that a revised site plan application will be considered by Council on December 7, 2015 and inviting those interested to view full-size plans at Planning, Urban Design and Building Services in advance of the Council meeting. Any public comments received will be provided to Council at this meeting and form part of the Council minutes. Any public comments received after the December 7, 2015 Council meeting will be taken into consideration as staff on the SPRC work with the applicant to finalize and formally approve the site plan.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Recommended Conditions of Approval for Phase Three
- Attachment 3 – Phase 3 Proposed Site Plan
- Attachment 4 – Renderings/Perspectives
- Attachment 5 – 2008 Site Plan Proposal (now superseded)
- Attachment 6 – Phase 2 Approved Site Plan
- Attachment 7 – November 12, 2015 Letter to Residents
- Attachment 8 – Conditions of Approval for ZC0402
- Attachment 9 – Proposed CEI and Environmental Initiatives

Report Author

Michael Witmer
Development Planner II

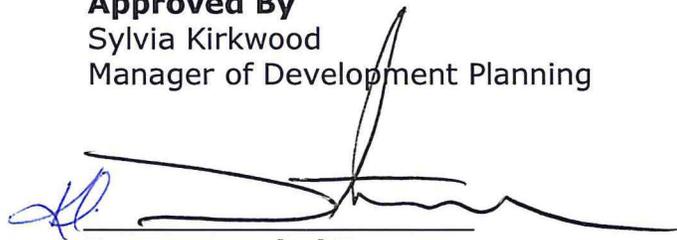


Approved By

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

Approved By

Sylvia Kirkwood
Manager of Development Planning

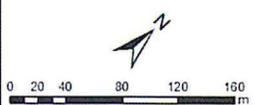


Recommended By

Derrick Thomson
Interim Deputy CAO
Infrastructure, Development
and Enterprise
519-822-1260, ext. 2665
derrick.thomson@guelph.ca

Attachment 1 Location Map





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

2012 Orthophoto & 120 Circulation Area
1750 Gordon Street



Attachment 2 Recommended Conditions of Approval for Phase Three (Site Plan SP15C028)

1. For the stormwater management report, ensure that Tables 3, 4 and 5 reflect the rim elevations and invert elevations provided on the Site Servicing and Grading Plans, and update the MIDUSS model accordingly.
2. Revise Site Servicing and Grading Plans to correctly show parking lot stormwater storage as identified in the stormwater management report.
3. Confirm if a 125 mm orifice tube is proposed for storm manhole No. 2 as identified in the stormwater management report, and if so, show accordingly on Site Servicing and Grading Plans.
4. Provide a Site Access and Traffic Circulation plan, stamped and signed by a Professional Engineer that adequately shows on-site traffic geometry complete with necessary vehicle turning movements.
5. Provide a lighting/photometric plan demonstrating that all proposed exterior lighting will have no light trespass (to be measured at 0.0 footcandles) on all adjacent private properties.
6. Provide details of all proposed outdoor light fixtures.
7. Increase the extent of clear glazing for Buildings F, G and H facing Gordon Street.
8. Upgrade man doors for Building G facing Gordon Street to incorporate glazing treatments within the door frame.
9. Relocate main entrance of southerly unit in Building G so that it is on the side elevation and not directly facing the parking lot.
10. Incorporate a proper wing-wall for the loading area and show accordingly on the elevations for Building B.
11. Provide a Letter of Credit/security in the amount of \$140,000.00 for the proposed landscaping works.
12. Provide a Letter of Credit/security in the amount of \$190,050 for the design and construction of a roundabout at the intersection of Farley Drive and Goodwin Drive.
13. Revise Site Plan to correctly show all traffic control and accessible parking signs as deemed required by Traffic Investigations and Community Services staff.
14. Relocate accessible parking spaces to be closer to Building G.

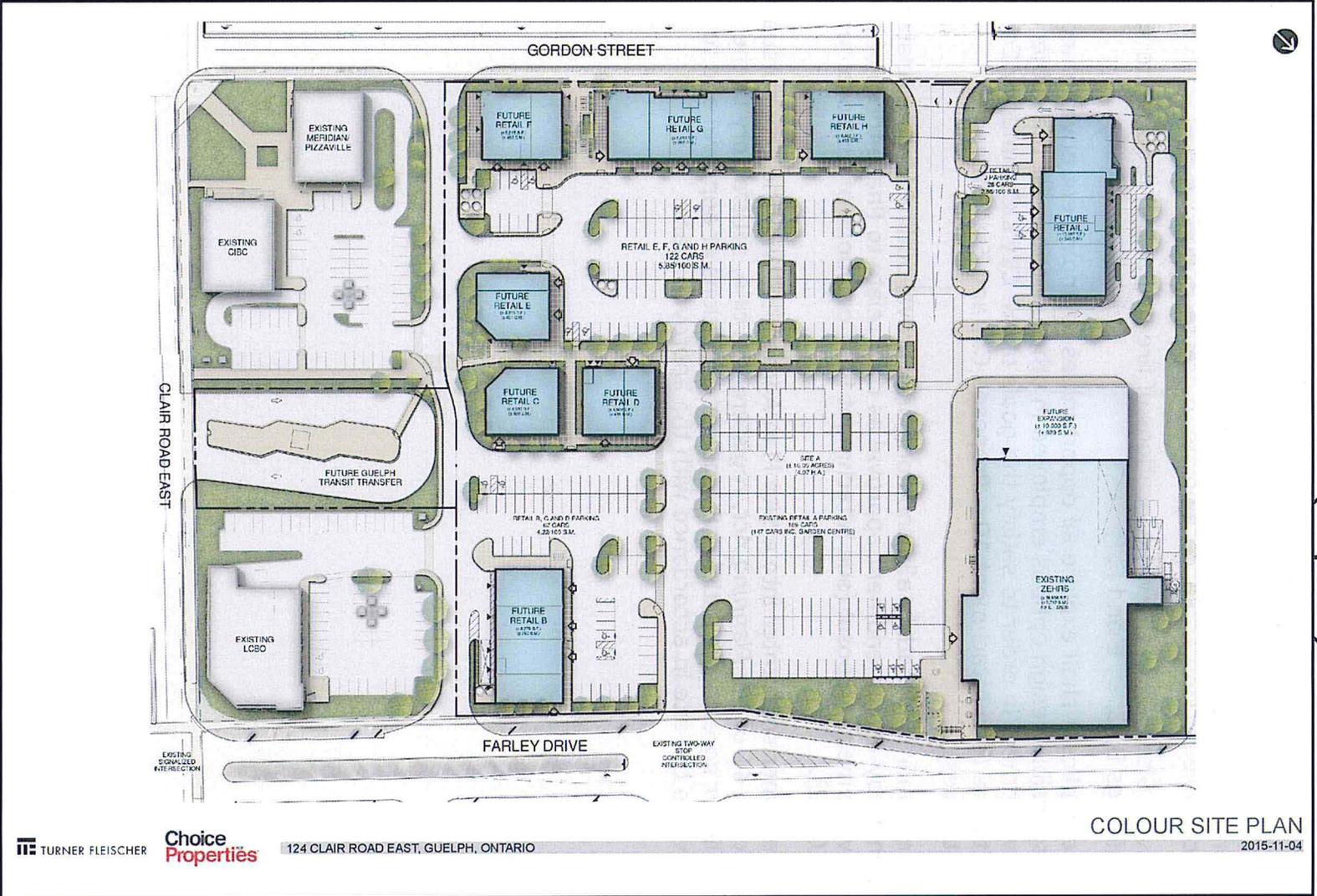
Attachment 2 (continued)
Recommended Conditions of Approval for Phase Three
(Site Plan SP15C028)

15. Confirm that any storm drains do not increase the slope at or behind accessible parking and access points to greater than 2%.
16. Revise Site Plan to show the locations of fire hydrant(s) required to serve Buildings B, C, D, E and F.
17. The applicant shall explore all opportunities to implement environmentally responsible design options employed in other locations for the subject development in order to satisfy the goals of the City's Community Energy Initiative (see Attachment 10 – Proposed CEI and Environmental Initiatives);
18. The owner shall satisfy all conditions of approval outlined in the related zoning by-law amendment approval as they relate to Phase three of the development proposal (see Attachment 9 – Conditions of Approval for ZC0402).
19. The owner shall enter into a Site Plan Agreement with the City pursuant to Section 41 of the *Planning Act*, registered on title, satisfactory to the City Solicitor agreeing to satisfy all required conditions of approval and to develop the site in accordance with the approved plans.

STAFF REPORT



Attachment 3 Phase 3 Site Plan (Proposed)



Attachment 4 Phase 3 Perspectives



TURNER FLEISCHER

Choice
Propertiés

124 CLAIR ROAD EAST, GUELPH, ONTARIO

OVERALL PERSPECTIVE

2015-11-04

Zoomed in Perspective View (looking northeast):



Attachment 4 (continued) Perspectives



Zoomed in Perspective View (looking southeast):



Attachment 4 (continued) Perspectives



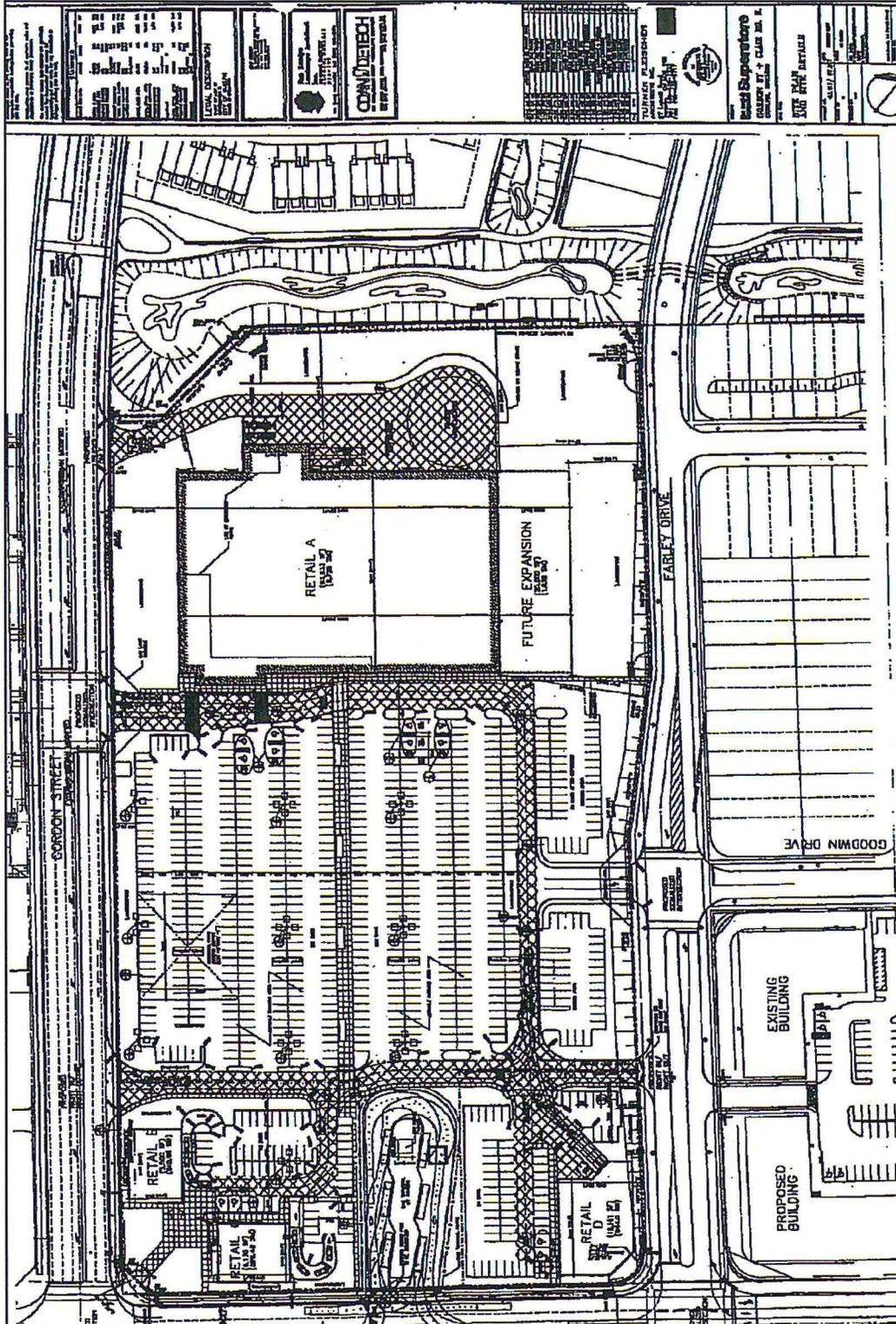
Zoomed in Perspective View (looking east):



(Perspectives provided by Turner Fleischer Architects Inc., November 2015)

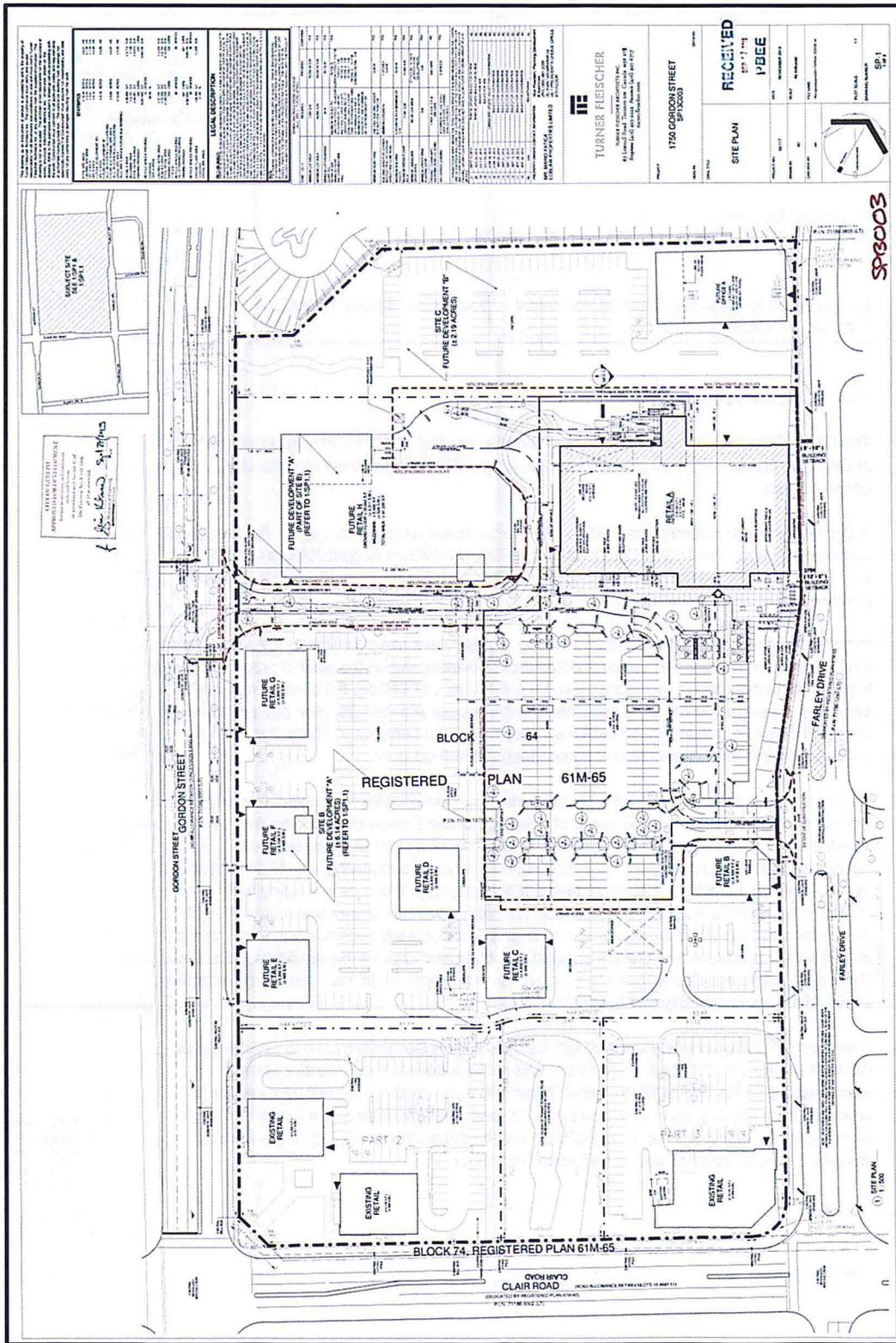
STAFF REPORT

Attachment 5 2008 Site Plan Proposal (now superseded)



STAFF REPORT

Attachment 6 Phase 2 Approved Site Plan (September 2013)



SP3003

① SITE PLAN
1:100

STAFF REPORT



Attachment 7 2015 Letter to Residents



November 12, 2015

ATTN: Residents Adjacent to 1750 Gordon Street

RE: Site Plan Application – 1750 Gordon Street – Westminster Market, Phase 3
(File: No. SP15C028)

Dear Resident/Property Owner:

The City of Guelph is in receipt of a revised site plan application from GSP Group Inc. on behalf of Choice Properties REIT for the property known as 1750 Gordon Street (see attached Location Map).

A Zoning By-law Amendment and Official Plan Amendment were approved by City Council and subsequently approved by the Ontario Municipal Board (OMB) in August 2006 to change the zoning to a specialized Community Commercial Shopping Centre Zone (CC-17) that would permit a mixed use commercial development.

In accordance with the approved CC-17 zoning, the applicant has submitted a revised site plan application to permit the third phase of commercial development on the subject property. **Phase 3 of Westminster Market is proposed to be a 4,365 m² (49,890 sq. ft.) commercial mall allocated among eight (8) new, separate buildings** (see attached site plan and perspective drawing). This site plan application follows the approval and build out of Phase 2 in 2013 to permit a 3,712 square metre (39,956 square feet) Zehrs food store.

As part of the approval of the Zoning By-law Amendment in 2006 for the subject property, City Council instructed the General Manager of Planning, Urban Design and Building Services to develop and implement a process for receiving public input on any site plan application submitted for the subject property. This notification that you are receiving, which is being sent to all property owners within a 120 metre radius of the subject property, is in keeping with Council's direction from 2006. This notification is intended to inform area residents of the site plan application submitted for approval, and to allow residents the opportunity to view the site plan drawings and plans and provide suggestions and comments for the consideration of the General Manager and Council prior to granting site plan approval. In this case, approval of the site plan is the responsibility of Guelph City Council.

Take notice that **Guelph City Council will be meeting on December 7, 2015 at 7:00 pm in Council Chambers, City Hall to consider and make a decision on this site plan application** (File No. SP15C028). A staff report with a recommendation will be available in advance of the meeting on Friday, November 27, and can be viewed beginning on this date in the Council meeting agenda on the City's website or at the Planning, Urban Design and Building Services reception at City Hall on the third floor.

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

Attachment 7 (continued) 2015 Letter to Residents

Please note that the **site plan documents are available in full colour on the City's website at the following link: <http://guelph.ca/wp-content/uploads/1750Gordon.pdf>**. For those who do not have internet access or would like to view a full sized copy of the plans, they are available for viewing in the Planning, Urban Design and Building Services offices of City Hall (1 Carden Street, Third Floor) during regular business hours (8:30 a.m. to 4:30 p.m.). Finally, a reduced black and white version of the site plan and building rendering is appended to this notice.

You are invited to forward any comments on the site plan to the attention of Mr. Michael Witmer (michael.witmer@guelph.ca), Development Planner II by **no later than Friday, December 4, 2015**.

Your comments as well as comments from various departments of the City will also be compiled for the applicant and the members of the City's Site Plan Review Committee (SPRC) who will be continuing to review the application. A summary of staff's responses the comments received will be provided to you, should you provide comments.

If you require any further information about this application, the site plan approval process or any questions, please contact the undersigned.

Yours truly,



Michael S. Witmer MCIP, RPP
Development Planner II

Planning, Urban Design and Building Services
Infrastructure, Development and Enterprise
City Hall
1 Carden Street, Guelph
N1H 3A1

T 519-519-822-1260 x 2790
F 519-591-822-4632
E michael.witmer@guelph.ca

Attach.

cc Mayor Cam Guthrie
City Councillors
Mr. Stephen O'Brien, City Clerk
Members, City of Guelph Site Plan Review Committee
Mr. Hugh Handy, GSP Group Inc.
Ms. Kathy Kakish, Choice Properties REIT
Mr. Todd Salter, General Manager, Planning, Urban Design and Building Services
Ms. Sylvia Kirkwood, Manager, Development Planning

Attachment 8

Conditions of Approval for Zoning By-law Amendment (File ZC0402)

1. The owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of buildings, landscaping, parking, circulation, access, lighting, building elevations, signage details, grading and drainage and servicing on the said lands to the satisfaction of the Director of Planning and Development Services, prior to the issuance of a building permit, such plan to meet the Urban Design conditions set out below and furthermore the Owner agrees to develop the said lands in accordance with the approved plan.
2. The developer, prior to the approval of any site plan for the subject lands, shall satisfy all goals and objectives of the following list of applicable urban design guidelines, to the satisfaction of the Director of Planning and Development Services, as follows:
 - City Urban Design Guidelines
 - SGCP guidelines
 - SGDC guidelines
 - CPR guidelines
3. The Owner commits and agrees that the details of the layout and design for development of the subject lands shall be generally in accordance with the concept plan attached to the February 13, 2006 report by Loblaw Properties Limited dated January 2006 and shall address all of the elements of good urban design as outlined by the City of Guelph Urban Design Guidelines including the City Urban Design Guidelines, the SGCP guidelines, the SGDC guidelines and the proposed CPR guidelines, to the satisfaction of City Council. Further, a Letter of Credit be taken to confirm that site works are completed in accordance with the approved site plan which shall illustrate that building facades whose appearance are in keeping with the character of the surrounding neighbourhood.
4. The owner shall pay the actual cost of constructing and installing any service laterals required to service the lands.
5. The owner shall pay the actual cost of designing, constructing and installing traffic signals including interconnections, turning lanes, utility relocations, driveway entrances and openings in existing medians all within municipal right-of-ways in accordance with City standards. This shall include signalization and traffic calming at the Goodwin Drive intersection to ensure public safety. Further, the owner shall pay the actual cost of designing, constructing and installing signage for pedestrian and pathway crossings.
6. The owner shall install signage that ensures that appropriate traffic movements are made at each access to the site.

Attachment 8 (continued)
Conditions of Approval for Zoning By-law Amendment (File ZC0402)

7. That no access onto Gordon Street or Farley Drive from the lands be constructed closer than 60m to Clair Road in accordance with City of Guelph standards.
8. Prior to the granting of site plan approval by the City, the owner shall submit to the City for approval, a noise assessment report, to confirm that the proposed commercial use and activity, especially the truck loading and delivery area on site, in hand with the proposed zoning restrictions and regulations, mitigate impacts on the adjacent residential neighbourhood, to the satisfaction of the Director of Planning and Development Services.
9. Prior to any development or grading of the site, the developer shall submit to the City, a report indicating how regular dust suppression will be accomplished during the construction Phase of the development.
10. The owner shall execute and have registered on title to the lands, a Site Plan Agreement containing all conditions approved by City Council.
11. If required, the Site Plan Control By-law be amended to allow for Council approval of the Site Plan.
12. Staff develop a process for public input into the required application for site plan approval.

Attachment 9 Proposed CEI and Environmental Initiatives



SHAPING GREAT COMMUNITIES

November 11, 2015

File No: 1073.80

Planning, Building, Engineering and Environment Department
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Attention: Mr. Mike Witmer
Development Planner II

Re: **Community Energy Initiative**
124 Clair Road East/1750 Gordon Street
Choice Properties REIT

Dear Mr. Witmer:

In accordance with the City of Guelph's Community Energy Plan (CEP), development proposals in the City must be evaluated as to how they meet a set of seven (7) conditions. The following is a list of those conditions and how Choice Properties REIT intends on addressing them as part of the proposed eight (8) new buildings:

1. Does it meet site and building efficiency expectations?

- LED lighting will be used throughout the entire site to illuminate the parking lot.
- All building exterior lighting will be LED to reduce power consumption.
- All building exterior lighting will be controlled by photocell and timeclock.
- All exterior lighting meets the City of Guelph 'outdoor lighting policy' to reduce glare and light trespass.
- The site's lighting design will comply with all relevant energy codes having jurisdiction.
- Outdoor lighting fixtures will be designed to minimize light spillage (i.e. cut-off lighting) to address "dark sky" objectives and will be complete with LED lamps.
- All major energy consuming items will be controlled by an internet based energy management system, including site lighting, HVAC and refrigeration.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

20
YEARS
1995 - 2015

Attachment 9 (continued) Proposed CEI and Environmental Initiatives

2. Has the applicant/owner made a voluntary commitment to display Energy Performance Labels? (for buildings over 1,000 square metres/10,764 sq. ft)
 - None of the proposed eight (8) commercial buildings are proposed to be over 1,000 square metres.
3. Has an Integrated Energy Master Plan for site and possible neighbourhood integration been submitted? (for developments with a finished floor space of 10,000 square metres/107,642 sq. ft or more)
 - An Integrated Energy Master Plan is not proposed for the overall commercial development or the neighbourhood.
4. Does the proposal improve City Transportation efficiency?
 - A future City of Guelph transit transfer terminal will be located along the Clair Road frontage between the LCBO store and the CIBC Bank.
 - A total of 24 bicycle parking spaces are required and there are a total of 40 bicycle parking spaces being provided on the Site.
 - A major pedestrian sidewalk spine has been developed down the centre of the commercial site in a north-south direction. Pedestrian sidewalks will funnel into this main spine.
 - The off-road trail network is also available immediately north of the commercial site. Perimeter sidewalks will allow for ease of connection to the broader Westminster Woods subdivision and greenway trail system.
5. Does the proposal contribute to electricity peak reduction?
 - The Zehrs store will continue to utilize the micro-thermo control system that was installed at the time the store was constructed. This results in the capability to enable a demand response system which can reduce the stores peak energy consumption during high Provincial demand periods.

Attachment 9 (continued) Proposed CEI and Environmental Initiatives

6. Does the proposal employ effective storm water management techniques?

- Stormwater management for the overall commercial site employs effective techniques through the use of storm water quantity controls and water quality.
- Stormwater quantity controls are implemented throughout the development by both rooftop storage, surface storage and where available underground pipe storage.
- The controls maintain levels of discharge from the site to the approved storm water management for the Westminster Woods subdivision design as originally prepared by Stantec.
- Stormwater quality is accomplished via the proposed and existing oil grit separators located on the south and easterly storm sewer systems to 80% TSS Removal.
- The existing stormwater management facility to the north (within the greenway area) will aid in providing additional water quantity and water quality control benefits for the development; however the commercial site will function independently of the greenway.

7. Does the proposal employ effective domestic water management techniques?

- The irrigation plan for the proposed development will utilize timers to reduce overall water consumption.

In addition to the above-noted items, Choice Properties will be implementing the following measures related to the proposed development:

- Some drought tolerant and native species will be utilized used to ensure plants thrive while minimizing the amount of water necessary for their maintenance.
- Contractor to comply with Ontario Regulation 102/94 to the Environmental Protection Act "Waste Audits and Waste Reduction Work Plans" and Ontario Regulation 103/94 to the Environmental Protection Act "Industrial, Commercial and Institutional Separation Programs" when undertaking large construction projects or large demolition projects as defined in the regulations to provide source separation programs, conduct waste audits, and develop work plans for waste reduction in compliance with the regulations.

We trust the above-noted information outlines Choice Properties commitment to the Community Energy Plan as part of the build out of the Site at Clair Road East and Gordon Street.

Attachment 9 (continued)
Proposed CEI and Environmental Initiatives

Should you have any questions or require further clarification, please do not hesitate to contact me.

Yours truly,

GSP Group Inc.



Hugh Handy, MCIP, RPP
Associate

c.c. Kathy Kakish, Choice Properties REIT

- **BYLAWS** -

- **December 7, 2015** -

<p>By-law Number (2015)-19990 A by-law to authorize the execution of an agreement between The Corporation of the City of Guelph and Her Majesty the Queen in Right of the Province of Ontario, represented by the Minister of Transportation for the Province of Ontario. (Dedicated Gas Tax Funds for Public Transportation Program).</p>	<p>To execute an agreement with respect to the dedicated gas tax funds for public transportation program.</p>
<p>By-law Number (2015)-19991 A By-law to dedicate certain lands known as Part of Reserve Block 52, Plan 61M82, described as Part 1, Reference Plan 61R-20692 as part of Darnell Road, City of Guelph.</p>	<p>To dedicate certain lands as part of Darnell Road.</p>
<p>By-law Number (2015)-19992 A By-law to dedicate certain lands known as Reserve Block 47, Plan 61M85, City of Guelph and Reserve Block 48, Plan 61M85, City of Guelph, as part of Law Drive, City of Guelph.</p>	<p>To dedicate certain lands as part of Law Drive.</p>

NOTICE OF MOTION



Title of Motion: Refugee Services, Programs and Placement

Moved by: Mayor Guthrie

SUMMARY

To address current refugee processes and future refugee needs.

RECONSIDERATION:

N/A

RECOMMENDATIONS

Referral:

That the following motion be referred to the Public Services Committee for consideration:

“That staff be directed to explore opportunities within and outside of Guelph to support services, programs and resources for the placement of new refugees arriving in Guelph.”