

Council Chambers
April 6, 2009 7:00 p.m.

A meeting of Guelph City Council.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, and Salisbury

Absent: Councillor Wettstein

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. J. Riddell, Director of Community Design & Development Services; Mr. S. Hannah, Manager of Development & Parks Planning; Mr. C. DeVriendt, Senior Development Planner; Mr. A. Hearne, Senior Development Planner; Ms. T. Agnello, Deputy City Clerk and Ms. D. Black, Assistant Council Committee Coordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

PLANNING PUBLIC MEETING

1820 Gordon Street South – Residential and Commercial Draft Plan of Subdivision (File 23T-03507) – Request for an Extension of Draft Plan Approval – Ward 6

Ms. Nancy Shoemaker, on behalf of First Capital Holdings was present to advise they are in support of the staff recommendation. She stated they are very close to approvals of the Environmental Improvement Report, the Site Plan and engineering drawings.

Mr. A. Hearne, Senior Development Planner, advised staff are recommending approval of the extension.

- 1. Moved by Councillor Kovach
Seconded by Councillor Billings

THAT Report 09-30 regarding a request for the extension of the Draft Plan Approval for the First Capital Holdings Trust (formerly Pergola) Subdivision (23T-03507) from Community Design and Development Services, dated April 6, 2009, be received;

First Capital Holdings
Ms. N. Shoemaker
Mr. J. Riddell
Mr. D. McCaughan
Ms. L.E. Payne
Ms. M. Neubauer

AND THAT the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of FCHT Holdings (Ontario) Corporation for a five (5) year extension to the Draft Plan Approval of the First Capital (formerly Pergola) Subdivision (23T-03507) applying to lands legally described as Part of the Southwest Part of Lot 11, Concession 8, and Part 1, Plan 61R-3599, formerly Township of Puslinch, municipally known as 1820 Gordon Street South, City of Guelph, be approved as amended for a three (3) year period to an extended lapsing date of May 26, 2012, subject to the conditions outlined in Schedule 2 of the Community Design and Development Services Report 09-30 dated April 6, 2009.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

1467 Gordon Street - Proposed Official Plan Amendment and Zoning By-law Amendment (File OP0501/ZC0502) – Ward 6

Ms. Astrid Clos, on behalf of Reid’s Heritage Homes was present to advise they are in support of the staff recommendation. She stated there were some changes to the zoning applications as requested by Council regarding primary access, minimum setbacks, minimum building height and mixed usage as requested.

Mr. C. DeVriendt, Senior Development Planner advised the bioswale would be at the rear of the property with a minimum three metre setback.

- 2. Moved by Councillor Billings
- Seconded by Councillor Kovach

Reid’s Heritage Homes
 Ms. A. Close
 Mr. J. Riddell
 Mr. D. McCaughan
 Ms. L.E. Payne
 Ms. M. Neubauer

THAT Report 09-28 regarding a proposed Official Plan Amendment and Zoning Bylaw Amendment to permit the development of a mixed use building permitting commercial, office and residential uses applying to property municipally known as 1467 Gordon Street, and legally described as Part of Lot 1, Registered Plan 74 and Part of Lot 17, Concession 7, City of Guelph, from Community Design and Development Services dated April 6, 2009, be received;

AND THAT the application (OP0501/ZC0502) by Astrid J. Clos Planning Consultants on behalf of Reid's Heritage Homes Limited for a site specific policy amendment to the current "Medium Density Residential" Official Plan designation of the Official Plan affecting the property at 1467 Gordon Street, legally described as Part of Lot 1, Registered Plan 74 and Part of Lot 17, Concession 7, City of Guelph, be approved, in the form outlined in SCHEDULE 2 of Community Design and Development Services report dated April 6, 2009, hereto attached as Schedule 1;

AND THAT the application (OP0501/ZC0502) by Astrid J. Clos Planning Consultants on behalf of Reid's Heritage Homes Limited for approval of a Zoning By-law Amendment from the current R.1B (Residential Single Detached) Zone to a new Specialized C.1 (Convenience Commercial) Zone affecting the property municipally known as 1467 Gordon Street and legally described as Part of Lot 1, Registered Plan 74 and Part of Lot 17, Concession 7, City of Guelph, be approved in accordance with the permitted uses, regulations and conditions provided in SCHEDULE 3 of Community Design and Development Services report dated April 6, 2009, hereto attached as Schedule 2.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

BY-LAWS

3. Moved by Councillor Salisbury
Seconded by Councillor Hofland
THAT By-law (2009)-18760 is hereby passed.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

ADJOURNMENT

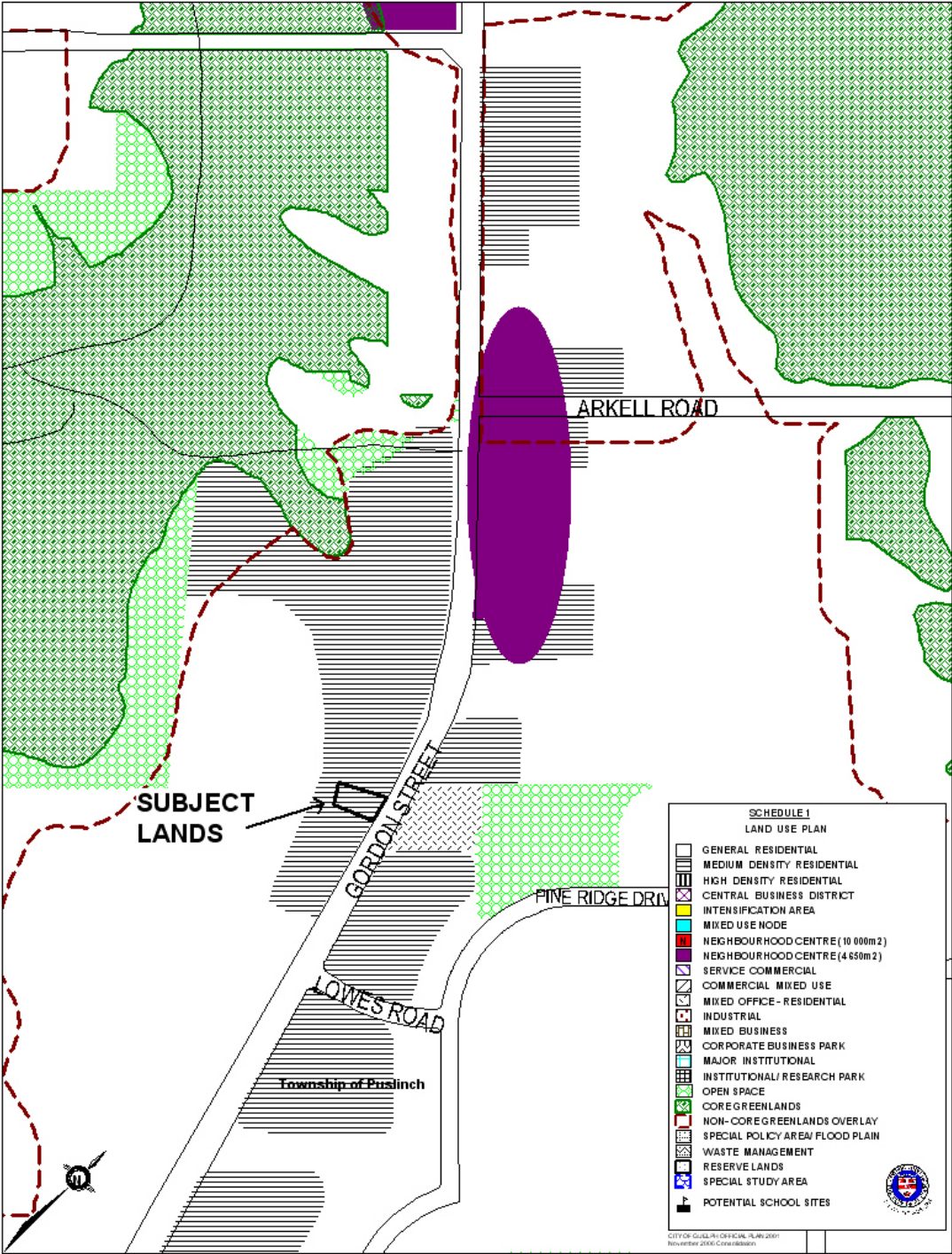
The meeting adjourned at 7:10 p.m.

Minutes read and confirmed April 27, 2009.

.....
Mayor

.....
Deputy Clerk

Existing Official Plan Designations



Relevant Official Plan Policies

'Medium Density Residential' Land Use Designation

7.2.36 The predominant use of land within areas designated as 'Medium Density Residential' on Schedule 1 shall be for *multiple unit residential buildings*, such as townhouses, row dwellings and walk-up apartments. It is not intended that housing forms such as *single detached* or *semi-detached* units shall be permitted. Residential care facilities and *lodging houses* may be permitted by the provisions of this Plan.

a) Within the Medium Density Residential designation at the northeast side of the intersection of York Road and Wyndham Street South, detached and semi-detached housing forms are permitted with frontage onto York Road, Wyndham Street South and Richardson Street provided that the overall density of development within the Medium Density Residential designation in this location complies with Section 7.2.38.

7.2.37 The 'Medium Density Residential' designation has been outlined on Schedule 1 in instances where there is a clear planning intent to provide for the following:

- a) Medium density housing forms in new growth areas to assist in providing opportunities for *affordable housing*;
- b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
- c) A variety of housing types and forms to be situated throughout all areas of the community; and
- d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.

7.2.38 The *net density of development* shall be a minimum of 20 units per hectare (8 units/acre) and a maximum of 100 units per hectare (40 units/acre), except as provided for in policy 7.2.10.

7.2.39 Medium density residential *development* proposals shall generally comply with criteria established for *multiple unit residential buildings* in policy 7.2.7 of this Plan, and shall be regulated by the *Zoning By-law*.

7.2.40 In addition to being permitted on land designated 'Medium Density Residential', *multiple unit residential buildings* may be permitted without an amendment to this Plan on land designated 'General Residential' where such proposals generally comply with the criteria in policy 7.2.7.

Non-Residential Uses in Residential Areas

7.2.26 Within designations of this Plan permitting residential uses, a variety of small scale institutional uses may be permitted that are complementary to, and serve the needs of residential neighbourhoods. Such non-residential uses include: schools, churches, *day care centres*, municipal parklands and recreational facilities. In addition, *convenience commercial* uses that provide goods and services primarily to the residents in the surrounding neighbourhood may also be permitted. These convenience uses will be limited by the Plan to a maximum *gross leasable floor area* of 300 square metres (3,200 square feet) on a property.

7.2.27 Non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and which preserves the amenities of the residential neighbourhood.

1. In addition to implementing the objectives and policies of subsection 3.6, Urban Design, non-residential uses shall:

- a) Be located on an arterial or collector road;
- b) Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
- c) Have adequate landscaping and screening to promote compatibility with adjacent activities;
- d) Have sufficient off-street parking, circulation and access points; and
- e) Have adequate municipal services.

2. Non-residential uses will be encouraged to concentrate at neighbourhood "nodes".

3. Despite the criteria identified in subsection 7.2.27.1 (a), several properties located on local roads within the St. Patrick's Ward neighbourhood (area 2 on Schedule 5) will continue to support a variety of business land uses in addition to any permitted residential land uses. The intent of this policy is to provide for a range of compatible business land uses where adjacent to residential areas. The specific range of permitted land uses will be defined in the implementing Zoning By-Law. This policy applies to the following properties known municipally as 199 Alice Street, 59 Duke Street, 66 Duke Street, 91 Duke Street, 37 Empire Street, 92 Ferguson Street, 23 Garibaldi Street and 60 Ontario Street.

7.2.28 The development criteria of policy 7.2.27 will be used to assess the merits of a rezoning application for new non-residential uses on properties presently not zoned to permit these activities.

7.2.29 The provision of *home day care* shall be permitted in areas designated for residential land use. *Day care centres* may be permitted by site-specific amendment to the *Zoning By-law*.

Official Plan Review Criteria

9.3 Official Plan Amendments

9.3.1 It is the policy of Council that any provision of this Plan may be amended pursuant to the requirements of the Planning Act.

9.3.2 When considering an application to amend the Official Plan, Council shall consider the following matters:

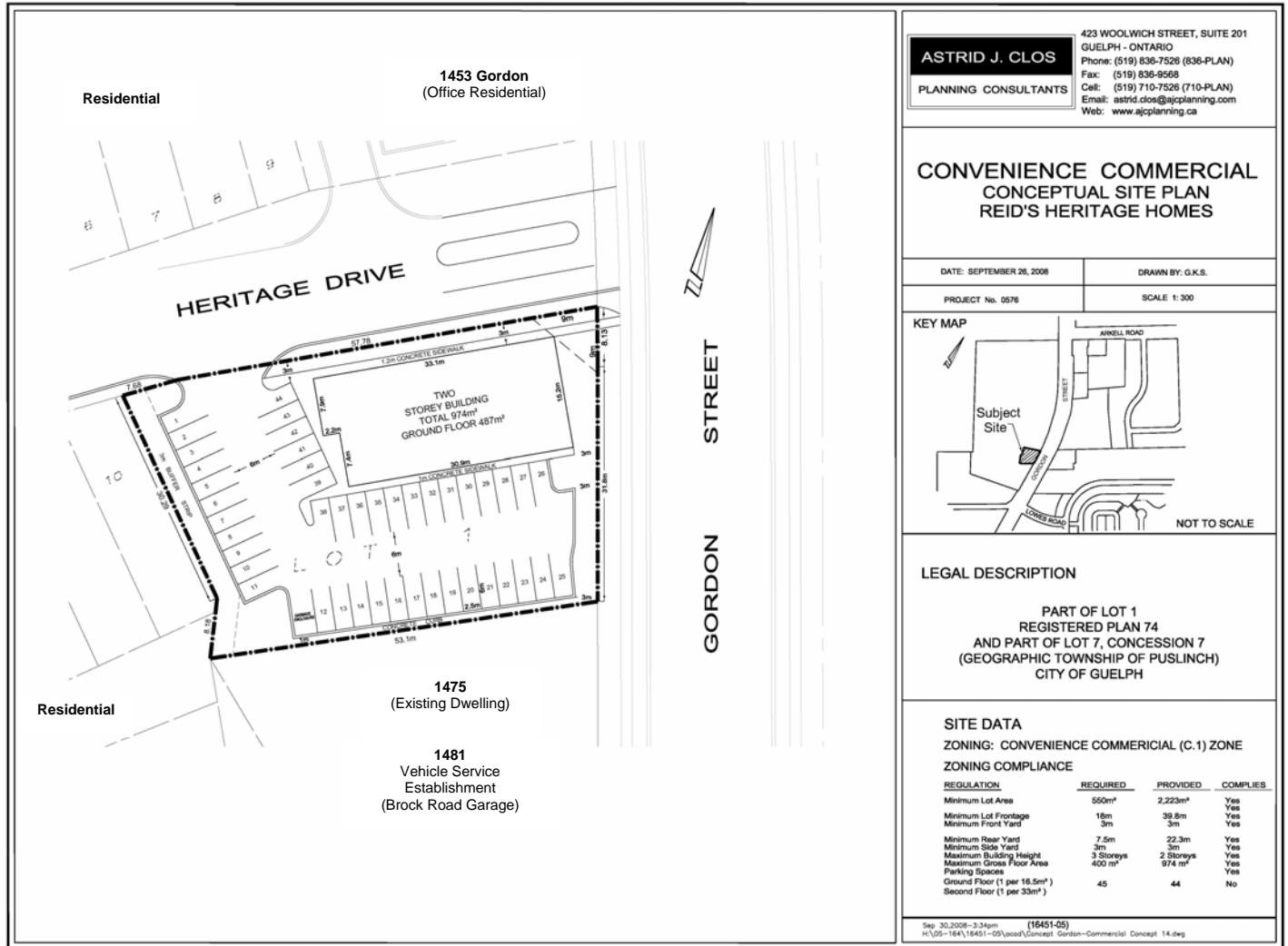
- a) The conformity of the proposal to the goals and objectives of this Plan;
- b) Suitability of the site or area for the proposed use, especially in relation to other sites or areas of the City;
- c) Compatibility of the proposed use with adjacent land use designations;
- d) The need for the proposed use, in light of projected population and employment targets;
- e) The market feasibility of the proposed use;
- f) The extent to which the existing areas of the City designated for the proposed use are developed or are available for development;
- g) The impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the natural environment; and
- h) The financial implications of the proposed development.

9.3.3 Council shall provide information regarding a proposed amendment to the Official Plan to such boards, commissions, agencies and the public that may have an interest in it. Prior to approving a proposed amendment, Council shall afford such organizations and the public an opportunity to submit comments.

9.3.4 Council shall, prior to approving an amendment to this Plan, provide information and hold a public meeting for the purposes of obtaining public input concerning the proposal, subject to the provisions of the Planning Act.

April 6, 2009
Schedule 2

Proposed Development Concept

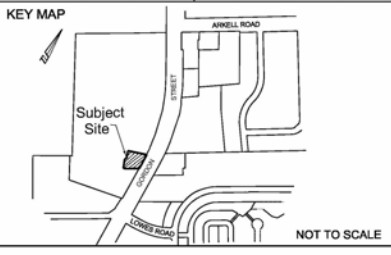


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PLANNING CONSULTANTS

CONVENIENCE COMMERCIAL CONCEPTUAL SITE PLAN REID'S HERITAGE HOMES

DATE: SEPTEMBER 26, 2008 DRAWN BY: G.K.S.
PROJECT No. 0576 SCALE 1: 300



LEGAL DESCRIPTION

PART OF LOT 1
REGISTERED PLAN 74
AND PART OF LOT 7, CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF PUSLINCH)
CITY OF GUELPH

SITE DATA

ZONING: CONVENIENCE COMMERCIAL (C.1) ZONE

ZONING COMPLIANCE

REGULATION	REQUIRED	PROVIDED	COMPLIES
Minimum Lot Area	550m ²	2,223m ²	Yes
Minimum Lot Frontage	18m	39.8m	Yes
Minimum Front Yard	3m	3m	Yes
Minimum Rear Yard	7.5m	22.3m	Yes
Minimum Side Yard	3m	3m	Yes
Maximum Building Height	3 Storeys	2 Storeys	Yes
Maximum Gross Floor Area	400 m ²	974 m ²	Yes
Parking Spaces			Yes
Ground Floor (1 per 16.5m ²)	45	44	No
Second Floor (1 per 33m ²)			