

City Council - Planning Meeting Agenda

Monday, January 25, 2021, 6:30 p.m.

Remote meeting live streamed
on guelph.ca/live

Changes to the original agenda are noted with an asterisk "*".

To contain the spread of COVID-19, City Council meetings are being held electronically and can be live streamed at guelph.ca/live.

For alternate meeting formats, please contact the City Clerk's Office at clerks@guelph.ca or 519-822-1260 extension 5603.

Pages

1. Notice of Electronic Participation

1.1. City Council

This meeting will be held by Electronic Participation in accordance with City of Guelph Procedural By-Law (2020)-20515.

2. Open Meeting – 6:30 p.m.

2.1. O Canada

2.2. Silent Reflection

2.3. First Nations Acknowledgement

2.4. Disclosure of Pecuniary Interest and General Nature Thereof

3. Council Consent Agenda

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

3.1. Decision Report - 120 Huron Street Official Plan and Zoning By-law Amendments File 0ZS20-005 - 2021-09

1

Recommendation:

1. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Official Plan Amendment to permit the development of a fifth storey containing an additional 30 apartment units to an existing four storey apartment building, be approved in accordance with Attachment 2 of Report 2021-09 dated January 25, 2021.
2. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Zoning By-law Amendment to permit the development of a fifth storey and an additional 30 apartment units to an existing four storey, apartment building be approved in accordance with Attachment 3 of Report 2021-09 dated January 25, 2021.
3. That in accordance with Section 34 (17) of the Planning Act, City Council as determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 120 Huron Street.

3.2. Decision Report - 1159 Victoria Rd S - Red-line Amendment to an approved Draft Plan and Zoning By-law Amendment File: 0ZS20-007 and 23T-07506 - 2021-16

44

Recommendation:

1. That the application from IBI Group on behalf of Victoria Park Village Inc. for a red-line amendment to approved Draft Plan of Subdivision 23T-07506 to permit an additional two (2) single detached residential lots on lands municipally known as 1159 Victoria Road South and legally described as Part of Lot 5, Concession 8 (Geographic Township of Puslinch), City of Guelph, be approved with a lapsing date of November 22, 2022 in accordance with the draft plan conditions included in Attachment 3 and the red-lined Draft Plan of Subdivision

as shown in Attachment 8 of the Infrastructure, Development and Enterprise Report dated January 25, 2021.

2. That the application from IBI Group on behalf of Victoria Park Village Inc. for approval of a Zoning By-law to change the zoning from the "Conservation Land" (P.1) Zone to the R.1C-26 (Specialized Residential Single Detached) Zone to implement a red-line amendment to approved Draft Plan of Subdivision 23T-07506, be approved, in accordance with Zoning regulations included in Attachment 3 of the Infrastructure, Development and Enterprise Report, dated January 25, 2021.

3.3. Recommended Cultural Heritage Action Plan - 2020-143

90

*referred from January 11, 2021 Committee of the Whole

Recommendation:

1. That the Cultural Heritage Action Plan dated October 13, 2020 be approved.
2. That a heritage conservation district study be initiated for the Ward West candidate cultural heritage landscape (CCHL-23) and that staff be directed to include a requirement for Indigenous community engagement expertise in the RFP for a public engagement consultant for the Ward West Cultural Heritage Landscape Study.
3. That the future update of the Cultural Heritage Action Plan consider and evaluate candidate cultural heritage landscapes identified as having cultural heritage value or interest by an Indigenous community.
4. That further heritage resources be identified for Council consideration within the 2022 budget.

3.3.1. Council Memo - Cultural Heritage Action Plan: Follow up to Council Referral - 2021-15

186

3.3.2. Council Memo - Heritage Guelph Committee Motions on the Recommended Cultural Heritage Action Plan - 2021-12

190

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

(delegations permitted a maximum of 10 minutes)

**4.1. Statutory Public Meeting Report - 77 Victoria Road North
Proposed Official Plan and Zoning By-Law Amendments- File
OZS20-013, 2021-13**

193

Staff Presentation:

Lindsay Sulatycki, Senior Development Planner

Delegations:

Mary Lou Gobbi, on behalf of Palermo Cres residents

Correspondence:

Gina King

Mary Lou Gobbi

Stephany Collins

Thoa Tran

Jennifer Loomis

Katrina Nodvornik

Adrianna Perron

Barbara Harrison

Peter D. Stewart

Ellen Sorbara

Jane Morrison

Recommendation:

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc. to permit a stacked townhouse development with 24 three-storey stacked townhouse units on the property municipally known as 77 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C' (Geographic Township of Guelph) City of Guelph, from Infrastructure, Development and Enterprise dated January 25, 2021 be received.

5. By-laws

(Councillor Gordon)

6. Mayor's Announcements

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

7. Adjournment

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 25, 2021
Subject	Decision Report 120 Huron Street Proposed Official Plan and Zoning By-law Amendments (File OZS20-005) Ward 1

Recommendation

1. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Official Plan Amendment to permit the development of a fifth storey containing an additional 30 apartment units to an existing four storey apartment building, be approved in accordance with Attachment 2 of Report 2021-09 dated January 25, 2021.
2. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Zoning By-law Amendment to permit the development of a fifth storey and an additional 30 apartment units to an existing four storey, apartment building be approved in accordance with Attachment 3 of Report 2021-09 dated January 25, 2021.
3. That in accordance with Section 34 (17) of the Planning Act, City Council as determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 120 Huron Street.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve an Official Plan Amendment and a Zoning By-law Amendment to permit the development of a fifth storey and an additional 30 apartment units to an existing four storey apartment building on the 120 Huron Street property.

Key Findings

Planning staff support the proposed Official Plan Amendment as shown in Attachment 2 and the Zoning By-law Amendment subject to the recommended zoning regulations and conditions in Attachment 3.

Financial Implications

Estimated Development Charges: \$432,330 based on 2020 rates

Estimated Annual Taxes: \$72,525 based on the 2020 tax rate for 30 apartment units

Report

Background

The subject site, 120 Huron Street, is part of a recent rezoning application (ZC1709) approved on January 28, 2019 for 120 – 122 Huron Street (By-law (2019)-20362) to permit the reuse of the existing four storey industrial building at 120 Huron for an 87 unit residential apartment building, with the remainder of the previous industrial site (122 Huron Street) rezoned to permit the development of 59 townhouse units.

Applications for an Official Plan Amendment and a Zoning By-law amendment were received for 120 Huron Street from GSP Group Inc. on behalf of the property owner, Alice Block Inc. The applications were received by the City on June 30, 2020 and were deemed to be complete on July 29, 2020. A statutory public meeting was held on September 14, 2020 to discuss the application. Following the public meeting, the applicant made some minor revisions to the proposed application, clarifying the proposed use, increasing the size of units the size of the fifth floor slightly and updating their requested specialized zoning regulations. The applicant provided these changes and additional supporting information to the City on October 28, 2020. This revised submission material was circulated to agencies and the public on November 3, 2020.

Location

The subject site is approximately 0.88 hectares in size and located on the southeast corner of the intersection of Huron Street and Alice Street (see Attachment 1 for Location Map and Aerial Photograph). The site currently contains a vacant four storey former industrial building. Surrounding land uses include:

- To the north, across Alice Street, a variety of single and semi-detached dwellings;
- To the east, a spur line that connects to the Guelph Junction Railway;
- To the south of the site is currently vacant and planned to be developed shortly as 59 cluster townhouse units;
- To the west, there are two small scale apartment buildings, and a variety of single detached dwellings;
- To the northwest, on the opposite corner of the intersection, is Sacred Heart Catholic Church.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is "Mixed Office/Commercial". The Mixed Office/Commercial designation is intended to accommodate a variety of freestanding small-scale commercial, office, residential or mixed use buildings; with residential uses permitted with a maximum density of 100 units per hectare. Further details of this designation are included in Attachment 4.

Proposed Official Plan Amendment

The applicant is proposing a site specific Official Plan Amendment to permit a maximum height of five (5) storeys and a maximum net density of 133 units per hectare.

Existing Zoning

The subject site is currently zoned R.4A-53, a specialized General Apartment Zone. It was rezoned to this zone as noted above in 2019 for the previously proposed 87 unit development in the existing four storey building. The existing zoning is shown in Attachment 5.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current R.4A-53 (Specialized General Apartment Zone) to a Specialized High Density Apartment Zone (R.4B-??) to permit the addition of a fifth storey containing 30 additional apartment units. Existing specialized regulations in the R.4A-53 Zone are proposed to be carried over into this new zone. New specialized regulations are required for reductions in common amenity area, landscaped open space, parking and Floor Space Index. See Attachment 6 for more details of the proposed regulations.

Proposed Development

The applicant has proposed to continue to develop the existing four storey industrial building into an 87 unit apartment building, while adding a fifth storey containing an additional 30 apartment units that are intended to be affordable and containing supportive amenities for the residents.

The proposed site concept plan is shown in Attachment 7. Proposed building elevations are shown in Attachment 8.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment 9. The analysis addresses relevant planning considerations, including the issues raised by the public and Council. Final comments on the revised proposal from agencies and internal City departments are included in Attachment 11.

Staff Recommendation

Planning staff are satisfied that the recommended Official Plan Amendment and Zoning By-law Amendment are consistent with the 2020 Provincial Policy Statement and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The proposed Official Plan and Zoning By-law amendments conform to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate for the development of the site and its surrounding

context. Planning staff recommend that Council approve the Official Plan Amendments as proposed in Attachment 2 and the Zoning By-law Amendment subject to the specialized zoning regulations outlined in Attachment 3.

Staff note that the applicant made minor modifications to the proposed development in response to comments received, that resulted in additional specialized zoning regulations being recommended. These changes are considered to be minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the *Planning Act*.

Financial Implications

Estimated Development Charges: \$432,330 based on 2020 rates

Estimated Annual Taxes: \$72,525 based on the 2020 tax rate for 30 apartment units

Consultations

The Notice of Complete Application and Public Meeting was mailed August 13, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on August 20, 2020. Notice of the applications have also been provided by signage on the property, which was installed on August 14, 2020. All supporting documents and drawings received with the applications have been posted on the City's website. A summary of public notification dates is included in Attachment 12.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows.

Alignment

The proposed development applications are in conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development, so Planning staff recommend approval. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows. A review of how the proposed development applications are in conformity with the City's Official Plan can be found in the Planning Analysis in Attachment 9.

Attachments

Attachment-1 Location Map and Aerial Photograph

Attachment-2 Recommended Official Plan Amendment

Attachment-3 Recommended Zoning Regulations and Conditions

Attachment-4 Existing Official Plan Designation

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Proposed Conceptual Site Plan

Attachment-8 Proposed Building Elevations

Attachment-9 Planning Analysis

Attachment-10 Community Energy Initiative: Energy Modelling Report Summary

Attachment-11 Departmental and Agency Comments

Attachment-12 Public Notification Summary

Departmental Approval

Not applicable

Report Author

Katie Nasswetter, MCIP, RPP, Senior Development Planner

This report was approved by:

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2395

krista.walkey@guelph.ca

This report was recommended by:

Kealy Dedman, P. Eng., MPA

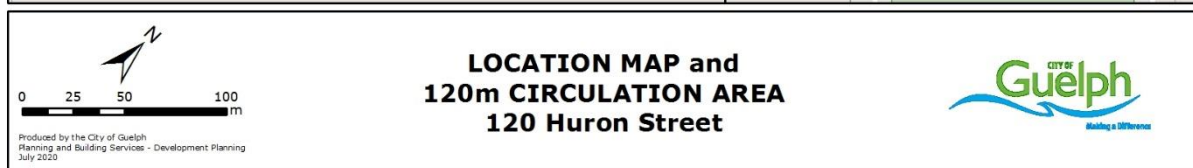
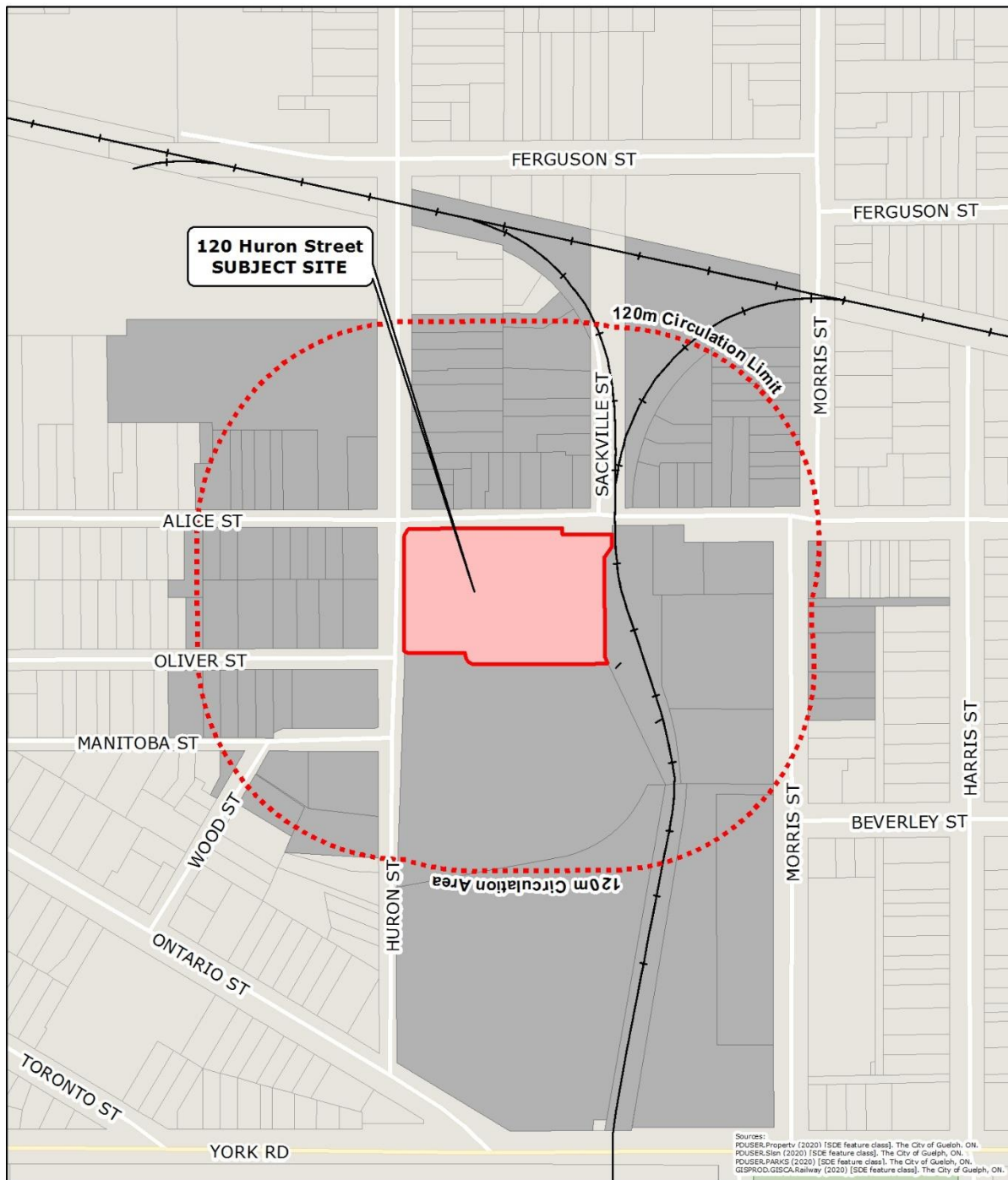
Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

kealy.dedman@guelph.ca

Attachment-1 Location Map



Attachment-1 continued Aerial Photograph



Attachment-2 Recommended Official Plan Amendment #74

O.P.A. #74

The purpose of Official Plan Amendment #74 is to amend Section 9.13... to permit the property municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph to have a maximum height of five storeys and a maximum density of 133 units per hectare, to permit the addition of a 5 storey containing 30 apartment units to the existing four storey apartment building.

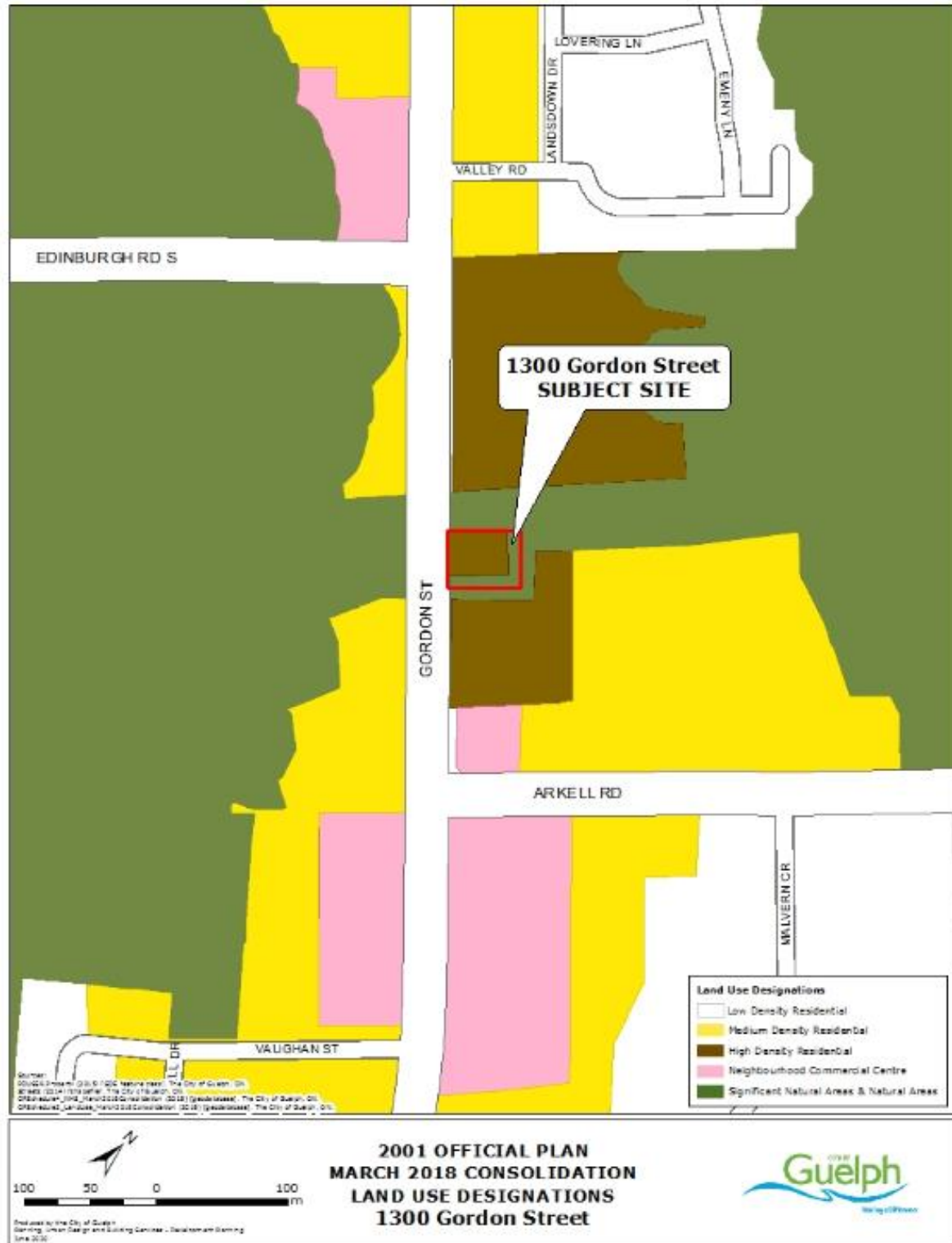
9.13 Within the Mixed Office/Commercial designation at 120 Huron Street:

- a) In spite of Policy 9.4.6.7, a maximum of five (5) storeys is permitted
- b) In spite of Policy 9.4.6.8, residential development may be permitted to a maximum net density of 133 units per hectare.

Attachment-2 continued

Recommended Official Plan Amendment #73

Proposed Mapping:



Attachment-3 Recommended Zoning Regulations and Conditions

3A - Zoning Regulations:

The following zones are proposed on the subject site as shown in the proposed zoning map in Attachment 6.

Specialized R.4B-24 (High Density Apartment) Zone

Regulations

In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.4.2 (Regulations Governing R.4 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

Parking Location

Despite 4.13.2.2, all parking spaces shall be set back a minimum of 0.6 metres from the Exterior Side Lot Line (Alice Street) and 0 metres from the Interior Side and Rear Lot Line.

Angular Plane

Despite Section 4.16.2, the angular plan to Alice Street shall be 66 degrees.

Minimum Side Yard

Despite Table 5.4.2, Row 8, the minimum Exterior Side Yard (on Alice Street) shall be 2.0 metres.

Maximum Height

Notwithstanding Table 5.4.2. Row 10, the maximum building height shall be 5 storeys, and in accordance with Sections 4.16 and 4.18.

Minimum Common Amenity Area

Despite Table 5.4.2, Row 12 and Section 5.4.2.4.1, the minimum common amenity area shall be 2330 square metres.

Notwithstanding Section 5.4.2.4.3, a portion of the common amenity area may be permitted in the front yard.

Minimum Landscaped Open Space

Despite Table 5.4.2. Row 13, the minimum landscaped open space may be 39% of the Lot area.

Parking

Despite Table 5.4.2, Row 14 and Section 4.13:

- Off-street vehicle parking shall be required at 0.97 spaces per unit
- A minimum of 13% of available parking shall be for visitors

Buffer Strip

Despite Table 5.4.2, Row 15, no Landscape Buffer will be required along the interior side lot line.

Maximum Dwelling Unit Size

Any dwelling unit located on the 5th Storey shall have a maximum area of 44 square metres.

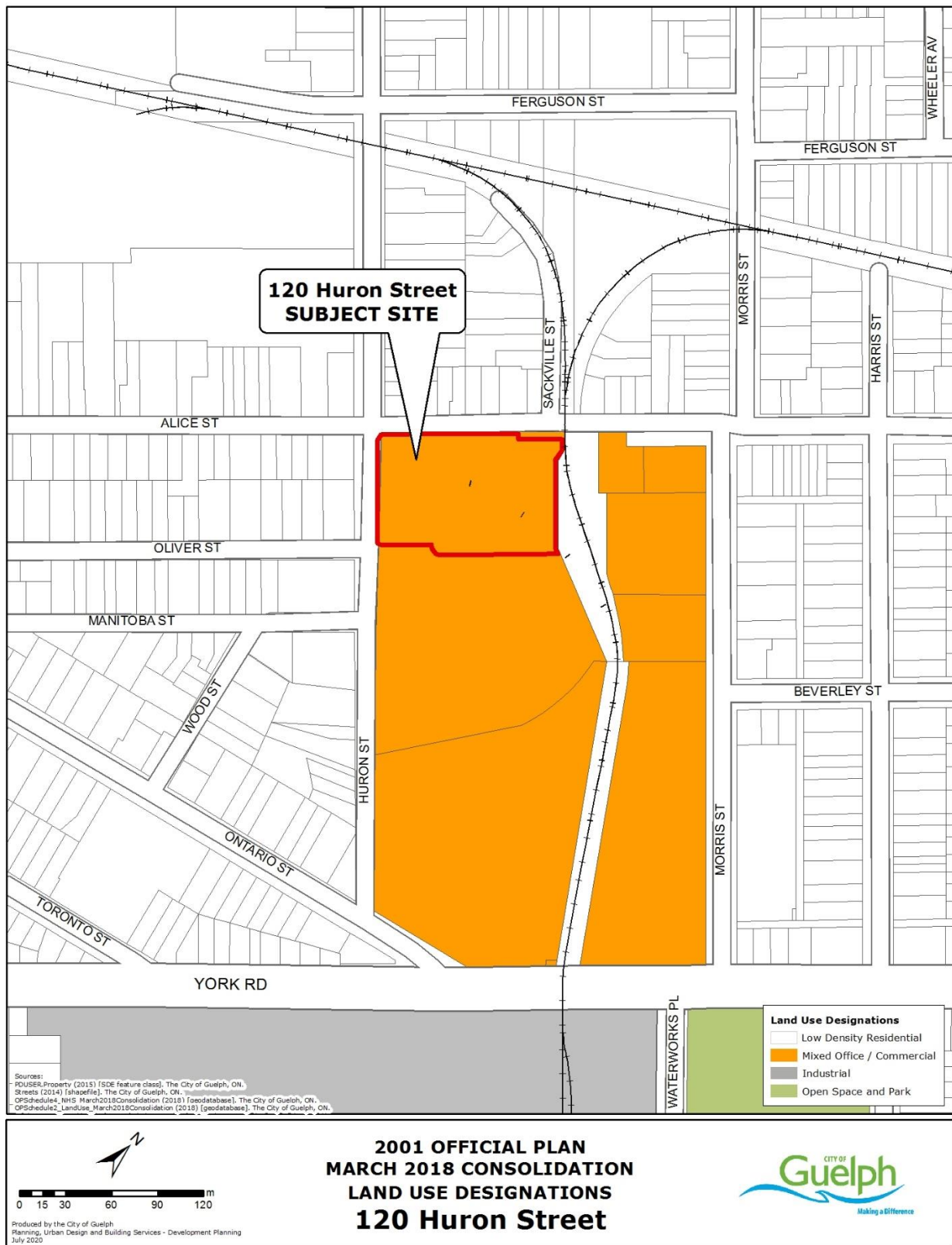
3B - Proposed Conditions of Site Plan Approval

The following conditions are provided as information to Council and will be imposed through site plan approval, pursuant to Section 41 of the Planning Act. Staff note that the site plan conditions from the previous zoning approval for the site (As described in the Council Decision Report from January 28, 2019 (Report IDE-2019-10) will be considered through the site plan approval process for this proposed addition.

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 the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and Building Services, and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. The Developer shall pay cash-in-lieu of parkland for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225) or any successor thereof, prior to issuance of any building permits; and
3. Prior to Site Plan approval, the Owner shall provide to the Deputy CAO of Public Services a satisfactory appraisal report prepared for The Corporation of the City of Guelph for the purposes of calculating the payment of cash-in-lieu of parkland dedication pursuant to s.42 of the Planning Act. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Deputy CAO of Public Services.
Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment of cash-in-lieu of parkland dedication.
4. The Owner shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050, and as described in the applicant's Energy Modelling Report, prepared by DEI Consulting Engineers, dated September 2020.

5. The owner shall incorporate transportation demand management measures that will ensure on-site parking is utilized to its maximum efficiency to the satisfaction of the General Manager/City Engineer.
6. The Owner shall pay all Development Charges prior to the issuance of any building permits.

Attachment-4 Official Plan Land Use Designation and Policies



Attachment-4 continued: Official Plan Land Use Designation and Policies

9.4.6 Mixed Office/Commercial

Objectives

- a) To allow for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings.
- b) To ensure that a *compatible* transition in built-form is provided between uses in this designation and surrounding residential properties.
- c) To allow for a range of *compatible* business uses adjacent to residential areas.
- d) To promote the continued use, revitalization and *intensification* of these areas for a mix of uses.

Policies

- 1. The Mixed Office/Commercial designation as identified on Schedule 2 defines areas where a variety of small-scale commercial, office and mixed-uses including residential may be permitted.
- 2. While a variety of commercial uses may be permitted by the Mixed Office/Commercial designation, office, *convenience commercial*, *retail commercial* and personal service uses that serve the needs of the surrounding neighbourhoods are specifically promoted.
- 3. Commercial buildings incorporating *residential units*, either above or behind the ground floor commercial space or freestanding residential buildings are encouraged.
- 4. The Mixed/Office Commercial designation located peripheral to Downtown includes a variety of small-scale commercial and office operations or mixed commercial-residential uses. This Plan promotes the continued use and revitalization of these distinctive areas.
- 5. New commercial, office or mixed-use *development* within the Mixed Office/Commercial designation will be subject to the following criteria:
 - i) building design should have a street orientation, promote continuity in the streetscape and adhere to the Urban Design policies of this Plan;
 - ii) building, property and ancillary structures are designed to be *compatible* with surrounding properties in terms of form, massing, appearance and orientation;

- iii) adequate parking, loading and access are provided; and
- iv) adequate municipal services are provided.

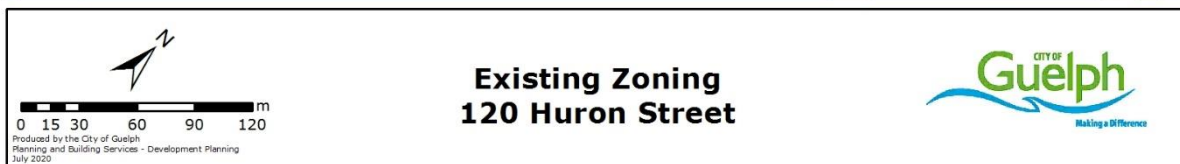
Permitted Uses

- 6. The following uses may be permitted within the Mixed Office/Commercial designation subject to the applicable provisions of this Plan:
 - i) *convenience commercial* and small-scale *retail commercial*;
 - ii) small-scale office;
 - iii) personal service; and
 - iv) detached, semi-detached, townhouses and apartments.

Height and Density

- 7. The maximum height is four (4) storeys.
- 8. Residential *development* may be permitted to a maximum *net density* of 100 units per hectare.
- 9. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

Attachment-5 Existing Zoning

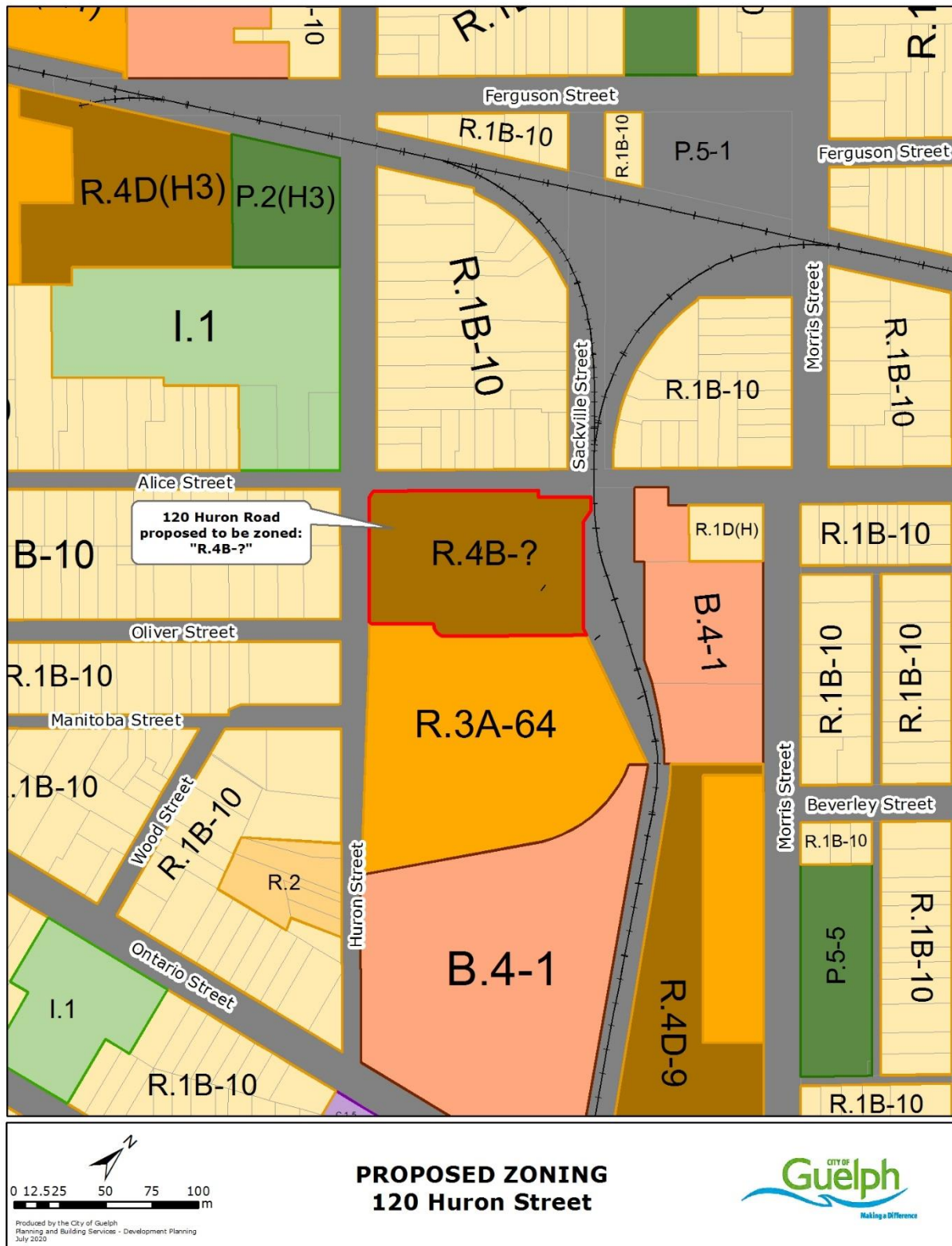


Attachment-5 continued

Existing Zoning Regulations

- 5.4.3.1.53 **R.4A-53**
120 & 122 Huron Street
As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.
- 5.4.3.1.53.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.4.1.1 of **By-law** Number (1995)-14864, as amended.
- 5.4.3.1.53.2 **Regulations**
In accordance with Section 4 and Section 5.4.2 of the **By-law**, with the following exceptions:
- 5.4.3.1.53.2.1 **Minimum Exterior Side Yard**
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum **Exterior Side Yard** on Alice Street shall be 2.0 metres.
- 5.4.3.1.53.2.2 **Off-Street Parking**
Despite 4.13 and Table 5.4.2 Row 14, parking shall be permitted to be located a minimum of 0.6 metres from the **Exterior Side Lot Line** (Alice Street) and 0 metres from the rear and interior side lot lines.
- 5.4.3.1.53.2.3 **Common Amenity Area**
- 5.4.3.1.53.2.3.1 Despite Section 5.4.2.4 and Table 5.4.2, Row 12, the minimum **Common Amenity Area** shall be 1470 square metres.
- 5.4.3.1.53.2.3.2 Despite Section 5.4.2.4 and Table 5.4.2, **Common Amenity Area** shall be permitted in the Front Yard.
- 5.4.3.1.53.2.4 **Buffer Strip**
Despite Table 5.4.2, Row 15, a **Buffer Strip** will not be required along the **Interior Side Lot Line**.
- 5.4.3.1.53.2.5 **Angular Plane**
Despite Section 4.16.2, the **Angular Plane from the Street** shall be 66 degrees from Alice Street.

Attachment-6 Proposed Zoning



Attachment-6 continued

Proposed Zoning Regulations

Recommended specialized regulations for the proposed R.4B-?? Zone:

Parking Location

Despite 4.13.2.2, all parking spaces shall be set back a minimum of 0.6 metres from the Exterior Side Lot Line (Alice Street) and 0 metres from the Interior Side and Rear Lot Line.

Angular Plane

Despite Section 4.16.2, the angular plan to Alice Street shall be 66 degrees.

Minimum Side Yard

Despite Table 5.4.2, Row 8, the minimum Exterior Side Yard (on Alice Street) shall be 2.0 metres.

Maximum Height

Notwithstanding Table 5.4.2. Row 10, the maximum building height shall be 5 storeys, and in accordance with Sections 4.16 and 4.18.

Minimum Common Amenity Area

Despite Table 5.4.2, Row 12 and Section 5.4.2.4.1, the minimum common amenity area shall be 2330 square metres.

Notwithstanding Section 5.4.2.4.3, a portion of the common amenity area may be permitted in the front yard.

Minimum Landscaped Open Space

Despite Table 5.4.2. Row 13, the minimum landscaped open space may be 39% of the Lot area.

Parking

Despite Table 5.4.2, Row 14 and Section 4.13:

- Off-street vehicle parking shall be required at 0.97 spaces per unit
- A minimum of 13% of available parking shall be for visitors

Buffer Strip

Despite Table 5.4.2, Row 15, no Landscape Buffer will be required along the interior side lot line.

Maximum Dwelling Unit Size

Any dwelling unit located on the 5th Storey shall have a maximum area of 44 square metres.

APARTMENT BUILDING CONVERSION
EXISTING 4 STORY
EXISTING UNIT
G.F.A.: 7,201.7 SQ. FT.
(20,000 S.F. +/-)

UNIT OF CONSTRUCTION

ALICE STREET

HURON STREET

Attachment-8: Proposed Building Elevations

Raised oblique view of the proposed building from the northwest:



View of proposed building from the west:



Attachment-9 Planning Analysis

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020, came into effect on May 1, 2020. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. Part IV: Vision for Ontario's Land Use Planning System, includes that "Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities."

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

Policy 1.1.1 of the PPS promotes creating and sustaining healthy, liveable and safe communities. This is achieved in part by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, and also by accommodating an appropriate affordable and market-based range and mix of residential types [1.1.1 a), b)]. Furthermore, promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1 e); and ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs. Also noted are promoting development and land use patterns that conserve biodiversity [1.1.1 h].

Section 1.1.3 (Settlement Areas) further states that "It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures." This sections also adds policies specific to supporting active transportation (1.1.3e) and transit-supportive, where transit is planned, exists or may be developed (1.1.f). Section 1.1.3.4 states that "Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety."

Section 1.4 focuses on housing development, providing an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area, including establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans [1.4.3 a)]. This section further directs that new housing is to be directed to locations where appropriate

levels of infrastructure and public services are and will be available to support anticipated needs [1.4.3 c)].

The proposal to permit the proposed additional 30 units, creating a high density residential development on the subject lands is consistent with the policies of the PPS. The proposed development represents a compact form of development within the City's settlement area that will allow the efficient use of land, infrastructure and public service facilities where infrastructure is already available and transit is available nearby. The proposed high density residential development provides an alternative to the surrounding mix of lower density residential uses in the area, specifically the proposed smaller units that given their size can be considered affordable rental units in keeping with the City's Affordable Housing Strategy. The proposal contributes to achieving an appropriate range of housing types and densities to help the City of Guelph meet projected requirements for current and future residents.

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

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

The Growth Plan for the Greater Golden Horseshoe, 2019 (the Growth Plan) is issued under the Places to Grow Act and works to support the achievement of complete communities, manage forecasted population and employment growth, protect the natural environment, and support economic development. While the PPS as outlined above provides broader policy direction on matters of provincial interest, the Growth Plan provides more focused direction for development within the Greater Golden Horseshoe area.

The policies of the Growth Plan focus on the key themes of building more compact and vibrant communities; directing a significant share of new growth to existing built-up areas of the City; promoting the development of transit-supportive densities and the use of active transportation methods; and creating complete communities through ensuring a healthy mix of residential, employment and recreational land uses.

Sections 2.2.1 and 2.2.2 of the Growth Plan identify how population growth to the horizon year of 2041 will be accommodated within the 'Delineated Built-up Areas' of the City. The subject lands are located within the Delineated Built-up Area. These sections contain policies related to intensification, the creation of complete communities and efficient use of infrastructure and public service facilities.

The proposed Official Plan and Zoning By-law Amendment conforms to the policies of these sections by:

- Directing redevelopment and intensification to lands within the existing delineated built-up area of the City;
- Focusing growth within a strategic growth area in the City, including identifying the appropriate type and scale of development to occur;
- Promoting redevelopment that supports active and public transportation options;
- Adding new housing units to the neighbourhood that contributes to enhancing and broadening the mix of housing types and options available;
- Further contributing to the mix of land uses in the surrounding area and building a complete community through redevelopment that is in close proximity to existing services, public transit and public open space; and
- Makes efficient use of existing municipal infrastructure and public service facilities.

Section 2.2.6 outlines policies for housing throughout the Greater Golden Horseshoe, which include the following policies relevant to the proposed fifth floor addition:

- Policy 2.2.6.1 supports housing choice and affordable rental housing through the achievement of the minimum intensification and density targets of the Growth Plan, land use planning and financial tools, aligning land use planning with housing and homelessness plans, and through official plan policies, designations and zoning by-laws.
- Policy 2.2.6.2 expands on the previous policy to support the achievement of complete communities through intensification, meeting density targets, considering the range and mix of housing options and densities of the existing housing stock, and planning to diversify overall housing stocks across a municipality.
- Policy 2.2.6.3 states that to “support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.”

The application proposes 30 small apartments units, anticipated to be affordable rental housing, contributing to the range and mix of housing options and unit sizes through intensification.

Overall, the proposed addition is to an already compact and efficient form of development that will be served by adequate infrastructure and public service facilities in the immediate built-up neighbourhood. The development will contribute to the overall intensification of the City’s built-up area to meet the minimum requirement, increasing the density on the subject lands from the existing 100 per hectare to 133 units per hectare.

Based on the above summary of policies, Planning staff are of the opinion that the proposed Official Plan and Zoning By-law Amendments are consistent with and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Official Plan Conformity

The Site is designated Mixed Office/Commercial in the Official Plan which permits apartments, townhouses, and a range of commercial and office uses (Section 9.4.6.6), with policies to limit the size of residential developments to a maximum building height of 4 storeys and a maximum density of 100 units per hectare. A site specific Official Plan amendment is required to permit the proposed maximum building height of five storeys and a maximum density of 133 units per hectare.

According to Section 1.3.14, in the consideration of Official Plan Amendment applications, Council must consider the following criteria:

- i) conformity of the proposal to the strategic directions of this Plan and whether the proposal is deemed to be in the overall interests of the City;*

The proposed Official Plan Amendments to permit a fifth storey containing 30 apartment units, and a maximum net density of 133 units per hectare, conform to the strategic goals of the Official Plan (March 2018 Consolidation) in Section 2.2, including the following:

- Contributing to providing an appropriate range, mix and geographic distribution of housing types (including affordable housing) to meet current and projected needs to the year 2031 [2.2.1 b), 2.2.5 d)];
- Provides for urban growth and land use patterns in a manner that ensures the efficient use of public expenditures over the long term [2.2.1 c)];
- Contribute to implementing actions to achieve the targets of the updated Community Energy Initiative [2.2.2 d)];
- Facilitates development in an area where full municipal services and related infrastructure is readily available [2.2.4 a)];
- Ensure that an adequate supply, range and geographic distribution of housing types including affordable housing, special needs housing and supporting amenities are provided to satisfy the needs of the community. 2.2.5 d)
- Build a compact, mixed-use and transit-supportive community [2.2.6 b)];
- Plan and design an attractive urban landscape that reinforces and enhances Guelph's sense of place and identity while encouraging innovative design and development opportunities [2.2.6 c)]; and
- Encouraging intensification and redevelopment of existing urban areas that is compatible with the existing built form [2.2.6 d)].

- ii) consistency with applicable provincial legislation, plans and policy statements;*

As noted earlier, Planning staff have reviewed the proposal against the policies of the 2020 Provincial Policy Statement and A Growth Plan for the Greater Golden Horseshoe (2019) and are satisfied that it is consistent with both.

- iii) suitability of the site or area for the proposed use, particularly in relation to other sites or areas of the city;*

The site is suitable for the proposed additional units, given the scale of the proposed addition to the existing building. It is an area surrounded by a mix of residential uses and close to transit and the Downtown.

iv) compatibility of the proposed use with adjacent land use designations;

The proposed use as small apartment units is compatible with the mix of residential housing types existing and proposed in the area. Compatibility is further discussed below in "Criteria for Multi-Unit Residential Buildings"

v) the need for the proposed use, in light of projected population and employment targets;

The proposed addition contributes to meeting the City's population targets as a whole and within the Built Boundary.

vi) the market feasibility of the proposed use, where appropriate;

The applicant has determined the proposal is feasible for the site as requested.

vii) the extent to which the existing areas of the city designated for the proposed use are developed or are available for development;

The site is unique within the neighbourhood, as a heritage industrial building being converted to residential apartments, together with the proposed addition of a fifth storey.

viii) the impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the Natural Heritage System;

Review of the proposed application has determined that adequate services are available, no improvements are needed to transportation or City services to accommodate the development and the site has been remediated to allow residential development and this addition does not impact the Natural Heritage System.

ix) the financial implications of the proposed development;

Financial implications of the proposed development are outlined in the covering report in terms of estimated development charges and taxes.

x) other matters as deemed relevant in accordance with the policies of this Plan.

Consideration of other relevant matters is given in this planning analysis.

Criteria for Multi-Unit Residential Buildings

General criteria for multi-unit residential buildings and intensification within existing residential neighbourhoods are contained in Policy 9.3.1.1 and are to be used to assess development proposals for multi-unit residential development.

The analysis below demonstrates how each of the eleven criteria are met for the proposed fifth storey addition.

1. *Building form, scale, height, setbacks, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity.*

The proposed development is one storey addition to an adaptive reuse of an existing four storey industrial heritage building as residential apartment units. The existing building is situated immediately adjacent to Alice Street, a very narrow street with a mix of one and two storey single and semi-detached dwellings also set close to Alice Street on the north side. A shadow study was completed to ensure that the fifth storey addition does not impact those residents. The combination of the high parapet wall of the existing building and the setback of the fifth storey from Alice Street aids in limiting the impact of the additional storey. The fifth storey addition is also proposed to reflect the scale and architectural character of the existing building.

2. *Proposals for residential lot infill will be compatible with the general frontage of lots in the immediate vicinity.*

The development proposal will not be creating new infill lots, so this provision does not apply.

3. *The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks recreation facilities and public transit.*

There are some smaller neighbourhood scale shopping and service opportunities along Elizabeth Street and York Road, though the nearby downtown area has more shops and services available as well. The site is near a Catholic Elementary School (Sacred Heart) and Tytler Public School, which is not being used as a school right now but as a community hub. The site is near two transit routes and the closest park is Lyons Park across York Road, which is interconnected with Eramosa River Park and trails. A new small park has also been approved at 104 Oliver Street, immediately across the street from this development.

4. *Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersections.*

Traffic staff have reviewed the Traffic Impact Study and found that there will be no unacceptable impact on the planned function of adjacent roads and intersections from the proposed addition of 30 apartment units to the site.

5. *Vehicular access, parking and circulation can be adequately provided and impacts mitigated.*

Vehicular access is provided to the site from Huron Street. The previous proposal for a four storey building has been through the Site Plan Approval process with no concerns related to vehicle access or circulation. No additional parking is provided for the additional 30 apartment units, but a parking study examined the site and determined that given the small size and affordable nature of the proposed units, together with the location near downtown and transit, as well as transportation demand management opportunities, that a reduce parking ratio can be supported here. Planning staff agree with these findings and further discuss parking in the proposed specialized zoning regulations below.

6. *That adequate municipal infrastructure, services and amenity areas for residents can be provided.*

Engineering staff have confirmed that adequate water and wastewater servicing capacity is available for the proposed development. The applicant has indicated in their preliminary engineering drawings that stormwater will be entirely accommodated for on-site. The site is near the downtown for local services and adequate on-site amenity area has been provided for the future residents.

7. *Surface parking and driveways shall be minimized.*

The site has surface parking given the existing structure. A portion of the common amenity areas is provided along Huron Street and the parking areas are to the back of the site along the rail corridor to reduce their impact.

8. *Development shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.*

No new public streets or connections are proposed beyond what was approved for the site in 2019 as a part of the original four storey redevelopment.

9. *Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.*

A shadow study was completed to ensure no impact from the fifth storey addition and no other changes are proposed to the site itself from a grading, drainage or servicing perspective.

10. *The development addresses public safety, identified public views and accessibility to open space, parks, trails, and the Natural Heritage System, where applicable.*

The proposed addition of one storey containing 30 apartment units does not impact public safety, public views or accessibility to any open spaces.

11. *The conservation and integration of cultural heritage resources, including identified key public views can be achieved subject to the provisions of the Cultural Heritage Resources Section of this Plan.*

The existing industrial building is being designated as a Cultural Heritage Resource. The proposed fifth storey addition will require review from Heritage Guelph and achieve an approved heritage permit.

Community Energy Initiative Update (2019) and Climate Change

Section 4.7 of the Official Plan contains policies on Community Energy. Policy 4.7.4.1 of the Official Plan indicates that the City will utilize the development approvals process, such as site plan control, to ensure that new residential development includes sustainable design features.

The applicant has indicated to Planning staff that they will be including a number of energy efficiency measures within the entire apartment building, consistent with the City's Community Energy Initiative (CEI) 2019 update. These initiatives proposed by the applicant will contribute to the City meeting its goal to become a net zero community by 2050. The applicant has had an Energy Modelling Report completed which shows the proposed energy efficiency of the building. The report's executive summary is included Attachment 10.

Staff are recommending a condition to be implemented at site plan review that the applicant shall provide a commitment to incorporate the proposed features into the development that will contribute to meeting the action items from the CEI (see condition #5 in Attachment 3). Specifically, the applicant will need to demonstrate how they will contribute to CEI Action 1, being to incrementally increase the number of net zero homes to 100% by 2031.

Affordable Housing

The applicant originally proposed that the additional 30 dwelling units on the fifth storey would be supportive housing units, but as the application progressed, the applicant clarified their intent to develop small apartment units that would be affordable market rental units, together with 87 standard market rental apartment units on the already approved first four floors.

The 30 new units would be considered affordable rental units if based on 2020 affordable rental housing benchmarks, they rent for \$1245 per month or less. The units proposed are anticipated to meet the affordable housing benchmark based on their small unit size, ranging from 333 to 467 square feet in area (approximately 31 to 44 square metres).

The applicant's Affordable Housing Letter from October 5, 2020, also notes that owner is also in the process of applying for funding from Canada Mortgage and Housing Corporation (CMHC) that would provide seed funding for the development and a flexible financing program as well as considering the possibility of rent supplements from Provincial programs administered by the County of Wellington if available at the time the development is ready to lease.

The City's Affordable Housing Strategy (AHS) sets an annual City-wide 30% target for housing that is affordable with the goal of ensuring that affordable housing is included in the range and mix of housing provided for all households across the City. The goals and objectives of the AHS have also been incorporated into the Official Plan in Section 7.2 (Affordable Housing). These policies are intended to encourage and support the development of affordable housing throughout the city by planning for a range of housing types, forms, tenures and densities and have been applied to the review of this proposed residential development application.

The City's Affordable Housing Strategy (AHS) sets an annual City-wide 30% target for housing that is affordable with the goal of ensuring that affordable housing is included in the range and mix of housing provided for all households across the City. The goals and objectives of the AHS have also been incorporated into the Official Plan in Section 7.2 (Affordable Housing). These policies are intended to encourage and support the development of affordable housing throughout the city by planning for a range of housing types, forms, tenures and densities and have been applied to the review of this proposed residential development application.

As proposed, the additional 30 apartment units would contribute to the City's affordable housing targets, contributing small market rental apartment units that would be under the benchmark rental rate for housing. The applicant is also actively pursuing funding from available programs at other levels of government to reduce costs and rents. The site is located in an area near transit and the Downtown, providing the opportunity for an affordable lifestyle for future tenants.

Staff note that the proposed Official Plan and Zoning By-law Amendments are to allow the additional apartment units, but the actual contribution to housing

affordability can only be measured as the units are rented. Zoning provisions cannot be used to ensure the units are affordable or to control the tenure of the units. Staff do recommend limiting the size of the apartment units proposed on the fifth storey to the size of the largest proposed unit (a maximum of 44 square metres) in order to ensure the development of smaller unit sizes that are likely to be affordable.

Review of the Proposed Zoning

The subject site was rezoned to the R.4A-53 Zone in 2019 to accommodate the proposed adaptive reuse of the existing four storey building. Given its situation on site immediately adjacent to Alice Street, several specialized regulations were required to accommodate the unique site layout.

The applicant is proposing to rezone the property to a specialized R.4B-24 (High Density Apartment) Zone. Some of the specialized regulations from the previous zoning are proposed to be carried over into this zone, together with new specialized regulations requested by the applicant and additional specialized regulations recommended by planning staff to better reflect the intent of the proposal.

The following specialized regulations are proposed to be carried over from the current zoning on the 120 Huron Site:

- Parking location: permitting parking spaces to be set back a minimum of 0.6 metres from the Exterior Side Lot Line (Alice Street) and 0 metres from the Interior Side and Rear Lot Line, as no changes to the site layout are proposed;
- Angular Plane: permitting the angular plane from Alice Street to be 66 degrees, reflecting the existing building location;
- Minimum Side Yard: permitting the minimum Exterior Side Yard on Alice Street to be 2.0 metres, reflecting the existing building location;
- Buffer Strip: no Landscape Buffer will be required along the interior side lot line, shared with the townhouse site immediately to the south.
- Common Amenity Area location: a portion of the common amenity area may be required in the front yard.

Staff do not have any concerns about continuing to apply these regulations to the subject site.

New regulations were requested by the applicant for Landscaped Open Space, Common Amenity Area and Parking.

Landscaped Open Space is requested to be a minimum of 39% of the site area where the standard regulation requires 40% of the site area. This request is considered to be very minor in nature, to account for a reduction in landscaped open space of approximately 2 square metres short of the standard requirement. Staff have no concern with this request.

Minimum Common Amenity Area was originally requested to be a total of 2002 square metres where 2540 square metres is required. However, revisions to the plan that resulted in a slight expansion of the area of the fifth floor and a recalculation of the ground level amenity area has revised this request to provide a

minimum of 2330 square metres. This request is considered minor and supportable by staff given the quality of amenity area proposed at grade, within the building and on the rooftop.

The amount of required parking is also requested to be reduced. The site currently provides 114 parking spaces for the 87 apartment units on the existing four floors of the building, which meets the minimum amount of parking required for the site. The addition of 30 apartment units would require an additional 38 parking spaces to meet the standard parking requirements for this zone, for a total of 152 spaces.

The applicant has completed a parking study to review the anticipated amount of parking required. Their study, based on the proposed mix of standard market and affordable apartment units, projected that 1 space per unit would be required for the standard market rate apartments (87 spaces) and 12 spaces would be required for the 30 smaller affordable units (based on a ratio of 0.4 parking spaces per unit) for a total of 99 spaces required.

Staff have reviewed the proposed reduced parking ratio and recommend that a proposed minimum parking ratio of 0.97 spaces per unit be applied to the site, together with a reduced visitor parking ratio of 13% of required parking spaces be allocated to visitor parking where the standard regulation requires 20%. These ratios would result in the allocation of 99 parking spaces for residents and 15 spaces for visitors.

Staff can support this reduction for several reasons, given the proximity of the site to the Downtown, walking distance to two transit stops on two different transit routes and the provision of 129 bicycle parking spaces on site. Furthermore staff agree with the expected reduced parking need anticipated for the 30 small apartment units on the fifth storey. Staff further recommend that the applicant explore and implement additional transportation demand management measures such as unbundling parking from the lease of all units to maximize parking use efficiency and a site plan condition to this effect has been included in Attachment 3 of this report as Condition #4.

Planning Staff also recommend two additional specialized regulations be added to the proposed zoning for the site. First, a specialized regulation is proposed for a maximum height of five storeys where ten is allowed in the standard zone to better reflect the proposal and ensure that additional height is not permitted should the proposal change in the future.

A specialized regulation has also been recommended to limit the size of dwelling units on the fifth floor to maximize size of 44 square metres. This accommodates the units as proposed, which range from 33 to 44 square metres, but prevents the development of larger units. This specialized regulation will help maintain the intent of the fifth storey proposal to contain small apartment units that are expected to be affordable.

Comments Received on the Original and Revised Applications

The Statutory Public Meeting for the proposed Official Plan and Zoning By-law Amendment was held on September 14, 2020. Questions and issues raised include impact of reduced parking, density, shadow impact, affordable housing assumptions, and parkland dedication. These issues have been addressed above, except for parkland dedication.

Parkland Dedication

Concern was raised about this proposal related to a recent agreement to purchase 104 Oliver Street as a small park, land which was owned by the previous owner/developer of 120 and 122 Huron Street. An agreement was reached in August 2020 to purchase the land as a built park from the owner, using a portion of the cash-in-lieu received from the 2019 approval of 120 and 122 Huron Street. Staff recommended purchasing the park from cash-in-lieu funds in keeping with the Parkland Dedication By-law, because the site was not a part of the lands subject to the rezoning applications.

The current proposal at 120 Huron to add a 5th storey and 30 apartment units was brought forward by the new owner of the site. Parks Planning staff have reviewed this current proposal and have confirmed that the 30 new apartment units would be subject to Parkland Dedication as per the by-law, to be taken as cash-in-lieu.

Attachment-10 Community Energy Initiative Energy Modelling Summary

Huron Street Residential Development, Energy Modelling Report

Executive Summary

An energy model of the proposed 5 story apartment building located at 120 Huron Street Guelph, was produced. This energy model was created using eQuest 3.65 to show environmental efficiency requirements for the CHMC funding. CMHC Social Outcome 2: Energy-efficiency requirements state the proposed building model must exceed the reference building constructed to Div 2 of SB-10 & NECB 2015 efficiencies by 15% to qualify.

This proposed building illustrates energy reduction of 20.38% compared to that of the NECB 2015 reference model. Total annual CO₂e emissions resulted in 21.44% fewer emissions than the NECB 2015 reference model.

The proposed modeled building consisted of 107 suites each with a hybrid heat pump system fed from a gas fired condensing boiler plant. Every suite is provided with an ERV for further energy savings. Two condensing gas boilers are used to provide heat for the heat pump loop, and DHW to each suite. A closed-circuit cooling tower is used to reject heat from the heat pump loop. Each suite utilizes energy saving from LED lighting, energy star appliances and ERV's to reclaim heat from the washroom exhaust. Make-up air is provided to the building via gas fired roof top unit. The amenity spaces are heated using the same units as the suite.

Attachment-11 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Engineering*		√	Subject to conditions in Attachment 3
Transportation Engineering	√		
Environmental Planning	√		
Urban Design*		√	Site Plan Approval Required
Landscape Planning	√		
Heritage Planning	√		
Parks Planning*		√	Subject to conditions in Attachment 3; Cash-in-lieu of parkland dedication will be required
Zoning	√		
Canada Post*	√		
Upper Grand District School Board	√		

MEMO



FILE: 16.131.001

TO: Katie Nasswetter , Senior Development Planner
FROM: Infrastructure, Development and Environmental Engineering
DEPARTMENT: Engineering and Transportation Services
DATE: December 10, 2020
SUBJECT: 120 Huron Street OZS20-005

The Official Plan amendment application proposes a site specific amendment to the “Institutional or Office” designation to allow five storeys and a maximum density of 133 units per acre. The Zoning By-law amendment application proposes a new R.4B-?? (Specialized High Density Apartment) Zone, with additional specialized regulations related to parking, common amenity area and landscaped open space

The proposal is to add a 5th storey, containing an additional 30 apartment units, proposed to be affordable and supportive, together with the existing approvals for a four storey, 87unit apartment building.

1. Staff Conclusion / Recommendations:

Engineering has no concerns with the zone change application. The subject site was previously reviewed under application number (ZC1709), comments and recommendations were provided by Development Engineering, this memo should be read in conjunction with the memo provided to planning on July 2018.

Mary Angelo, P. Eng.
Manager, Infrastructure, Development &
Environmental Engineering

Shophan Daniel C.E.T
Engineering Technologist III, Development
& Environmental Engineering

**Infrastructure, Development & Environmental
Engineering**
Engineering and Transportation Services

Internal Memo



Date	December 8, 2020
To	Katie Nasswetter, Senior Development Planner
From	David de Groot, Senior Urban Designer
Service Area	Infrastructure, Development and Enterprise Services
Department	Planning Services
Subject	120 Huron Street: Zoning By-law Amendment Application OZS20-005 – Urban Design Comments

Urban Design staff has reviewed the:

- 120 Huron Street Urban Design Report UPDATE (June 30, 2020)
- 120 Huron Street Resubmission Cover Letter (October 28, 2020)
- Revised Shadow Study (December 3, 2020)
- Other supporting materials related to site plan, elevations, floor plans etc.

Urban design staff have the following understanding:

- Generally, the site plan has not changed from this development's previous approvals. Urban design staff had supported the previous site plan.
- The main difference is the addition of a fifth storey with little impact on the site plan and site layout.
- Urban Design staff understand that a Heritage Permit will be required for the fifth storey addition.

Generally Urban Design staff is supportive of the general approach to the design of the site as outlined in the Urban Design Brief (November, 2017) in conjunction with the October 28, 2020 resubmission.

In addition, the site plan process will address the finalization of building materials, landscaping materials and other site plan-level design elements outlined in the [Built Form Standards for Mid-rise Buildings and Townhouses](#) will be completed. This includes:

- Lighting fixtures;
- Hardscape materials;
- Brick colours;
- Type and location of bicycle parking;
- Rooftop mechanical screening details; and,

- Ensuring adequate soil volumes for trees.

Prepared by:

David de Groot

Senior Urban Designer

519.822.1260 ext. 2358

David.deGroot@guelph.ca

INTERNAL MEMO



DATE November 5, 2020
TO **Katie Nasswetter**
FROM Mallory Lemon
DIVISION Parks and Recreation
DEPARTMENT Public Services
SUBJECT **120 Huron Street – Proposed Zoning By-Law Amendment and Official Plan Amendment OZS20-005**

Open Space Planning has reviewed the application for the above noted Proposed Zoning By-Law and Official Plan Amendment dated October 28, 2020, and offers the following comments:

Zoning Bylaw Amendment and Official Plan Amendment:

Open Space Planning has no objection to the proposed Zoning By-Law and Official Plan Amendment to rezone the property from R.4A-53 Zone to R.4B-?? Zone provided that the following items are addressed:

Parkland Dedication:

Cash-in-lieu of parkland is recommended for this development in accordance with City of Guelph By-law (2019)-20366, as amended by By-law (2019)-20380 or any successor thereof. The final rate will depend on the details of the development and rate in effect at the time of issuance of the building permit.

The proposed residential net density is 133 units per hectare. In accordance with subsection 17 (d) of the current Parkland Dedication By-law, the cash in lieu calculation will be based on the greater of:

- i. The equivalent market value of 1 hectare per 500 units, not to exceed 30% of the total market value of the land, or;
- ii. 5% of the total market value of the land.

In accordance with section 32 of the bylaw, any payment in lieu of parkland conveyance that has been previously made shall be deducted from the amount required. To date, the City has not received payment in lieu of parkland dedication for the proposed development at 120 Huron Street, however during the recent site plan application for the four storey apartment building, it was identified that a payment equal to the value of 20 per cent of the land involved would be required prior to the issuance of building permits. The final rate of payment in lieu of parkland conveyance will depend on the proposed density and rate in effect at the time of building permit application.

An updated appraisal may be required depending on the timing of the development applications.

Conditions of Development:

I recommend the following development approval conditions:

Prior to Site Plan approval:

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

Summary:

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

Regards,

Mallory Lemon
Park Planner

Parks and Recreation
Public Services
Location: City Hall

519-822-1260 x 3560
Mallory.lemon@guelph.ca



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AUGUST 18, 2020

Katie Nasswetter | Senior Development Planner
Planning and Building Services
City of Guelph

T 519-822-1260 x 2356 | F 519-822-4632
E katie.nasswetter@guelph.ca

RE: OZS20-005 - 120 Huron Street
Parts 3 and 6 on Plan 61R-21616 and part of Plan 61R4274, except Parts 4 & 5 61R21616
City of Guelph

Dear Katie,

Canada Post has reviewed the proposal for the above noted Development Application and has determined that with the addition of a fifth storey and 30 units the project adheres to the multi-unit policy and must be serviced by an internal dedicated mailroom.

*Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner. **Buildings with 100 units or more require a rear loading Lock Box Assembly with dedicated secure mail room.***

Should the description of the project change, please provide an updated plan in order to assess the impact of the change on mail service.

Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.

If you require any further information or have any questions or concerns, please contact the undersigned.

Regards,

Neil Mazey
Delivery Services Officer, Delivery Planning
Canada Post Corporation
519-281-2253
neil.mazey@canadapost.ca



UPPER GRAND DISTRICT SCHOOL BOARD

Planning Department

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: municipal.circulations@ugdsb.on.ca

Tel: 519-822-4420 ext. 821 or Toll Free: 1-800-321-4025

19 August 2020

PLN: 20-058

File Code: R14

Katie Nasswetter
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Nasswetter;

Re: OZS20-005
120 Huron St., Guelph

Planning staff at the Upper Grand District School Board has received and reviewed the above noted Official Plan and Zoning Bylaw Amendments to add a 5th storey, containing an additional 30 affordable apartment units to the existing approval for a four storey, 87 unit apartment building.

Please be advised that the Planning Department **does not object** to the proposed amendments, which remain subject to the board's original conditions submitted February 9, 2018 (attached).

Sincerely,

Upper Grand District School Board

Heather Imm, RPP

Senior Planner

heather.imm@ugdsb.on.ca

Attachment-12 Public Notification Summary

June 30, 2020	Official Plan and Zoning By-law Amendment Applications received by the City of Guelph
July 29, 2020	Official Plan and Zoning By-law Amendment Applications deemed complete
August 13, 2020	Notice of Complete Application and Public Meeting for Official Plan and Zoning By-law Amendment Applications mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
August 14, 2020	Notice sign for Official Plan and Zoning By-law Amendment Applications placed on property
August 20, 2020	Notice of Public Meeting for Official Plan and Zoning By-law Amendment Applications advertised in the Guelph Mercury Tribune
September 14, 2020	Statutory Public Meeting of Council for Official Plan and Zoning By-law Amendment Applications held
October 28, 2020	Revised supporting studies and application materials received by the City of Guelph
November 3, 2020	Notice of Revised Application circulated to prescribed agencies, City departments and interested property owners
January 5, 2021	Notice of Decision Meeting sent to parties that commented or requested notice
January 25, 2021	City Council Meeting to consider staff recommendation

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 25, 2021
Subject	Decision Report 1159 Victoria Road South Proposed Red-line Amendment to an approved Draft Plan of Subdivision and Zoning By-law Amendment File: OZS20-007 and 23T-07506 Ward 6

Recommendation

1. That the application from IBI Group on behalf of Victoria Park Village Inc. for a red-line amendment to approved Draft Plan of Subdivision 23T-07506 to permit an additional two (2) single detached residential lots on lands municipally known as 1159 Victoria Road South and legally described as Part of Lot 5, Concession 8 (Geographic Township of Puslinch), City of Guelph, be approved with a lapsing date of November 22, 2022 in accordance with the draft plan conditions included in Attachment 3 and the red-lined Draft Plan of Subdivision as shown in Attachment 8 of the Infrastructure, Development and Enterprise Report dated January 25, 2021.
 2. That the application from IBI Group on behalf of Victoria Park Village Inc. for approval of a Zoning By-law to change the zoning from the "Conservation Land" (P.1) Zone to the R.1C-26 (Specialized Residential Single Detached) Zone to implement a red-line amendment to approved Draft Plan of Subdivision 23T-07506, be approved, in accordance with Zoning regulations included in Attachment 3 of the Infrastructure, Development and Enterprise Report, dated January 25, 2021.
-

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a red-line amendment to an approved Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of two (2) additional residential lots on lands municipally known as 1159 Victoria Road South.

Key Findings

Planning staff support the red-line amendment to create two (2) additional single detached residential lots as shown in Attachment 8 and the Zoning By-law

Amendment subject to the recommended zoning regulations and amended draft plan conditions included in Attachment 3.

Financial Implications

Estimated Development Charges: \$72,654 (based on 2020 residential rates) for two (2) single detached residential dwellings.

Estimated Annual Taxes: \$10,000 based on the 2020 City tax rate for two (2) single detached residential dwellings (estimate only and actual number may vary).

Report

Background

Applications for a red-line amendment to an approved Draft Plan of Subdivision and an associated Zoning By-law Amendment have been received for the lands municipally known as 1159 Victoria Road South from IBI Group on behalf of Victoria Park Village Inc. The applications were received by the City on June 1, 2020 and deemed to be complete on July 22, 2020.

The proposed two additional lots are within an approved draft plan of subdivision located on the west side of Victoria Road South, between MacAlister Boulevard and Arkell Road. The subject lands were formally known as the Victoria West Golf Course lands and the whole subdivision development is referred to as Victoria Park Village (VPV). The subject lands have a total area of 39.3 hectares.

The subject draft plan originally received draft plan approval on January 14, 2011 and the related Zoning By-law Amendment was approved on February 28, 2011. The original draft approved plan of subdivision proposed a total of 489 dwelling units.

Since the original draft plan approval, the owner requested red-lined revisions with an associated Zoning By-law Amendment to the approved draft plan of subdivision. These previous applications were appealed to the former Ontario Municipal Board (OMB) and subsequently approved by the OMB in November 2013 through a settlement between the City and appellant.

The owner requested a three (3) year extension in 2016 to draft plan approval, which was approved by Council on September 12, 2016. A second request for a three (3) year extension to November 22, 2022 was approved by Council on October 16, 2019. Staff are recommending that the red-line amendment to the approved draft plan be approved with the same the lapsing date of November 22, 2022.

Phase 1A of the subdivision was registered as 61M-217 on June 19, 2017 and included an open space block, stormwater management block and a block zoned for townhouses, which is now developed with 98 townhouse units.

Location

The area subject to the current applications is located within the approved draft plan of subdivision (see Attachment 1 - Location Map and Attachment 2 – Aerial Photograph). Surrounding land uses for the approved plan of subdivision include:

- To the north: a residential subdivision;

- To the south: lands zoned for agricultural uses under the Township of Puslinch Zoning By-law and designated in the City of Guelph Official Plan for residential purposes;
- To the east: Victoria Road South, beyond which are lands located within the Township of Puslinch and presently used for agricultural and residential purposes; and,
- To the west: Provincially Significant Wetland

Existing Official Plan Land Use Designations and Policies

The lands subject to these applications are designated as “Low Density Greenfield Residential” in the Official Plan which permits low density residential housing including single detached dwellings. The larger subdivision is designated as “Low Density Greenfield Residential” and “Significant Natural Areas and Natural Areas”.

The relevant policies for the applicable land use designations are included in Attachment 4.

Existing Zoning

The lands subject to this Zoning By-law Amendment are currently zoned “Conservation Land” (P.1) according to Zoning By-law (1995)-14864, as amended.

The existing zoning can be found in Attachment 5.

Description of Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to change the zoning from the “Conservation Land” (P.1) Zone to a “Specialized Residential Single Detached” (R.1C-xx) Zone to permit two (2) additional residential lots on an approved draft plan.

The applicant is requesting a “Specialized Residential Single Detached” (R.1C-26) Zone for these two additional lots to match the zoning for the adjacent lots within the draft plan. In addition to the regulations set out in Table 5.1.2 – for the “Residential Single Detached” (R.1C) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a minimum lot area of 360 square metres, whereas 370 square metres is required;
- To require a minimum front yard of 6 metres to an attached garage and 4.5 metres in all other cases, whereas a minimum front yard of 6 metres is required; and,
- To require a minimum side yard of 1.2 metres on one side and 0.6 metres on the other side, whereas a side yard setback of 1.2 metres is required for both side yards.

Further details on the proposed zoning are included in Attachment 3.

Proposed Red-line Amendment to the approved Draft Plan of Subdivision

The applicant is requesting to red-line Draft Plan of Subdivision 23T-07506 to permit an additional two (2) residential lots. No changes are proposed to the road pattern or lot layout of the remainder of the subdivision.

The applicant is requesting the Zoning By-law Amendment to reflect and implement the proposed modifications to the draft plan of subdivision.

The area subject to the proposed amendments is shown in Attachment 7.

Staff Review/Planning Analysis

The staff review and planning analysis for this application is provided in Attachment 9. The analysis addresses relevant planning considerations, including the issues and questions that were raised by Council and members of the public at the public meeting held on September 14, 2020. Final comments on the current proposal from internal City departments and agencies are included in Attachment 10. The staff review and planning analysis addresses the following:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including subdivision control review criteria in the Planning Act, the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1 to the Growth Plan);
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed zoning, including the need for any specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of site servicing and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the review of the application.

Financial Implications

Estimated Development Charges: \$72,654 (based on 2020 residential rates) for two (2) single detached residential dwellings.

Estimated Annual Taxes: \$10,000 based on the 2020 City tax rate for two (2) single detached residential dwellings (estimate only and actual number may vary).

Staff Recommendation

Planning staff are satisfied that the proposed red-line amendment to the approved Draft Plan of Subdivision and Zoning By-law Amendment is consistent with the 2020 Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, including Amendment 1 to the Growth Plan. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate. Planning staff recommend that Council approve the red-line amendment to the approved Draft Plan of Subdivision as shown in Attachment 8 and Zoning By-law Amendment subject to the zoning regulations and proposed amendments to the approved draft plan conditions as outlined in Attachment 3.

Consultations

The application was received by the City on June 1, 2020 and deemed to be complete on July 22, 2020. A combined Notice of Complete Application and Public Meeting was mailed August 6, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public

Meeting was also advertised in the Guelph Tribune on August 20, 2020. Notice of the applications has also been provided by signage on the subject lands and all supporting documents submitted with the applications have been posted on the City's website. The Statutory Public Meeting was held on September 14, 2020.

The Notice of Decision Meeting was mailed on January 8, 2021 to interested parties who either spoke at the public meeting, provided comments on the application or requested to receive further notice. The public notification summary is included in Attachment 11.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows.

Alignment

The proposed development application is in conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows. A review of how the proposed development is in conformity with the City's Official Plan can be found in the Staff Review and Planning Analysis in Attachment 9.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Recommended Zoning Regulations and Amendments to approved Draft Plan Conditions

Attachment-4 Existing Official Plan Land Use Designations and Policies

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Location of Proposed Additional Lots shown on the Draft Plan

Attachment-8 Proposed Red-line to Approved Draft Plan of Subdivision

Attachment-9 Staff Review and Planning Analysis

Attachment-10 Departmental and Agency Comments

Attachment-11 Public Notification Summary

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Lindsay Sulatycki, MCIP, RPP, Senior Development Planner

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2395

krista.walkey@guelph.ca

This report was recommended by:

Kealy Dedman, P. Eng., MPA

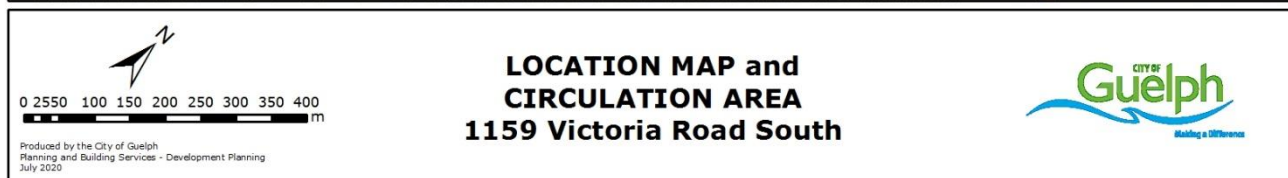
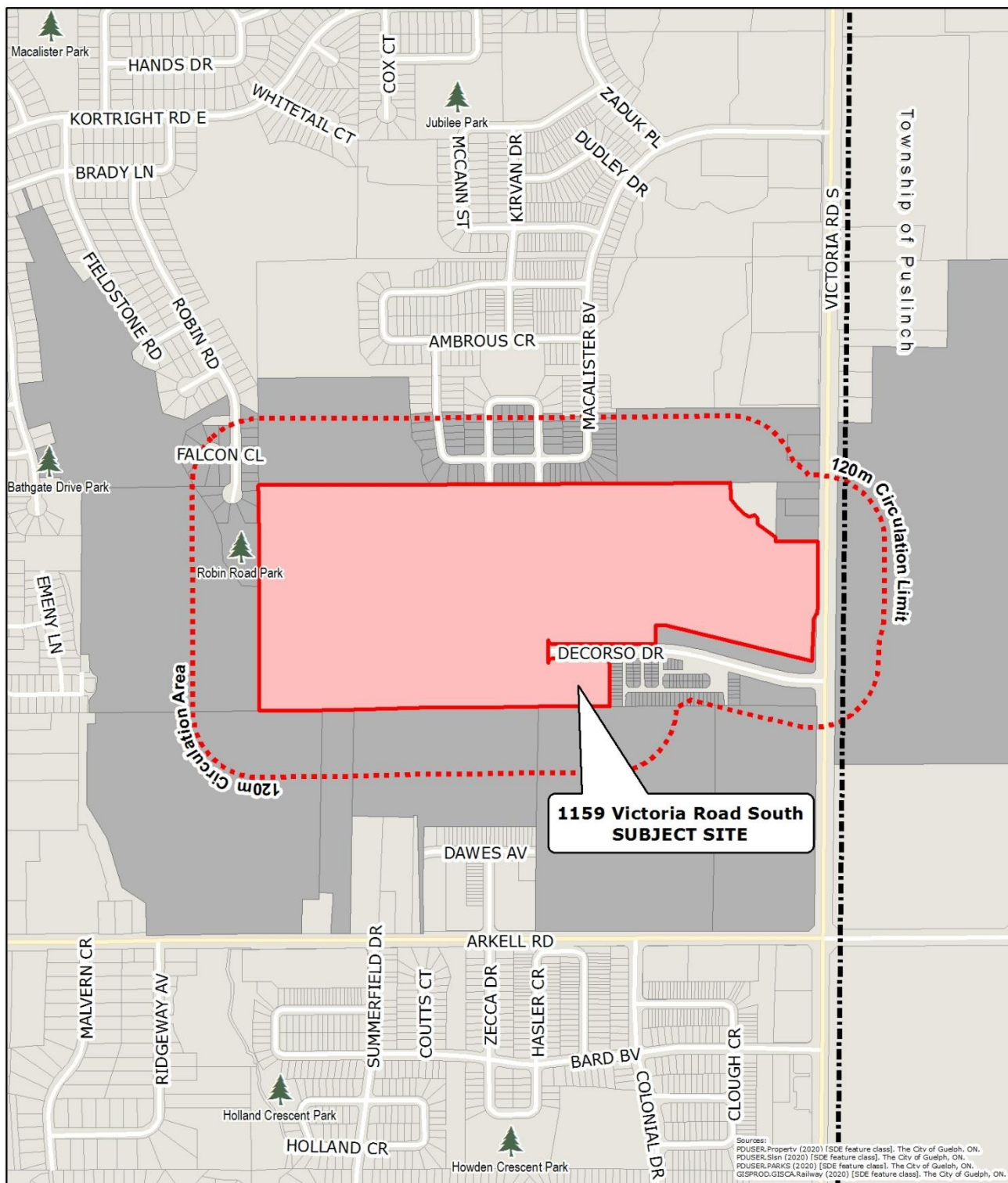
Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248


kealy.dedman@guelph.ca

Attachment-1 Location Map and 120m Circulation



Attachment-2 Aerial Photograph






0 37.5 75 150 225 300 m

Produced by the City of Guelph
Planning and Building Services - Development Planning
July 2020

2019 ORTHOPHOTO
1159 Victoria Road South



Attachment-3 Recommended Zoning Regulations and Amendments to Draft Plan Conditions

3A – Zoning Regulations

The applicant is requesting a “Specialized Residential Single Detached” (R.1C-26) Zone for these two additional lots to match the zoning of the adjacent lots within the draft plan.

In addition to the regulations set out in Table 5.1.2 – for the “Residential Single Detached” (R.1C) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a minimum lot area of 360 square metres, whereas 370 square metres is required;
- To require a minimum front yard of 6 metres to an attached garage and 4.5 metres in all other cases, whereas a minimum front yard of 6 metres is required; and,
- To permit a minimum side yard of 1.2 metres on one side and 0.6 metres on the other side, whereas a side yard setback of 1.2 metres is required for both side yards.

3B – Draft Plan of Subdivision Conditions

Staff are recommending that Council amend the following draft plan conditions in accordance with Section 51(44) of the Planning Act:

Condition 1 – to include the red-line revised date of January 25, 2021.

That this approval applies to the draft plan of subdivision prepared by Metropolitan Consulting Inc., Drawing 1 dated November 13, 2013, and draft approved by the Ontario Municipal Board on November 22, 2013, and **red-line revised on January 25, 2021 to permit two additional residential lots** as shown in Attachment 8, with the exception of the width of Road Number 4 and Road Number 8, which shall both be 17 metres wide.

Condition 44(n) – revise notification to future purchasers/tenants that public access to the primary trail connection will be between Lots 16 and 17.

“Purchasers and/or tenants of all lots or units are advised that a primary north-south trail connection will be installed or exists in Stormwater Management Blocks 143 and 144 and Open Space Block 137 and that public access to this trail will occur between Lots **16** and **17** and Lots 114 and 115. Be advised that this primary trail is a multi-purpose pathway intended for forms of transportation such as walking, cycling, in-line skating, skateboarding, scooters, personal mobility devices and possibly electric bicycles. Public access and periodic maintenance on this trail will occur on a year around basis.”

The following draft plan conditions were approved by the former Ontario Municipal Board (OMB) on November 22, 2013.

1. That this approval applies to the draft plan of subdivision prepared by Metropolitan Consulting Inc., Drawing 1 dated November 13, 2013, and draft approved by the Ontario Municipal Board on November 22, 2013, and red-line revised on January 25, 2021 as shown in Attachment 8, with the exception of the width of Road Number 4 and Road Number 8, which shall both be 17 metres wide.

Conditions to be met prior to grading and site alteration

2. The Developer shall complete a tree inventory and conservation plan, satisfactory to the City Engineer in accordance with City of Guelph By-law (2010)-19058 prior to any grading, tree removal or construction on the site.
3. The Developer shall obtain a Site Alteration Permit in accordance with City of Guelph By-law (2016)-20097 to the satisfaction of the City Engineer and the GRCA.
4. The Developer shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
5. The Developer agrees that no work, including, but not limited to tree removal, grading or construction, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a Subdivision Agreement with the City.
6. The Developer shall enter into an Engineering Services Agreement with the City, satisfactory to the City Engineer, if required by the City Engineer.
7. The Developer shall prepare an overall site drainage and grading plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision.
8. The Developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer and the GRCA.
9. The Developer shall provide a qualified environmental inspector, satisfactory to the General Manager of Planning and Building Services, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures, and compliance with the Environmental Impact Study. The environmental inspector shall report on their findings to the City as recommended by the Environmental Impact Study.
10. The Developer shall submit a detailed Storm Water Management Report and Plans to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plan shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City's "Design Principles for Storm Water Management Facilities" and the Storm Water Management Design Report for the applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described. Prior to any grading, site alteration or execution of the subdivision agreement, the Developer shall satisfy the City with respect to managing the expected high groundwater conditions. The Developer is advised that basements and underground parking may not be permitted in this development.

Conditions to be met prior to grading and site alteration (continued)

11. The Developer shall prepare an Environmental Implementation Report (EIR) to the satisfaction of the City's General Manager of Planning and Building Services and the Grand River Conservation Authority (GRCA). The EIR shall be comprehensive and integrate information from other disciplines including hydrogeology, geomorphology,

ecology, and hydrology/stormwater management. The EIR will include a monitoring program to assess the performance of the storm water management facilities, the effectiveness of mitigation measures recommended to protect the ecological functions of Pond A as well as a monitoring and adaptive management plan for the natural channel design. It shall address the information and implementation process for providing details to the homeowners concerning the storm sewer and storm water management process. The EIR shall also address the recommendations from the EIS Addendum dated July 25, 2013, the comments outlined in the EAC resolution dated August 21, 2013, the GRCA letter dated February 9, 2010 and the City staff comments dated August 9, 2013. The Developer shall implement all recommendations of the EIR to the satisfaction of the City and GRCA.

12. The Developer shall ensure that any domestic wells located within the lands be properly decommissioned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any boreholes drilled for hydrogeological or geotechnical investigations must also be properly abandoned.
13. The Developer acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the City Engineer.
14. The Developer shall stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the release of the development agreement on the block/lot so disturbed.

Conditions to be met prior to execution of subdivision agreement

15. The Developer shall make arrangements, satisfactory to the City Engineer, concerning the scheduling of the development and the developers payment of costs for services for the subdivision.
16. The Developer shall have engineering drawings and final reports prepared for the approval of the City Engineer.
17. That any dead ends and open sides of road allowances created by the draft plan be terminated in 0.3 metre reserves, which shall be conveyed to the City at the expense of the Developer.
18. That with the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, the Developer is responsible for the total cost of the design and construction of all services within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including, but not limited to, such works as lot grading and drainage, sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs with the distance, size and alignment of such services to be determined by the City. This will also include a share of the costs of the future reconstruction of Victoria Road South as well as any traffic lanes, signals or signage on Victoria Road South required to accommodate this development, as determined by the City Engineer. In addition, the Developer will be required to pay the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, storm water management facilities, watermains and emergency accesses. Prior to commencing construction, the Developer shall enter into a subdivision agreement with the City. The subdivision agreement shall, among other matters, require the Developer to post securities in a format approved by the City, in an amount of 100% of the estimated cost of constructing the municipal services to the satisfaction of the City. The Developer shall have a Professional Engineer administer the construction contract up to

the end of the warrantee period and shall maintain the municipal services to the satisfaction of the City until assumption. Engineering, inspection and review fees will be collected based on the estimated cost of constructing the municipal services.

Conditions to be met prior to execution of subdivision agreement (continued)

19. The Developer shall be responsible for all costs associated with the design and construction of the entire primary north-south trail connection in Storm Water Management Blocks 143, 144 and Open Space Block 137 between Street No. 2 and Street No.6 ("PTC"). This shall include (1) obtaining any required permits, (2) submitting any required drawings for approval, (3) the submission of construction documents by a Professional Engineer, an OALA full member, and any other professionals as required for approvals; and (4) the cost of construction of all required components of the PTC, all to the satisfaction of the City. Prior to the execution of the Phase 1 subdivision agreement, the Developer shall, to the satisfaction of the City, complete the design of the PTC, and provide the City with cash or letter of credit to cover a portion of the costs of the City approved estimate, based on the City approved estimate for the construction of the PTC. Prior to the execution of subsequent subdivision agreement(s), the Developer shall, to the satisfaction of the City, provide the City with cash or letter of credit to cover the cost for construction of the remainder of the PTC. The PTC shall be completely constructed and operational by the time the last of the two roadways to which it connects are both constructed.
20. That with the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, the Developer shall pay to the City the cost of all municipal services within and abutting the proposed subdivision, which comprise the existing watermain, gravity sanitary sewer and road reconstruction on Victoria Road South, as determined by the City Engineer.
21. The Developer shall submit an updated Traffic Impact Study to the satisfaction of the City Engineer and the Developer shall implement to the satisfaction of the City Engineer the recommendations of the Traffic Impact Study undertaken for this subdivision and approved by the City Engineer.
22. The Developer shall pay the cost of supplying and erecting street name and traffic control signs in the subdivision, to the satisfaction of the City.
23. The Developer shall pay to the City the flat rate charge established by the City per metre of road frontage to be applied to street tree planting within the proposed subdivision.

Conditions to be met prior to execution of subdivision agreement (continued)

24. The Developer shall pay to the City the cost of installing bus stop pads at locations to be determined by Guelph Transit.
25. The Developer shall provide an On-Street Parking Plan for the subdivision to the satisfaction of the City Engineer.
26. The site plans for all corner building lots, as determined by the City, shall be submitted to the City for approval of driveway location.
27. The Developer shall pay the cost of the installation of one Second Order Geodetic Benchmark within the proposed subdivision to the satisfaction of City Engineer.
28. The Developer shall phase the subdivision to the satisfaction of the City of Guelph. Such phasing shall conform to the current Development Priorities Plan.

Conditions to be met prior to execution of subdivision agreement (continued)

29. The Developer shall be responsible for the cost of design and development of the "Basic Park Development" as per the City of Guelph current "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding for any phase containing a Park block to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the Basic Park Development for the Park Block to the satisfaction of the Deputy CAO of Public Services.
30. The Developer shall be responsible for the cost of design and development of the demarcation of all lands conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by a Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.
31. The Developer shall be responsible for the cost of design and implementation of the Open Space Works and Restoration in accordance with the "Environmental Implementation Report" to the satisfaction of the General Manager of Planning and Building Services and Deputy CAO of Public Services. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the Open Space works and restoration for the City lands to the satisfaction of the Deputy CAO of Public Services.
32. The Developer shall design and develop the Storm Water Management Facility Landscaping in accordance with the City's current "Design Principles for Storm Water Management Facilities" to the satisfaction of the Deputy CAO of Public Services and the City Engineer. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services and the City Engineer.
33. The Developer shall be responsible for the cost of design of the Pedestrian Trail System for the Storm Water Management & Open Space Blocks. This shall include obtaining a GRCA permit, submitting drawings for approval, identifying the trail system, interpretative signage and trail design details, to the satisfaction of the Deputy CAO of Public Services and the City Engineer. This shall include the submission of drawings completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services and the City Engineer.

Conditions to be met prior to execution of subdivision agreement (continued)

34. The Developer agrees to provide temporary signage describing the existing/proposed park, open space, trail and required fencing on all entrance signs for the development, at the street frontage of Park Block 133 and storm water management Block 144, and entrance/exits of trails, to the satisfaction of the General Manager of Planning and Building Services and the Deputy CAO of Public Services. The signage shall:

- a. Advise prospective purchasers of dwellings in the area of the type of park, open space and/or trail and level of maintenance of these parcels of land by the City;
- b. Clearly state that the maintenance of the park block and/or trail are the responsibility of the Developer until such time as the City accepts the park and/or trail, and partially releases the associated Letter of Credit; and,
- c. Clearly state that all questions relating to the maintenance of the park block and/or trail shall be directed to both Developer and the City. The signage shall be erected when rough grading on and adjacent to the building lots has begun and must be maintained by the Developer until acceptance of the Blocks by the City. The Developer further agrees that the proposed Park Block, Open Space Block, trails and fencing be identified on any marketing or promotional material.

35. The Developer shall provide Planning Services with a digital file in either AutoCAD - DWG format or DXF format containing the following final approved information: parcel fabric, street network, grades/contours and landscaping of the park, open space and storm water management blocks.

Conditions to be met prior to registration of the plan

36. The Developer shall obtain approval of the City with respect to the availability of adequate water supply and sewage treatment capacity, prior to the registration of the plan, or any part thereof.

37. The Developer shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.

38. That the Developer deeds to the City any lands required by the City for Storm Water Management Facilities and Open Space including Blocks 134, 135, 136, 143, 144 and 137 inclusive. Furthermore, the Developer shall demarcate the boundaries of any lands conveyed to the City in accordance with the policies of the City.

39. The Developer shall dedicate Block 133 for park purposes in accordance with the provisions of City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225), or any successor thereof.

40. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a Qualified Person (QP) as defined in Ontario Regulation 153/04 to prepare and submit a Phase 1 Environmental Site Assessment (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, a Qualified Person shall certify that all properties to be conveyed to the City are free of contamination.

41. Prior to the City accepting any real property interests, if contamination is found, the Developer shall:

- a. Submit all environmental assessment reports prepared in accordance with the Record of Site Condition (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the Manager of Realty Services;

- b. Complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and,
- c. File a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be conveyed to the City.

Conditions to be met prior to registration of the plan (continued)

- 42. That the Developer shall at its expense implement and address all recommendations contained in the latest Environmental Impact Study that has been approved by the City, for the subdivision, and the developer shall address each recommendation to the satisfaction of the Grand River Conservation Authority and the City.
- 43. The Developer shall enter into a Subdivision Agreement, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
- 44. The Developer shall place the following notifications in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title:
 - a. "Purchasers and/or tenants of all lots are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard."
 - b. "Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Developer for the planting of trees on City boulevards in front of residential units does not obligate the City or guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling."
 - c. "Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic".
 - d. "Purchasers and/or tenants of all lots or units located in the subdivision plan are advised that the Stormwater Management Blocks have been vegetated to create a natural setting. Be advised that the City will not carry out routine maintenance such as grass cutting. Some maintenance may occur in the areas that are developed by the City for public walkways, bikeways and trails."
 - e. "Purchasers and/or tenants of all lots are advised that the Open Space Block 137 has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system."
 - f. "Purchasers and/or tenants of all lots are advised that the Park Block 133 has been designed for active public use and may include sports fields, playgrounds, trails and other park amenities. Be advised that the City may not carry out regular maintenance such as grass cutting. Periodic maintenance may also occur from time to time to support the park functions."
 - g. "Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space, stormwater management and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence."

Conditions to be met prior to registration of the plan (continued)

- h. "Purchasers and/or tenants of all lots or units are advised that a transit route may be installed on Streets 1, 2 and 9 at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages."
 - i. "Purchasers and/or tenants of all lots or units adjacent to Victoria Road are advised that Victoria Road may be used as a permitted truck route."
 - j. "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that abutting City owned lands may be fenced in accordance with the current standards and specifications of the City".
 - k. "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into any Open Space or Storm water Management Blocks".
 - l. "Purchasers and/or tenants of all lots or units are advised that public trails will be installed throughout and around the plan of subdivision and that public access to this trail will occur on a year around basis."
 - m. "Purchasers and/or tenants of all lots or units are advised that the lands adjacent to this subdivision is being actively farmed which includes activities such as herbicide application, planting and harvesting of various crops which may affect the living environment of residents living in close proximity to the farming operations."
 - n. "Purchasers and/or tenants of all lots or units are advised that a primary north-south trail connection will be installed or exists in Stormwater Management Blocks 143 and 144 and Open Space Block 137 and that public access to this trail will occur between Lots 16 and 17 and Lots 114 and 115. Be advised that this primary trail is a multi-purpose pathway intended for forms of transportation such as walking, cycling, in-line skating, skateboarding, scooters, personal mobility devices and possibly electric bicycles. Public access and periodic maintenance on this trail will occur on a year around basis."
45. That the road allowances included in the draft plan and the Victoria Road widening identified in the City's Official Plan be shown and dedicated at the expense of the Developer as public highways and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria – July 23, 1993" with exception of the road widths which shall comply with the widths shown on the approved draft plan of subdivision.
46. That all easements, blocks and rights-of-way required within or adjacent to the proposed subdivision are conveyed clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.
47. The Developer shall pay any outstanding debts owed to the City.
48. The Developer shall pay development charges to the City in accordance with By-law Number (2019) - 20372, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board as amended from time to time, or any successor by-laws thereto.

Conditions to be met prior to registration of the plan (continued)

49. The Developer shall erect and maintain signs at specified entrances to the subdivision showing the proposed land uses and zoning of all the lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the Zoning of all lands abutting the subdivision, inquiries should be directed to Planning Services, City Hall". Further, the signs shall be resistant to weathering and vandalism.
50. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
51. The Developer shall ensure that street lighting and underground wiring shall be provided throughout the subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc.
52. The Developer shall pay to the City, the total cost of reproduction and distribution of the Guelph Residents Environmental Handbook, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
53. That site plans for all corner building lots, as determined by the City Engineer, shall be submitted to the City Engineer for approval of driveway location.
54. The Developer agrees to eliminate the use of any covenants that would restrict the use of clotheslines and that prior to the registration of all or any portion of the plan, the Developer's lawyer shall certify to the General Manager of Planning and Building Services that there are no restrictive covenants which restrict the use of clotheslines.
55. The Developer shall include a restrictive covenant to be registered on title to lots yet to be identified, whereby the owner agrees and acknowledges that the stormwater infiltration galleries shall not be damaged, removed, blocked, diverted or interfered with in any manner. Furthermore, the Developer shall place a notice in all offers of purchase and sale for those lots advising the purchasers that there is a stormwater infiltration gallery across the rear of the lot and furthermore, that the stormwater infiltration gallery shall not be damaged, removed, blocked, diverted or interfered with in any manner.
56. The owner shall pay the cost of erecting a 1.5 metre high chain link fence along the south property line between Victoria Road and the west corner of Lot 44. The owner shall also erect 'No Trespassing – Private Property' signage along the new fence to the satisfaction of the City.

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

57. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable zoning bylaw envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
58. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.

59.All Stage 1 Services are to be constructed to the satisfaction of the City Engineer.

60.The Developer shall provide the City with written confirmation from the Engineering Department of Guelph Hydro that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.

Conditions to be met prior to site plan approval

61.Prior to the issuance of site plan approval, the Owner's solicitor shall provide the City with written confirmation that the energy efficiency commitments outlined in the Country Green letter dated October 25, 2012 (Revised) to support the Community Energy Initiative, will be implemented during development of the residential subdivision, to the satisfaction of the General Manager of Planning and Building Services.

62.The Developer shall submit a final Noise Impact Report, if necessary, to the satisfaction of the General Manager of Planning and Building Services. The report shall describe adjacent land uses, which are potential generators of excessive noise and the means whereby their impacts will be reduced to acceptable levels. Emphasis shall be placed on Victoria Road traffic noise levels. The Developer shall implement the recommendations of the approved report to the satisfaction of the City.

Agency conditions

63.Prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the Grand River Conservation Authority:

- a. A final storm water management report in accordance with the Preliminary Site Servicing and Stormwater Management Design Report.
- b. An erosion and siltation control plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.
- c. Detailed lot grading and drainage plans.
- d. The approval and issuance of a Permit from the GRCA for any development within the regulated areas on the subject lands pursuant to Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

64.That the subdivision agreement between the owners and the municipality contain provisions for:

- a. The completion and maintenance of the works in accordance with the approved plans and reports contained in condition 63.
- b. The maintenance of all storm water management systems in accordance with the approved plans throughout all phases of grading and construction.

65.The Owner shall make satisfactory arrangements for the electrical servicing of the subject lands to the satisfaction of the Technical Services Department of Guelph Hydro Electric Systems Inc., prior to the registration of the plan.

66.The Primary Trail Connection (PTC) on the subject property shall be designed and constructed by the Developer to provide safe, year-round, convenient access, to the satisfaction of the City and the Upper Grand District School Board.

- a. That the Developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

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

- b. That the Developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same located south of the stream corridor Block 137, by inserting the following clause in all offers of Purchase and Sale/Lease, as follows:

"Whereas these lands lie south of the stream corridor (Block 137), a trail will be designed and constructed to facilitate a connection to the proposed elementary school located at the intersection of Zaduk Place and McCann Street."

Agency conditions (continued)

- 67. The Developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.
- 68. The Developer and the Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign (at the Developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising perspective residents that students may be directed to schools outside the neighbourhood.
- 69. The Developer and the Wellington Catholic School Board shall reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
- 70. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
- 71. The Developer shall satisfy all requirements and conditions of Canada Post including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.
- 72. The developer agrees that Lots 112 to 129, inclusive, are not to be registered until servicing is available and Street 6 and 7 can be connected to streets in the adjacent subdivision to the north, to the satisfaction of the City Engineer. The developer further agrees that the City may need to temporarily hold lots 50, 83 and 111 until Street 9 and Street 10 are extended to the south unless Streets 9 and 10 can be completed to the satisfaction of the City Engineer.

Notes:

That prior to the registration of all or any portion of the plan, Guelph Hydro Electric Systems Inc, shall advise the City in writing how their conditions have been satisfied.

That prior to the registration of all, or any portion of, the plan, the Grand River Conservation Authority shall advise the City in writing, how their conditions have been satisfied.

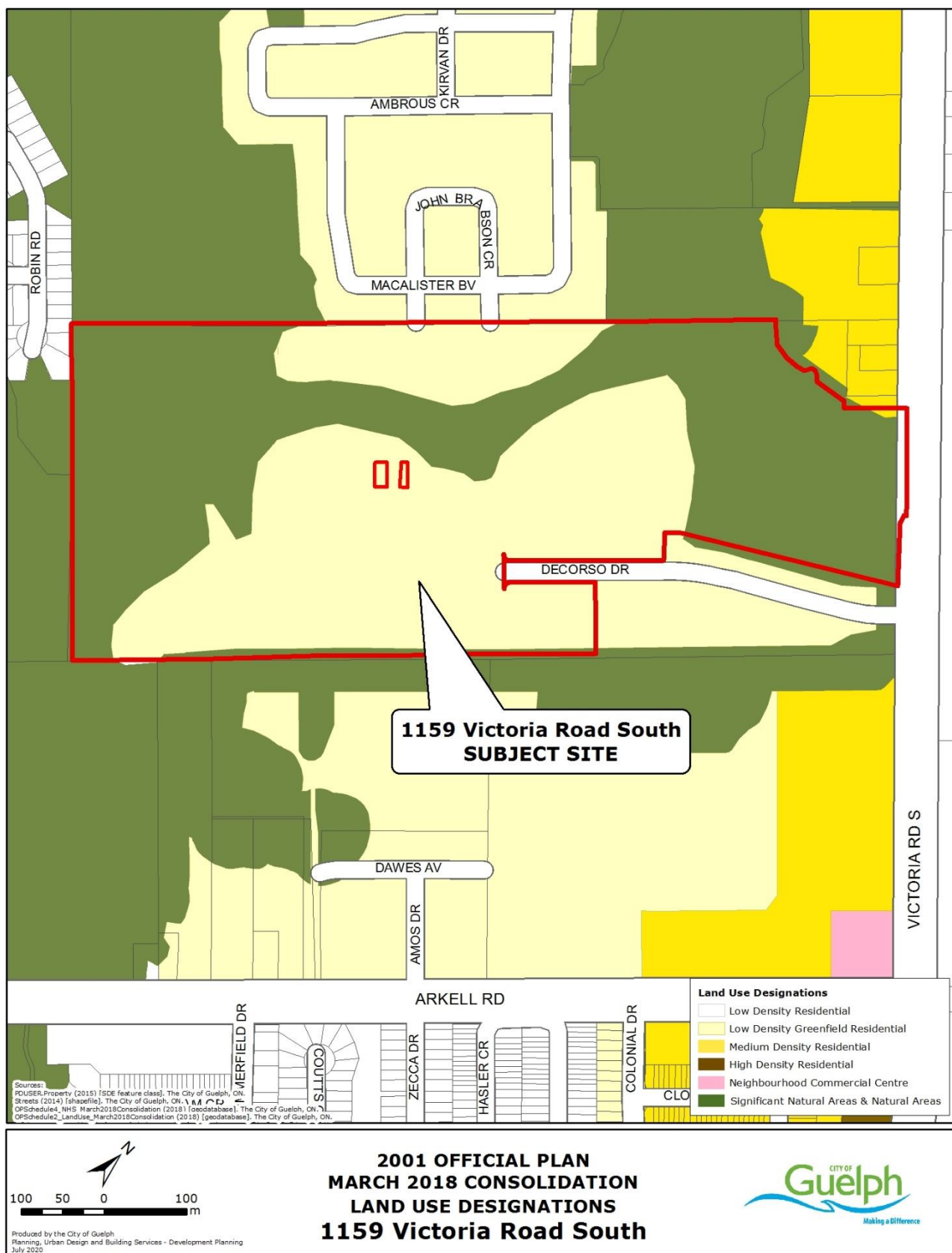
That prior to the registration of all or any portion of the plan, Upper Grand District School Board shall advise the City in writing how their conditions have been satisfied.

That prior to the registration of all or any portion of the plan, the Wellington Catholic District School Board shall advise the City in writing how their conditions have been satisfied.

That prior to the registration of all or any portion of the plan, Canada Post shall advise the City in writing how their condition has been satisfied.

That this Draft Plan Approval shall lapse on November 22, 2022.

Attachment-4 Existing Official Plan Land Use Designations and Policies



Attachment-4 Existing Official Plan Land Use Designations and Policies (continued)

9.3.3 Low Density Greenfield Residential

This designation applies to residential areas within the greenfield area of the city. The greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare.

Permitted Uses

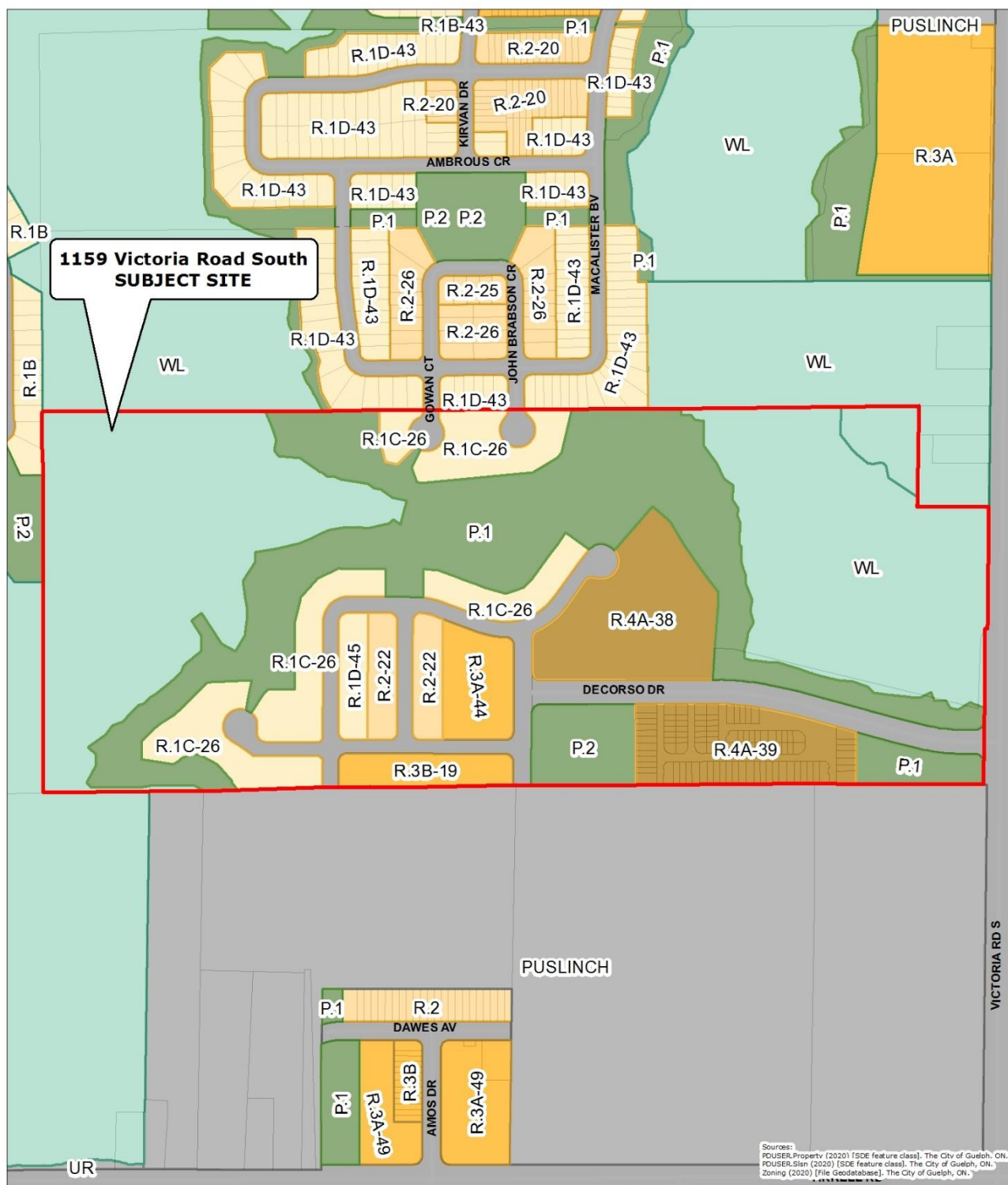
1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.

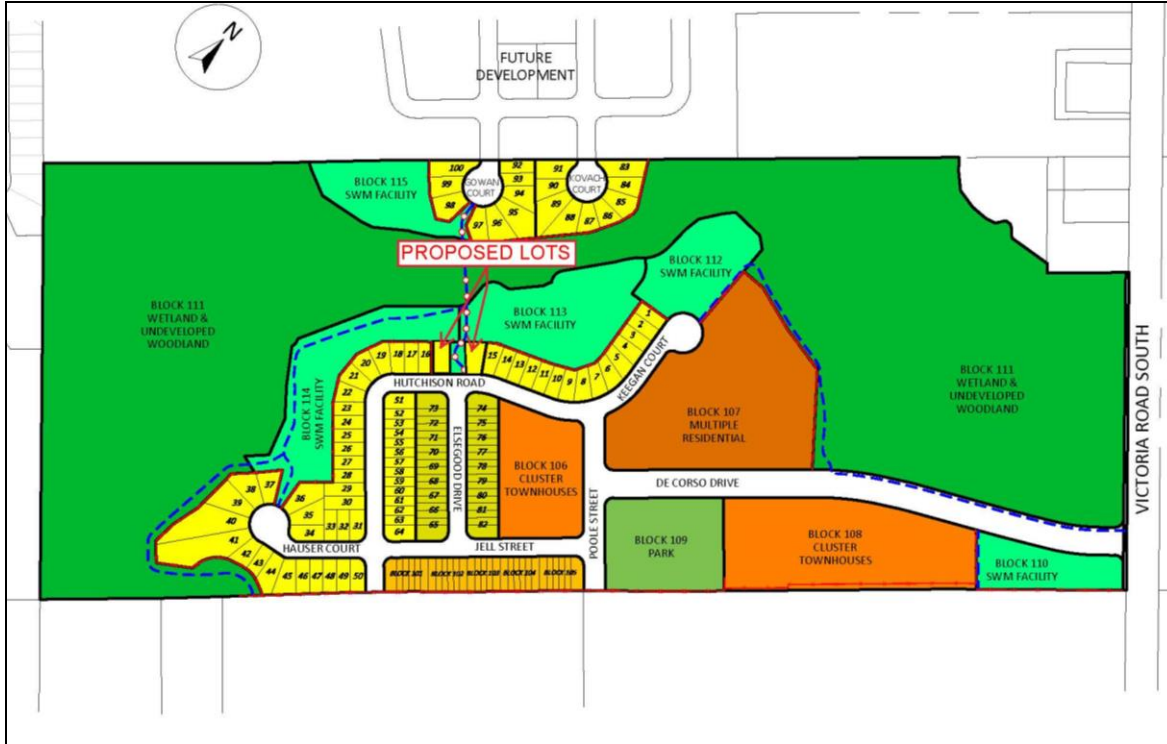
Attachment-5 Existing Zoning



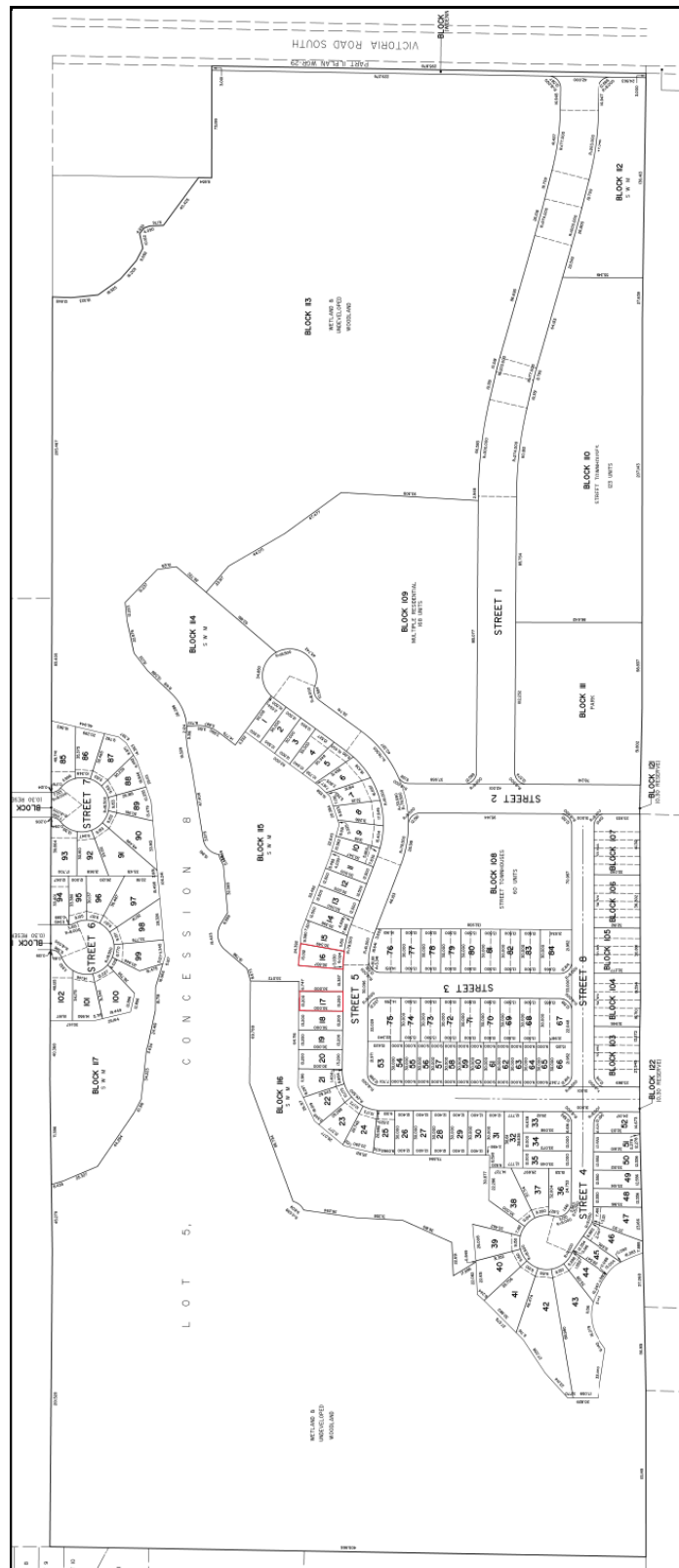
Attachment-6 Proposed Zoning



Attachment-7 Location of Proposed Additional Lots shown on the Draft Plan



Attachment-8 Proposed Red-line to Approved Draft Plan of Subdivision



Attachment-9 Staff Review and Planning Analysis

Provincial Policy Statement 2020

The Provincial Policy Statement, 2020, came into effect on May 1, 2020. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. Part IV: Vision for Ontario's Land Use Planning System, includes that "Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities."

Most relevant to these applications, Policy Section 1.0 – Building Strong Healthy Communities speaks to efficient land use and development patterns that support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. Policy 1.1.1 of the PPS promotes creating and sustaining healthy, liveable and safe communities. This is achieved in part by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, and also by accommodating an appropriate affordable and market-based range and mix of residential types [1.1.1 a), b)]. Section 1.1.3 (Settlement Areas) further states that "It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures."

The proposed development is consistent with these principles by:

- Providing an efficient land use pattern by building within the 'Built-Up Area' to make the most efficient use of land and existing services.
- Providing for development on lands that can be serviced to municipal standards.

Section 1.4 focuses on housing development, new housing is to be directed to locations where appropriate levels of infrastructure and public services are and will be available to support anticipated needs. The proposed development is consistent with the Province's direction by:

- Supporting residential intensification.
- Providing new residential development on lands containing appropriate levels of infrastructure.

Natural heritage features, which are contained within the City's Natural Heritage System (NHS) in Schedule 4 of the Official Plan are to be protected for the long term [2.1.1]. This includes maintaining, restoring or improving the ecological function of the NHS and recognizing any linkages between and among surface water and ground water features [2.1.2]. The proposed development does not negatively impact the adjacent NHS and the applicant has prepared a Scoped Environmental Impact Study (EIS) to demonstrate this, which is discussed later in the analysis.

Policy 4.7 of the PPS directs that a City's Official Plan is the most important vehicle for implementation of the PPS. A more detailed review on how the proposed red-line amendment and Zoning By-law Amendment are consistent with the above PPS policies, as well as policies in the City's Official Plan will be outlined later in this analysis.

The proposed red-line amendment and Zoning By-law amendment are consistent with the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe came into effect on August 28, 2020. This is an amendment to the Growth Plan that came into effect on May 16, 2019.

The Growth Plan for the Greater Golden Horseshoe, 2019 (the Growth Plan) is issued under the Places to Grow Act and works to support the achievement of complete communities, manage forecasted population and employment growth, protect the natural environment, and support economic development. While the PPS as outlined above provides broader policy direction on matters of provincial interest, the Growth Plan provides more focused direction for development within the Greater Golden Horseshoe area. The Growth Plan builds on other provincial initiatives and policies and provides a framework to manage and guide decisions on growth through building compact, vibrant and complete communities.

The policies of the Growth Plan focus on the key themes of building more compact and vibrant communities; directing a significant share of new growth to existing built-up areas of the City; promoting the development of transit-supportive densities and the use of active transportation methods; and creating complete communities through ensuring a healthy mix of residential, employment and recreational land uses.

The subject lands are located within the City's Designated Greenfield Area (DGA). Within the City's entire DGA, the minimum density is to be 50 people and jobs per hectare until such time as the next municipal comprehensive review is completed. The proposed development will positively contribute towards meeting the Growth Plan's minimum DGA density requirement.

Specifically applicable to this site are Section 2.2.1 of the Growth Plan, which focuses on managing growth and the achievement of complete communities, together with Section 2.2.6 on housing and Section 2.2.7 regarding Designated Greenfield Areas (DGAs). These sections contain policies related to intensification, the creation of complete communities and efficient use of public services.

The proposed Draft Plan of Subdivision and Zoning By-law amendments conform to the policies within these sections. The addition of two residential lots within a draft approved plan of subdivision will contribute to the City's greenfield density target. The draft plan of subdivision as a whole contributes to the creation of complete communities by providing a mix of housing types, including single detached dwellings, semi-detached dwellings, townhouses and apartments. The proposed development further contributes to the mix of land uses in the surrounding area and provides connections to residential lands to the north and south. For these reasons, the proposed red-line amendment to the draft plan of subdivision and Zoning By-law Amendment are consistent with and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Official Plan

The lands subject to these applications are designated as "Low Density Greenfield Residential" in the Official Plan which permits low density residential housing including single detached dwellings. The larger subdivision is designated as "Low Density Greenfield Residential" and "Significant Natural Areas and Natural Areas". The proposed two single detached residential lots are permitted within the "Low Density Greenfield Residential" designation.

The proposed two residential lots are adjacent to lands designated as "Significant Natural Areas and Natural Areas" in the Official Plan. In accordance with Official Plan policies, a scoped Environmental Impact Study was prepared in accordance with terms of reference

approved by the City and the Grand River Conservation Authority to demonstrate that there will be no negative impacts to the natural heritage features and areas to be protected, or their ecological and hydrological functions.

Environmental Planning staff have reviewed the proposal for two additional residential lots. Environmental Planning does not object to the proposed amendments as the proposal is consistent with the City's Official Plan natural heritage system and water resources policies. A Scoped Environmental Impact Study and Response to Comments Received from the City of Guelph, prepared by Natural Resource Solutions Inc., dated April 2020 and November 2020 respectively, was prepared to confirm the limits of the natural heritage system in proximity of the proposed two additional lots. Impacts to the water balance are not anticipated to result from the proposed two additional lots. Environmental Planning comments are included in Attachment 10. The Grand River Conservation Authority has reviewed the application and supporting studies including the Scoped Environmental Impact Study and have accepted its findings. Comments from the GRCA are included in Attachment 10.

The proposed red-line amendment and Zoning By-law Amendment conform to the policies of the Official Plan.

Subdivision Review Criteria

Planning Act

Section 51(24) of the Planning Act sets forth criteria that the City must consider in determining whether to allow the draft plan of subdivision. This includes determining whether the draft plan conforms to adjacent plans of subdivision, the suitability of the land for the purposes for which it is to be subdivided, and the adequacy of the road system, municipal services and school sites.

The proposed modifications to Draft Plan of Subdivision 23T-07506 meet the criteria set forth in Section 51(24) of the Planning Act that the City must consider in determining whether to allow the red-line amendment to the approved draft plan of subdivision. Overall, the subdivision will continue to implement a comprehensive public road network, trail system and servicing strategy that can incorporate surrounding lands in an orderly and efficient manner. It is noted that the conditions of draft plan approval included in Attachment 3 incorporate the same conditions that were approved by the former Ontario Municipal Board (OMB) in 2013.

Official Plan

Policy 10.9 of the Official Plan provides criteria to consider when approving a draft plan of subdivision. Below is an analysis of how the proposed draft plan of subdivision conforms to this criteria.

- i. The plan conforms to the objectives, targets, policies and land use designations of this Plan.

As discussed above, the proposed two lots conform to the policies of the Official Plan.

- ii. The plan can be supplied with adequate municipal services such as water, sewage disposal, drainage, fire and police protection, roads, utilities, solid waste collection and disposal and other community facilities.

Adequate municipal services are available for this plan.

- iii. The plan will not adversely impact upon the transportation system, adjacent land uses and the Natural Heritage System.

Staff have reviewed a Scoped Environmental Impact Study and have accepted the findings. Appropriate draft plan conditions were approved by the former OMB in 2013 to ensure no adverse impacts will occur to adjacent land uses or the Natural Heritage System.

- iv. The plan can be serviced economically without imposing an undue financial burden upon the City.

This development including the two additional lots are subject to development charges.

- v. The plan has incorporated all necessary studies and assessments to ensure impacts on natural heritage features and cultural heritage resources are minimized.

Revisions to supporting documents have been submitted and reviewed by City staff to ensure no negative impacts on natural heritage features. No cultural heritage resources have been identified on the subject lands.

- vi. The plan can be integrated with adjacent lands, subdivisions and streets.

The draft plan represents an orderly development that can integrate with surrounding land uses.

- vii. The plan is considered to be necessary, timely and in the public interest.

The proposed two additional lots are considered to be appropriate.

- viii. The plan is designed in accordance with accepted subdivision design principles as articulated in the Urban Design Policies of this Plan.

The two additional lots represent a logical extension of development.

- ix. The plan is designed to be sustainable, to support public transit and to be walkable.

The proposed draft plan is in close proximity to existing residential development and will provide both pedestrian and vehicle connections to the north and south.

Review of Proposed Zoning

The applicant is requesting a "Specialized Residential Single Detached" (R.1C-26) Zone for these two additional lots to match the zoning of the adjacent lots within the draft plan.

In addition to the regulations set out in Table 5.1.2 – for the "Residential Single Detached" (R.1C) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

Minimum Lot Area

Request: To permit a minimum lot area of 360 square metres, whereas 370 square metres is required.

Staff comment: This is a minor reduction in minimum lot area. A sufficient lot area is still available to accommodate a new dwelling.

Minimum Front Yard Setback

Request: To require a minimum front yard of 6 metres to an attached garage and 4.5 metres in all other cases, whereas a minimum front yard of 6 metres is required.

Staff comment: This is a common specialized regulation in new subdivisions. This allows the dwelling to be in front of the garage and is desirable from an urban design streetscape perspective.

Minimum Side Yard Setback

Request: To permit a minimum side yard of 1.2 metres on one side and 0.6 metres on the other side, whereas a side yard setback of 1.2 metres is required for both side yards.

Staff comment: This regulation is consistent with the zoning in the subdivision. A reduced side yard setback on one side to 0.6 metres will still allow for adequate access for maintenance, and allow for proper grading and drainage of the lot.

Community Energy Initiative Update (2019) and Climate Change

Section 4.7 of the Official Plan contains policies on Community Energy. Policy 4.7.4.1 of the Official Plan indicates that the City will utilize the development approvals process, such as subdivision approval, to ensure that new residential development includes sustainable design features. The proposed development will contribute towards implementing the Community Energy Initiative in recognition that it satisfies many of the objectives and policies outlined in Section 3.8 of the Official Plan that promote energy conservation. The proposed subdivision has been designed to appropriately integrate the surrounding public street system to promote connectivity and pedestrian movement. The owner carries forward the commitment made from the original draft plan approval, as outlined in draft plan condition 61 in Attachment 3, to construct the dwelling units to standards that promote energy efficiency.

Affordable Housing Strategy

The City's Affordable Housing Strategy (AHS) sets an annual City-wide 30% target for housing that is affordable with the goal of ensuring that affordable housing is included in the range and mix of housing provided for all households across the City. The goals and objectives of the AHS have also been incorporated into the Official Plan in Section 7.2 (Affordable Housing). These policies are intended to encourage and support the development of affordable housing throughout the city by planning for a range of housing types, forms, tenures and densities and have been applied to the review of this proposed residential development application.

Implementing the City's affordable housing target is largely dependent upon designating a suitable amount of land and density for residential use. There is a high correlation between the City's growth management policies and the ability to meet both growth management and affordable housing targets. Apartment and townhouse units represent the vast majority of residential units that are below the affordable benchmark price, as identified in the AHS.

The proposed subdivision includes a total of 471 residential units consisting of single detached dwellings, semi-detached dwellings, townhouses and apartments. Based on these proposed housing forms, it is highly anticipated that this development will contribute to the achievement of the affordability housing targets set for the City. This actual contribution will be measured as the units are rented or sold. However, it is also noted that how much of any given development may be affordable cannot be assessed at the time of zoning approval, understanding that this would only be known when the first sale or rental price is established. For this reason, the measurement on the actual achievement of affordable housing targets is done on the basis of what has been constructed and then sold or rented in the previous year. The City's annual Affordable Housing Reports prepared over the past few years have indicated that the City has been meeting affordable housing targets.

Primary Trail Connection

One of the issues in the 2013 OMB Hearing was in relation to the Primary Trail Connection (PTC) over Torrance Creek to the future subdivisions to the north and the possibility of adjustments to accommodate trail switchbacks. Through the OMB process, the Upper Grand District School Board (UGDSB), in conjunction with the City requested a widening of the trail head for the PTC to accommodate the design of trail switchbacks in order to meet the City's design standards. The Upper Grand District School Board provided site specific comments and re-wrote conditions pertaining to the trail connection details, such as that the trail connection should be designed and constructed by the Developer to provide safe, year round, convenient access between the subject lands and the lands to the north and south. The Board concluded that the westerly alignment of the PTC was the preferred location and the trail head was widened to accommodate the design of switchbacks and to meet the City's accessibility criteria.

Through the detailed design of the subdivision, the surrounding area has been regraded, while still ensuring that the design of the PTC will be fully compliant with AODA standards. Therefore, a widened trail head and switchbacks are no longer required, which allows for the proposed two residential lots. The trail head will continue to have a 15 metre width, providing adequate visibility along the trail.

Parks Planning staff have reviewed the application and do not object to the creation of two additional residential lots.

The Upper Grand District School Board (UGDSB) has reviewed the two proposed lots and do not have any concerns with their impact on the sight lines to the safe-school route. UGDSB comments are discussed later in this report.

No new draft plan conditions are recommended by Parks Planning as the previous conditions of draft plan approval still apply. Comments from Parks Planning are included in Attachment 10.

Engineering Review

Policy 6.1.3 of the Official Plan requires all new development to be on full municipal services, including sanitary sewers, water supply, stormwater management and transportation networks. Engineering staff have reviewed the development proposal, supporting studies and revisions to these studies and have confirmed that adequate capacity is available in the water distribution system of Hutchison Road and there are no water capacity constraints expected for the proposed lots. Engineering has also confirmed that the sanitary sewer system on Hutchison Road has sufficient and adequate capacity available to support the proposed two additional lots. The stormwater management facility has sufficient capacity to accommodate major and minor flows from proposed lots.

The proposed lot drainage is self-contained within the lot boundaries, the property line abutting the street line meets the City's minimum criteria, and an infiltration gallery is proposed on western lot as requested. Engineering does not object to the additional two lots.

Draft plan conditions including engineering conditions that were previously approved by the Ontario Municipal Board in 2013 are still applicable and the two new residential lots will be subject to the same draft plan conditions. The full Engineering comments can be found in Attachment 10.

Parkland Dedication

Payment in lieu of parkland is not required for this development. As part of the Draft Plan of Subdivision, the developer provided 0.955 hectares of parkland that represents 5% of the developable area which is higher than using the alternative rate.

Upper Grand District School Board

Planning staff at the Upper Grand District School Board have reviewed the applications for a red-line amendment to the approved Draft Plan of Subdivision and associated Zoning By-law Amendment.

UGDSB staff requested a safe school crossing to be maintained through the preservation of the view corridor and unobstructed sight lines to be demonstrated through updated grading and landscape plans. UGDSB has confirmed that the applicant has addressed the matters related to sight lines and the preservation of view corridor. UGDSB does not have any concerns with the proposal.

The UGDSB has also asked for a revision to draft plan condition 18a (now renumbered to 19). Planning staff are not recommending that this condition be revised through this application. Condition 18a was one of the conditions that were previously appealed to the OMB in 2012. This condition was approved as it is written by the OMB in November of 2013 and staff do not believe revising it through this application is appropriate.

Comments Received on the Application

Questions and issues raised by Council and members of the public in response to the original and revised application that were not discussed in detail earlier in this analysis are summarized and responded to below.

How will the new lots impact on-street parking?

The proposed lots are located on the north side of Hutchison Road where "No Parking Anytime" restrictions are planned. Traffic staff have confirmed that the proposed two additional lots do not reduce on-street parking spaces.

Does this application result in the loss of parkland?

Although the proposed two lots are currently zoned "Conservation Land" (P.1), which is a park zone in the Zoning By-law, this application does not represent a loss of parkland. Stormwater management blocks are zoned P.1, and are not included or counted towards parkland dedication. A neighbourhood park is included in the draft plan of subdivision and zoned P.2.

Attachment-10 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning		√	Subject to draft plan conditions in Attachment 3
Engineering*		√	Subject to draft plan conditions in Attachment 3
Parks Planning*		√	Subject to draft plan conditions in Attachment 3
Environmental Planning*		√	Subject to draft plan conditions in Attachment 3
Zoning	√		
Guelph Fire Department	√		
Grand River Conservation Authority*		√	Subject to draft plan conditions in Attachment 3
Upper Grand District School Board*		√	Subject to draft plan conditions in Attachment 3
Hydro One	√		
Union Gas	√		

*Letters attached.

Attachment-10 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE October 16, 2020 File No. 16.152.352

TO **Lindsay Sulatycki**

FROM Mohsin Talpur
DIVISION Engineering Services
DEPARTMENT Infrastructure, Development and Enterprise Services

SUBJECT 1159 Victoria Road South – Redline amendment to an approved Draft Plan of Subdivision and Zoning By-law Amendment.

Document Reviewed:

a) Memorandum, Re, Re-zoning Residential lands Victoria Park Village-Guelph; Dated December 11, 2019; prepared by Urbantech West Inc.

We had reviewed above document and offer the following comments:

Comments:

- 1- Adequate capacity is available in the water distribution system of Hutchison Road and there are no water capacity constraints expected for the proposed lots.
- 2- Based on general servicing plan, and sanitary design statement provided for Phase 1a & Phase 1b, the sanitary sewer system on Hutchison Road had sufficient and adequate capacity available to support the proposed lots.
- 3- The stormwater management facility SWMF200 had sufficient capacity to accommodate major and minor flows from proposed lots. However, based on water balance analysis of the subdivision, the western lot adjacent to Lot 16 would require infiltration gallery as per Soil-Mat recommendations.
- 4- The proposed lots are located on the north side where No Parking Anytime restriction is planned. Traffic staff had confirmed that the proposed two lots does not reduce any on street parking spaces.
- 5- It is mentioned that the final grades on the lots will be as much as 4m higher than existing grades and a retaining wall is proposed at the rear lots to accommodate grade differences. However, the referenced grading plan does not illustrate retaining wall(s). We would like to review grading plans with proposed retaining wall to ensure the proposed grading meets our criteria.

Therefore, please have the developer submit detailed grading plans for our review.

Please do not hesitate to contact me if you have any questions regarding my comments.

Thanks,

Mohsin Ali Talpur, M.Eng., P.Eng.
Development - Environmental Engineer

Lindsay Sulatycki

Subject: FW: OZS20-007 - 1159 Victoria Rd S - staff comments

From: Mohsin Talpur <Mohsin.Talpur@guelph.ca>
Sent: Monday, December 7, 2020 5:37 PM
To: Lindsay Sulatycki <Lindsay.Sulatycki@guelph.ca>
Cc: Leah Lefler <Leah.Lefler@guelph.ca>; Tiffany Hanna <Tiffany.Hanna@guelph.ca>; Mary Angelo <Mary.Angelo@guelph.ca>
Subject: FW: OZS20-007 - 1159 Victoria Rd S - staff comments

Hi Lindsay,
The revised additional lot sketch submitted on dated December 2, 2020 is generally satisfactory; the proposed lot drainage is self-contained within the lot boundaries, property line abutting the street line meets City's minimum criteria, and infiltration gallery is proposed on western lot as requested. In addition, Bell box moved to avoid conflict with driveway and servicing by updating composite utilities plan of the subdivision. My comments had reasonably been addressed and I had no further comments.
Should you have any questions, please feel free to contact me.
Thanks,
Mohsin

Mohsin Ali Talpur, M.Eng., P.Eng. | Development Environmental Engineer
Engineering and Transportation Services | **Infrastructure, Development and Enterprise**
City of Guelph

T 519-822-1260 x 2651 | F 519-822-6194
E mohsin.talpur@guelph.ca

légée et confidentielle. Si vous avez reçu ce message par erreur, veuillez le mentionner immédiatement à l'expéditeur et effacer ce courriel.

Attachment-10 Departmental and Agency Comments (continued)

Internal Memo



Date December 15, 2020
To **Lindsay Sulatycki, Senior Development Planner**
From Tiffany Hanna, Park Planner
Service Area Public Services
Department Parks and Recreation
Subject **File number OZS20-007 and 23T-07506**
1159 Victoria Rd. S - Application for Zoning By-law Amendment and Red-line Amendment to Draft Plan of Subdivision

Park Planning & Open Space Development has reviewed the documents listed below in support of the Zoning By-law Amendment as it pertains to 1159 Victoria Rd. S:

- Response to municipal comments, by IBI Group dated November 19, 2020;
- Landscape Plan, prepared by Adesso Design Inc., dated October 2020; and,
- Grading Plan, prepared by Urbantech, dated October 2020.

Park Planning offers the following comments:

Proposed Red-line to the approved Draft Plan of Subdivision & Zoning Bylaw Amendment:

Park Planning has no objection to the Zoning By-Law Amendment to change the zoning from the "Conservation Land" (P.1) Zone to a "Specialized Residential Single Detached" (R.1C-xx) Zone and to red-line Draft Plan of Subdivision 23T-07506 to permit two (2) additional residential lots on the approved draft plan.

Parkland Dedication

Payment in lieu of parkland is not required for this development. As part of the Draft Plan of Subdivision the developer provided 0.955 hectares of parkland that represents 5% of the developable area which is higher than using the alternative rate.

Landscape Plans

Please update the landscape plans as part of the subdivision review for Phase 1B by locating the trees outside the trail sight line corridor.

Upon approval of the Phase 1b landscape and engineering plans, please provide a digital and a full rolled set of all approved plans.

Engineering Plans

The updated grading plans are acceptable.

Upon approval of the Phase 1b landscape and engineering plans, please provide a digital and a full rolled set of all approved plans.

Development Conditions

No new development conditions are required for this Draft Plan of Subdivision. Previous approved conditions still apply.

Conclusion

The above comments represent Park Planning's review of the proposed development. Based on the current information provided, staff support the addition of Lot 16 and Lot 17.

Should you have any questions do not hesitate to contact the undersigned.

Tiffany Hanna, OALA, CSLA, Park Planner
Park and Trails Development, **Public Services**
Location: City Hall
T 519-822-1260 x 3371
E tiffany.hanna@guelph.ca

CC: Leah Lefler, Mohsin Talpur

Attachment-10 Departmental and Agency Comments (continued)

Internal Memo



Date December 1, 2020
To **Lindsay Sulatycki, Senior Development Planner**
From Leah Lefler, Environmental Planner
Service Area Infrastructure, Development and Enterprise Services
Department Planning and Building Services
Subject **1159 Victoria Road South Zoning By-law Amendment (OZS20-007) and Red-line Amendment to Draft Plan of Subdivision (23T-07506)**

Environmental Planning reviewed the following documents that pertain to the proposed Zoning By-law Amendment and Red-line Amendment to the Draft Plan of Subdivision at 1159 Victoria Road South:

- Response to municipal comments, IBI Group, November 19, 2020;
- Landscape Plan, Adesso Design Inc., October 2020;
- Re-Zoning Residential Lands Victoria Park Village – Guelph Servicing Brief, Urbantech West, December 11, 2019;
- Grading Plan, Urbantech West, October 2020;
- Victoria Park Village, Guelph – Scoped Environmental Impact Study, Natural Resource Solutions Inc., April 2020; and
- Victoria Park Village, Guelph – Scoped Environmental Impact Study Response to Comments Received from the City of Guelph, Natural Resource Solutions Inc., November 24, 2020.

Environmental Planning is supportive of the Zoning By-law Amendment to change the zoning from "Conservation Land" (P.1) Zone to a "Specialized Residential Single Detached (R.1C-xx) Zone and Red-line Amendment to Draft Plan of Subdivision 23T-07506 to permit two additional residential lots.

Scoped Environmental Impact Study

Environmental Planning's support is based on the proposal's consistency with the City's Official Plan natural heritage system and water resources policies. A Scoped Environmental Impact Study and Response to Comments Received from the City of Guelph, prepared by Natural Resource Solutions Inc., dated April 2020 and November 2020 respectively, was prepared to confirm the limits of the natural heritage system in proximity of the proposed two additional lots. A map, showing the limits of the natural heritage system in proximity of the proposed two additional lots, is appended to this memo for reference.

The conclusions and recommendations of the Scoped Environmental Impact Study and Response to Comments Received from the City of Guelph are acceptable and should be fully implemented.

Engineering Plans

The Servicing Brief prepared by Urbantech West demonstrates sufficient capacity in the Stormwater Management Facility for the two additional lots. Impacts to the water balance are not anticipated to result from the proposed development. The updated grading and servicing plans meet the requirements of Environmental Planning.

Upon approval, please provide a digital set of all approved plans prepared for Phase 1B.

Development Conditions

No new development conditions are required. Previous approved conditions continue to apply.

Conclusion

The above comments represent Environmental Planning's review of the proposed development. Based on the information reviewed, Environmental Planning is supportive of the two additional lots.

Please do not hesitate to contact the undersigned, should you have any questions.

Leah Lefler, Environmental Planner

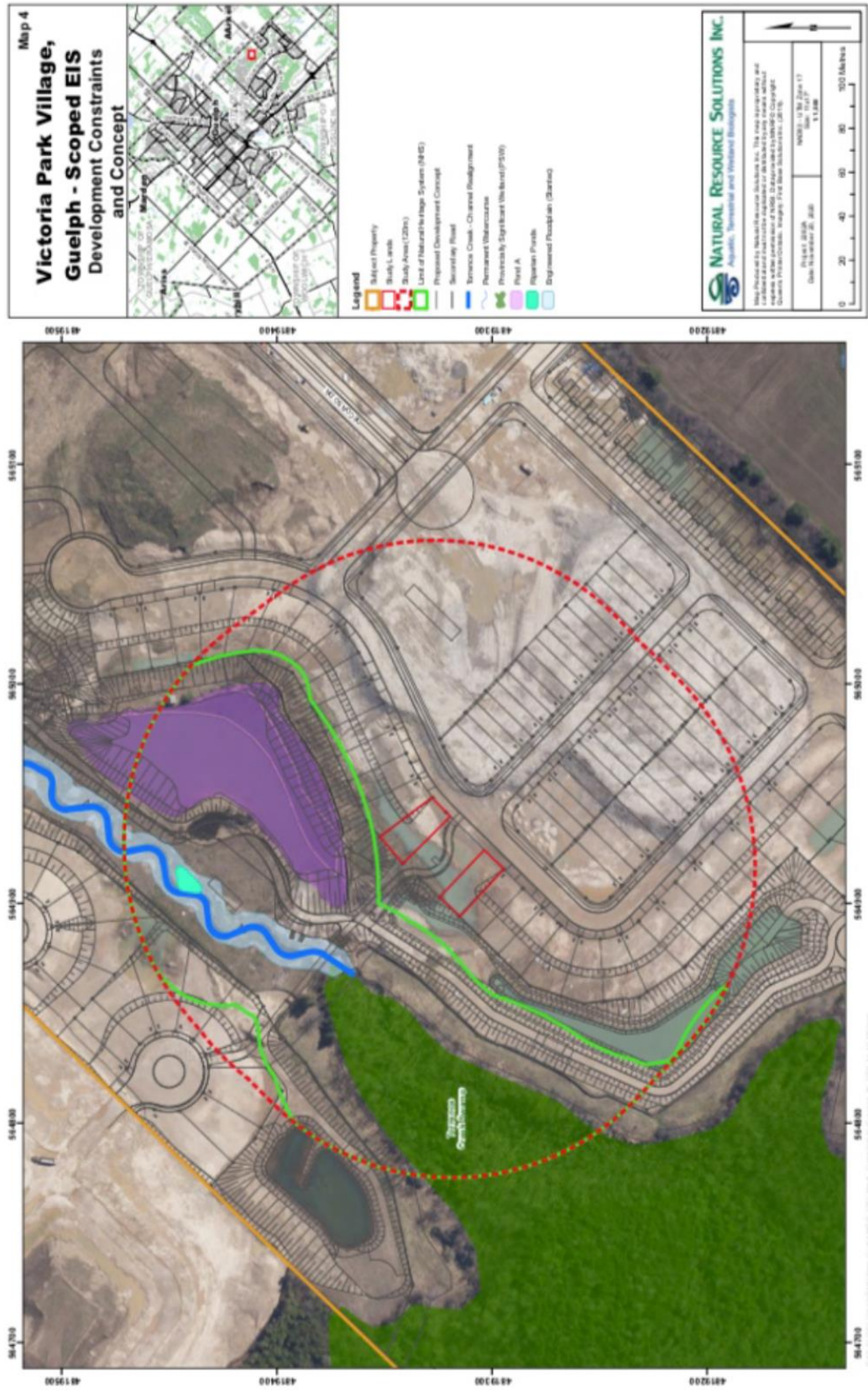
Planning and Building Services, **Infrastructure, Development and Enterprise**

Location: City Hall

519-822-1260 extension 2362

leah.lefler@guelph.ca

Copy: Mohsin Talpur, Tiffany Hanna



Attachment-10 Departmental and Agency Comments (continued)



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

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

November 30, 2020

Ms. Lindsay Sulatycki
Senior Development Planner
City of Guelph
1 Carden Street, Guelph Ontario
N1H 3A1

RE: Application for Zoning By-Law Application and Red-line Amendment to Draft Plan of Subdivision (23T-07506) 1159 Victoria Road South, Guelph

Grand River Conservation Authority (GRCA) staff have reviewed the information provided for the proposed Zoning By-law Amendment and Red-Line Amendment to the Draft Plan of Subdivision for 1159 Victoria Road South, Guelph (Victoria Park Village) and offer the following comments:

Engineering Comments:

1. There is demonstrated sufficient capacity in the Stormwater Management Facility for the additional lots. Further, major system conveyance remains acceptable

Natural Heritage Comments:

2. The conclusions and recommendations in the Scoped Environmental Impact Study, prepared by Natural Resource Solutions Inc. dated April 2020 are acceptable and should be fully implemented.

Advisory Comments:

3. The grading requirements will result in the development of a 4 metre tall retaining wall at the rear of the lots. This may require temporary encroachment into the SWM feature for construction and future maintenance. This should be reviewed the City of Guelph.
4. The applicant will need to obtain a permit from the GRCA pursuant to Ontario Regulation 150/06 for any future grading or development works within the regulated area.

We trust this information is of assistance. If you should have any further questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Ashley Rye".

Ashley Rye
Resource Planner
Grand River Conservation Authority

N:\Resource Management Division\Resource Planning\Guelph\GUELPH SUBDIVISIONS\23T-07506 Victoria Park Village\23T-07506 June 18 2020 circ

Attachment-10 Departmental and Agency Comments (continued)



UPPER GRAND DISTRICT SCHOOL BOARD

Planning Department

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: municipal.circulations@ugdsb.on.ca

Tel: 519-822-4420 ext. 821 or Toll Free: 1-800-321-4025

17 November 2020

PLN: 20-091

File Code: R14

Lindsay Sulatycki
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Sulatycki

Re: 0ZS20-007 and 23T-07506
1159 Victoria Road South

Planning staff at the Upper Grand District School Board has received and reviewed the above noted applications for a red-line amendment to the approved Draft Plan of Subdivision and an associated Zoning By-law Amendment. The proposed amendments would permit the construction of 2 additional residential lots.

UGDSB staff had requested a safe school crossing to be maintained through the preservation of the view corridor and unobstructed sight lines to be demonstrated through updated grading and landscape plans. We have received the Landscape Plan, Grading Plan and Viewshed Analysis on October 28, 2020. After reviewing the materials, it appears that the applicant has addressed the matters related to sight lines and the preservation of view corridor. We believe that UGDSB concerns have been met and we do not have any concerns with the proposal.

In addition, we offer the following comments regarding to the completion of the trail connection.

The last line of Condition 18a states that *"The PTC shall be completely constructed and operational by the time the last of the two roadways to which it connects are both constructed."* The purpose of the trail connection is to provide a safe, year-round, convenient access between the site and the lands to the north and south of the subject property, including students walking from the development to Ecole Arbour Vista PS. In the event that Phase 2 of the subdivision is delayed, our concern is that there will be no receiving pedestrian infrastructure north of this plan to provide for a contiguous route for students to walk to and from school, despite the developer posting securities with the City for the construction of the trail.

Therefore, to ensure the completion of the pedestrian trail connection, we suggest a modification to Condition 18a as long as it is acceptable and in accordance with the OMB Decision dated November 22, 2013. We request a change depicted in red below:

- a) The Developer shall be responsible for all costs associated with the design and construction of the entire primary north-south trail connection in Storm Water Management Blocks 143, 144 and Open Space Block 137 between Street No. 2 and Street No.6 ("PTC"). This shall include (1) obtaining any required permits, (2) submitting any required drawings for approval, (3) the submission of construction documents by a Professional Engineer, an OALA full member, and any other professionals as required for approvals; and (4) the cost of construction of all required components of the PTC, all to the satisfaction of the City. Prior to the execution of the Phase 1 subdivision agreement, the Developer shall, to the satisfaction of the City, complete the design of the PTC, and provide the City with cash or letter of credit to cover a portion of the costs of the City approved estimate, based on the City approved estimate for the construction of the PTC. Prior to the execution of subsequent subdivision agreement(s),

Upper Grand District School Board

• Martha MacNeil; Chair
• Mark Bailey

• Barbara Lustgarten Evoy; Vice-Chair
• Jen Edwards

• Jolly Bedi
• Mike Foley

• Linda Busuttill
• Robin Ross

• Gail Campbell
• Lynn Topping

the Developer shall, to the satisfaction of the City, provide the City with cash or letter of credit to cover the cost for construction of the remainder of the PTC. *The PTC shall be completely constructed and operational by the time the last of the two roadways to which it connects are both constructed as part of the registration of Phase 1b and 1c. Further, a temporary trail connection will be established through the cul-de-sac in Phase 2 as part of the registration of Phases 1b and 1c. During the registration and construction of Phase 2, the developer will consult with the School Board on additional measures required in order to minimize the impact on the trail connection.*

It should be noted that until this trail connection is completed, students from this subdivision would need to be bused to school which is contrary to the Board's interest in supporting the City's Active Transportation initiatives.

Please note that if a revised submission is made, UGDSB would like to review prior to providing clearance on this subdivision.

Should the applicant wish to discuss this suggested change in conditions, please do not hesitate to contact us.

Sincerely,
Upper Grand District School Board



Ruchika Angrish, MCIP, RPP
Manager of Planning

cc: Tiffany Hanna, Park Planner, City of Guelph
Heather Imm, Senior Planner, UGDSB

Attachment-11 Public Notification Summary

June 1, 2020	Applications received by the City of Guelph
July 22, 2020	Applications deemed complete
August 6, 2020	Combined Notice of Complete Application and Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120m of the subject lands
August 20, 2020	Notice of Public Meeting advertised in the Guelph Tribune
September 14, 2020	Statutory Public Meeting of Council
January 8, 2021	Notice of Decision Meeting sent to interested parties who spoke at the public meeting, provided comments on the applications or requested to receive further notification on the applications
January 25, 2021	City Council meeting to consider staff recommendation

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, October 13, 2020
Subject	Recommended Cultural Heritage Action Plan

Recommendation

1. That the Cultural Heritage Action Plan dated October 13, 2020 be approved.
 2. That a heritage conservation district study be initiated for the Ward West candidate cultural heritage landscape (CCHL-23).
-

Executive Summary

Purpose of Report

To seek Council approval for the Cultural Heritage Action Plan. The Action Plan provides the implementation framework to achieve the Official Plan vision, objectives and policies that support and enable the City's heritage planning efforts to conserve cultural heritage resources.

Key Findings

Policy Planning and Urban Design has developed a Cultural Heritage Action Plan (CHAP) that identifies cultural heritage landscapes (CHLs) within the city and prioritizes actions related to conservation, cultural heritage promotion and incentives to help ensure that cultural heritage resources are conserved. The CHAP provides advice to help direct staff efforts and contains information to assist Guelph City Council as they make decisions that relate to cultural heritage conservation.

The final version of the action plan has been revised to address comments and feedback from Heritage Guelph and from the community consultation period from January 2018 to April 2019.

The CHAP provides direction for the long-term workplan for the City to fulfill its Official Plan objectives. The priority for initiation of a heritage conservation district study is the Ward West CHL; one of the three high-priority candidate cultural heritage landscapes identified by the CHAP for future study.

The CHAP also provides recommendations for communications and outreach, financial incentives, and the protection of extant farm barns.

Financial Implications

The implementation of the Cultural Heritage Action Plan will be funded through the capital budget, Capital Account PL0024. Funding for the initiation of the short-term priority actions of the CHAP, which includes the Ward West heritage conservation district study, was approved through the 2019 Capital Budget. The 10-year capital

forecast includes funding in 2026 for implementation of a subsequent heritage conservation district study. Actions that will require future funding (i.e., financial incentives program described in this report) will be subject to their respective budget processes in the years they are identified.

Background

The City's Official Plan commits to maintaining and celebrating the heritage character of the city by promoting and fostering preservation, rehabilitation/adaptive re-use or restoration of built heritage resources and cultural heritage landscapes so that they remain in active use. The Official Plan objectives are to identify and conserve built heritage resources and cultural heritage landscapes in accordance with Part IV or V of the Ontario Heritage Act and to enhance the culture of conservation city-wide by promoting cultural heritage initiatives as part of a comprehensive environmental, economic and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous city.

On September 6, 2016 Council approved the project charter for the Cultural Heritage Action Plan through report IDE 16-62. As described in the project charter, the scope of the CHAP is to establish a prioritized list of candidate cultural heritage landscapes with potential for listing on the Municipal Register of Cultural Heritage Properties and possible designation through Part IV or Part V of the Ontario Heritage Act. The CHAP also provides options for municipal financial incentives that promote heritage conservation and guidance on promoting public awareness of heritage conservation in the community.

Phase 1 of the CHAP commenced with community engagement that included a Stakeholders Focus Group meeting in January 2018 and consultation with Heritage Guelph committee in February 2018. Phase 1 of the Cultural Heritage Action Plan project was completed with the presentation of the CHAP Background Report to Council within Information Report IDE-2018-127 on August 31, 2018.

Phase 2 involved the preparation of the draft CHAP. The draft CHAP document was presented for Council's consideration and input ([report IDE-2019-41](#)) on April 8, 2019 followed by two community consultation sessions held on April 24 of that year and a workshop with Heritage Guelph on May 27, 2019. An online feedback form was made available to the public on the City's website following the sessions until May 12, 2019 through the City's "Have Your Say" online forum. Feedback received from Heritage Guelph, Council and the community on the draft CHAP has informed the final recommended CHAP document included as Attachment 1 to this report.

Report

The Cultural Heritage Action Plan (CHAP) identifies cultural heritage landscapes (CHLs) within the city and prioritizes actions related to conservation, cultural heritage promotion and incentives to help ensure that cultural heritage resources are conserved.

Cultural Heritage Landscape Priorities

The CHAP identifies the following three candidate cultural heritage landscapes for study: Exhibition Park (CCHL-10), St. George's Park (CCHL-15), and The Ward – West (CCHL-23). These areas all contain a high number of listed properties, as well as a number of designated properties. All three neighbourhoods have also seen

relatively high levels of activity related to building permits and demolition permits in recent years, suggesting a high interest for potential development, major alterations to buildings and infill construction. Bringing these areas forward for consideration for future study will help to ensure that the historic character of the areas is conserved as continued investment is made in the areas by property owners.

It is recommended that the Ward West candidate CHL be initiated first as this would implement Policy 11.1.5..4.2 of the [Downtown Secondary Plan](#) which directs staff to investigate the potential for St. Patrick's Ward to be designated under the Ontario Heritage Act as a heritage conservation district. The Ward West portion of the St. Patrick's Ward is included in the Downtown Secondary Plan area, it is a neighbourhood that is under increasing development pressure, and it is one of Guelph's oldest residential neighbourhoods.

Designation of Individual Built Heritage Resources

The scope of the Cultural Heritage Action Plan does not involve the evaluation of the cultural heritage value of individual built heritage resources. The City of Guelph maintains a municipal register of individually designated and listed heritage properties in accordance with section 27 of the Ontario Heritage Act. Staff continue to work on reviewing the 1970s era Couling Architectural Inventory to provide a recommendation to Council as to which of the properties on the Couling Architectural Inventory should be listed on the Municipal Register of Cultural Heritage Properties.

Research and recommendations relating to potential designations of individual properties under the Act is an ongoing task for heritage planning staff in consultation with Heritage Guelph. Each year, three to four properties are researched and considered for potential designation.

Community Feedback on the draft Cultural Heritage Action Plan

Two community engagement sessions were held in April 2018, with a total of 28 people attending. The online survey resulted in 177 responses. Attachment 2 provides a summary of the community engagement comments along with staff response.

A workshop was held with Heritage Guelph to obtain members feedback on May 27, 2019 and a follow up discussion was held with the consulting team and Heritage Guelph on September 9, 2019. Minutes of these Heritage Guelph meetings are included as Attachment 3 to this report.

The most often cited comments from the engagement exercises were:

- That the use of risk as the primary determining factor when rating the priority cultural heritage landscapes not be weighted more than a cultural heritage landscape's cultural heritage value;
- That the priority for designation and protection should be the Catholic Hill cultural heritage landscape; and
- That the history section of the CHAP did not include an in-depth study of pre-settlement Guelph and that Indigenous history and cultural heritage value should have been addressed by the CHAP.

Overall the feedback received on the draft CHAP has been supportive of the City moving forward with approval and implementation of the plan. Community input

has supported the development of the CHAP by informing the project's identification of candidate cultural heritage landscapes and helping explore the community support for initiatives that would enhance the City's conservation of cultural heritage resources.

Revisions to the Draft Cultural Heritage Action Plan

Revisions to the draft CHAP were made by the consulting team and City staff to address the comments received and to provide clarification where required.

The CHAP has been revised to clarify why risk to the integrity of cultural heritage resources was used as the most important factor when setting priorities for cultural heritage landscapes. It has also been clarified that those CHLs that are identified as being the most significant CHLs (such as Catholic Hill and the University of Guelph campus) already have plans in place for conservation.

Staff acknowledge that the history outlined in the Cultural Heritage Action Plan is limited to post-1827 settlement and does not include the history of Indigenous people in this area. The City is committed to continuing to learn about local Indigenous history and associated cultural heritage landscapes, and to continue to build partnerships with local communities to collaboratively identify significant cultural heritage landscapes.

Recommendation for a Financial Incentives Program

The CHAP provides recommendations for a suite of financial tools to assist designated cultural heritage resource owners in making critical investments toward the conservation, restoration, or stabilization of buildings and landscapes. Of these tools, the CHAP advises that a municipal grants program for eligible costs to repair or restore heritage attributes of protected (designated) heritage properties is generally recognized as the most effective and most transparent means of encouraging property owners to achieve heritage conservation. Grant programs deliver funds (normally allocated through the annual operating budget planning process) to property owners that meet specific eligibility criteria to participate. Some of the recommendations will be considered through other processes and the consideration of funding through existing Tax Increment Based Grant programs.

The proposed grants program would provide support to designated property owners. Currently, there are 110 properties designated under Part IV and 160 properties designated within the Brooklyn and College Hill Heritage Conservation District. Upon completion of another heritage conservation district plan, there could be a further 100 to 200 (depending on the outcomes of the study) properties that could be eligible for support with conservation efforts.

Of the suite of tools outlined in the CHAP, staff recommend that the establishment of a grants program for designated heritage properties be considered in the next 3-5 years. Based on the findings of the CHAP's review of municipal practices, it is recommended that a grant program with total funding of \$150,000 per year be established and used to provide individual matching grants for up to \$15,000 maximum per designated property. The program is proposed to be brought forward to Council for consideration with a budget request for 2025. Staff would bring forward a grant program proposal with details including eligibility criteria and how this grant could be used to achieve other objectives for designated heritage properties such as attaining net zero. This timing is proposed due to current

circumstances and to coincide with the anticipated completion of the City's second heritage conservation district.

Recommendation for Extant Farm Barns

All fourteen of the extant farm barns within the City of Guelph (Attachment 4) have been listed on the City's Municipal Register of Cultural Heritage Properties and three are now protected under Part IV of the Ontario Heritage Act. A listing on the Municipal Register of Cultural Heritage Properties signals the importance of the cultural heritage resource to the City of Guelph and also requires notice should a building be proposed for demolition so that the property can be evaluated further for potential designation. Designation under the Ontario Heritage Act is the strongest means by which a municipality in Ontario can protect cultural heritage properties.

Of the fourteen extant farm barns, the following three are seen to be at the greatest risk and therefore are recommended as priorities for individual designation under the Ontario Heritage Act:

- 2167 Gordon Street – James Kidd Barn
- 284 Arkell Road – Walsh Barn
- 1858 Gordon Street – Robinson/Mulvaney Barn

Financial Implications

The implementation of the Cultural Heritage Action Plan including the initiation of a heritage conservation district study will be funded through the capital budget, Capital Account PL0024. Funding was previously approved for implementation of the CHAP in the 2019 Capital Budget. This funding will be used to initiate the priority heritage conservation district study, Ward West. The 10-year capital forecast includes funding in 2026 for implementation of a subsequent heritage conservation district study as these studies typically take 2-3 years to complete. All other recommended actions are proposed to be incorporated into work plans of existing staff and our summer contract staff. Where funds may be required to support actions (e.g., communications/outreach), the Planning Services operating budget includes funding for heritage initiatives such as advertising, printing, and consulting. Further program incentives will be brought forward through the budget process for 2025.

Consultations

The project's internal stakeholder team provided further input and feedback into revisions and enhancements to the document. This included the service areas of Planning, Engineering, Finance as well as Culture, Tourism and Community Investment.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and design an increasingly sustainable city as Guelph grows

Alignment

The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows which includes the conservation of natural and cultural heritage resources. The recommendations in this report support the conservation of cultural heritage resources, including the identification of significant cultural heritage landscapes and setting priorities and actions for implementation of the Official Plan's cultural heritage policies. These actions support Guelph's planning for an increasingly sustainable City.

Attachments

Attachment-1 Recommended Cultural Heritage Action Plan – October 13, 2020

Attachment-2 Summary of Community Feedback on the Draft CHAP

Attachment-3 Heritage Guelph Meeting Minutes (May 27 and September 9, 2019)

Attachment-4 Extant Farm Barns within the City of Guelph

Attachment-5 Staff Presentation – Cultural Heritage Action Plan

Departmental Approval

Melissa Aldunate, MCIP, RPP, Manager of Policy Planning and Urban Design

Report Author

Stephen Robinson, Senior Heritage Planner, Planning Services

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519.822.1260, ext. 2395

krista.walkey@guelph.ca

This report was recommended by:

Kealy Dedman, P. Eng., MPA

Deputy Chief Administration Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

kealy.dedman@guelph.ca

Cultural Heritage Action Plan

October 2020

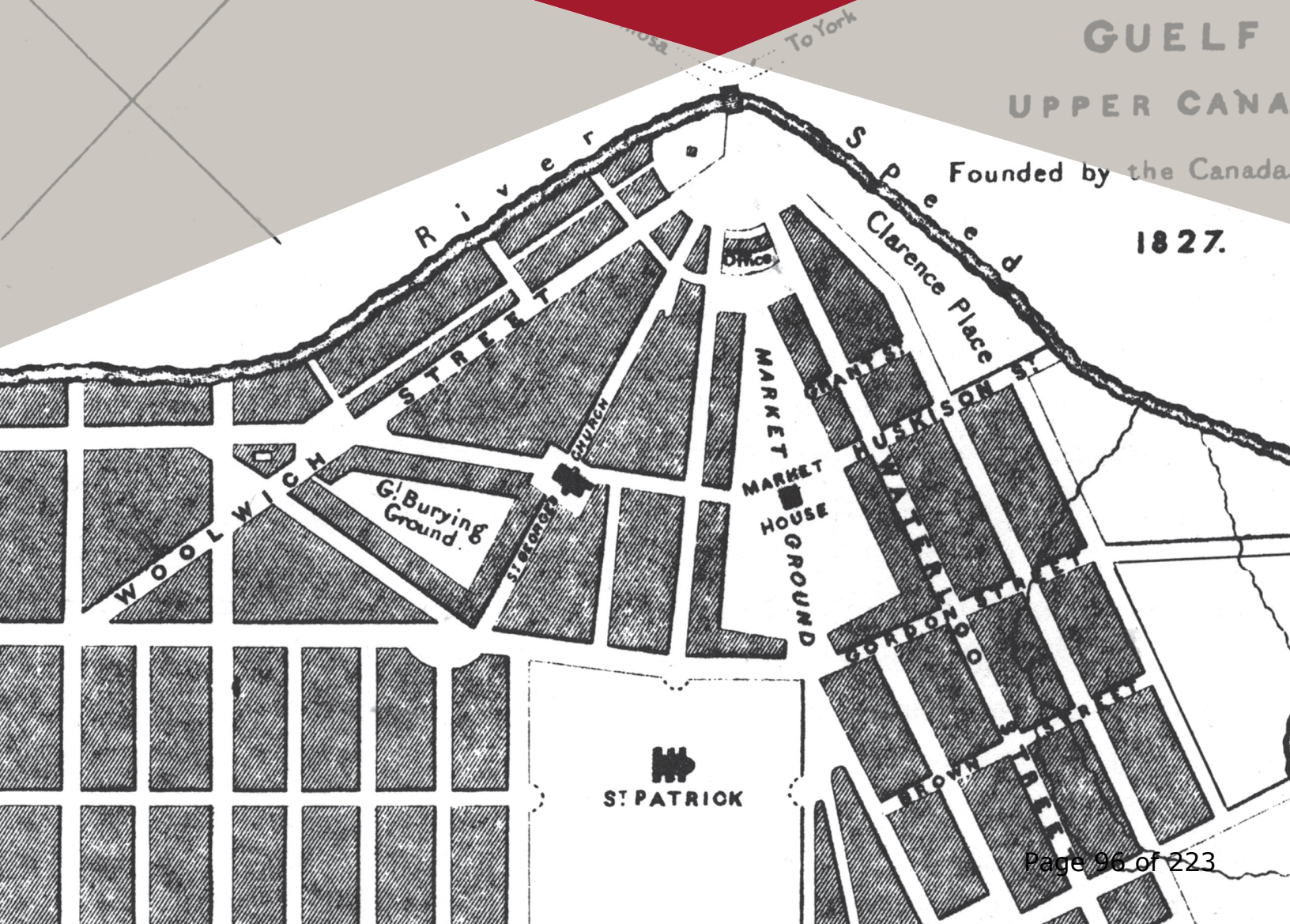


Table of Contents

PART A – INTRODUCTION AND BACKGROUND	A-1
1.0 Introduction.....	A-1
2.0 Components of a Cultural Heritage Action Plan	A-1
2.1 What is a Cultural Heritage Action Plan?.....	A-2
2.2 Components of Guelph’s Cultural Heritage Action Plan.....	A-3
 PART B – CULTURAL HERITAGE LANDSCAPE IDENTIFICATION	B-1
3.0 Introduction.....	B-1
3.1 Methodology	B-2
3.2 What is a cultural heritage landscape?	B-4
3.2.1 Defining significance	B-5
3.2.2 Defining boundaries	B-5
3.2.3 Future management and adjacent lands	B-6
4.0 Key themes in Guelph’s development.....	B-7
5.0 Cultural heritage landscape inventory	B-8
5.1 Preliminary candidate CHL identification.....	B-9
5.2 Fieldwork approach	B-13
5.3 Candidate CHLs in Guelph	B-13
6.0 Recommendations.....	B-20
 PART C – INCENTIVES REVIEW	C-1
7.0 Introduction.....	C-1
8.0 Types of financial and non-financial incentives	C-2
8.1 Financial incentives	C-2
8.1.1 Grant programs	C-2
8.1.2 Loan programs	C-3
8.1.3 Municipal tax relief programs	C-4

8.1.4 Façade improvement programs	C-4
8.1.5 Development charge and permit fee rebates	C-4
8.1.6 Density bonusing.....	C-4
8.2 Non-financial incentives.....	C-5
8.2.1 Corporate communications	C-6
8.2.2 Streamlining municipal approvals for heritage resource conservation	C-6
8.2.3 Consultation services	C-6
9.0 Recommendations	C-7
 PART D – CULTURAL HERITAGE PROMOTION	 D-1
10.0 Introduction.....	D-1
11.0 Approaches to promotion	D-1
11.1 Current City of Guelph actions	D-1
11.1.1 Website and information sharing	D-2
11.1.2 Doors Open.....	D-3
11.1.3 Walking tours	D-4
11.1.4 Heritage Guelph	D-4
11.2 Other approaches to promotion.....	D-5
11.2.1 Signage and wayfinding	D-5
11.2.2 Heritage awards	D-7
11.2.3 Heritage Day celebration.....	D-7
11.2.4 Heritage tourism.....	D-8
12.0 Cultural heritage promotion recommendations	D-9
 PART E – IMPLEMENTATION RECOMMENDATIONS	 E-1
13.0 Introduction.....	E-1
14.0 Recommended action items for Guelph	E-1
14.1 Cultural heritage landscape recommendations.....	E-1

14.1.1 Options for further study of candidate cultural heritage landscapes	E-6
14.1.2 Cultural heritage landscape recommendations	E-7
14.1.3 Other cultural heritage recommendations	E-8
14.2 Incentive recommendations.....	E-10
14.2.1 Financial incentives	E-10
14.2.2 Non-financial incentives	E-11
14.3 Heritage promotion recommendations.....	E-11
15.0 Prioritization of action items	E-12
15.1 Immediate action items (<2 years)	E-13
15.2 Short-term action items (2-5 years)	E-14
15.3 Medium to long-term action items (5-10 years)	E-15
15.4 Annual review	E-16

PART A – INTRODUCTION AND BACKGROUND.....	1
1.0 Introduction	1
2.0 Components of a Cultural Heritage Action Plan.....	2
2.1 What is a Cultural Heritage Action Plan?.....	2
2.2 Components of Guelph’s Cultural Heritage Action Plan	3

PART A – INTRODUCTION AND BACKGROUND

1.0 Introduction

The City of Guelph has embarked on the development of a Cultural Heritage Action Plan (CHAP) to identify cultural heritage landscapes (CHLs) within the city and to prioritize actions related to conservation, cultural heritage promotion and incentives to help ensure that cultural heritage resources are conserved. The CHAP will provide valuable advice to help direct staff efforts and contain information relevant to assist Guelph City Council as they make decisions that relate to cultural heritage.

The CHAP is being prepared to implement policies contained within the City of Guelph Official Plan, which provide direction for developing strategies that would assist with the conservation of cultural heritage resources. Cultural heritage resources are defined in the City of Guelph Official Plan as including built heritage resources, cultural heritage landscapes, and archaeological resources.

The scope of the Cultural Heritage Action Plan does not involve the evaluation of the cultural heritage value of individual built heritage resources. The City of Guelph already maintains a municipal register of individually designated and listed heritage properties in accordance with section 27 of the Ontario Heritage Act. Research and recommendations relating to potential designations of individual properties under the Act is ongoing for heritage planning staff in consultation with Heritage Guelph.

One of key functions of the CHAP is to assist the City in identifying cultural heritage landscapes and to provide guidance on how to establish priorities to ensure their conservation in the future. The City of Guelph is also required by the Provincial Policy Statement (PPS) to ensure that significant cultural heritage landscapes are conserved, and that the interests of Indigenous communities are considered in conserving cultural heritage and archaeological resources. The scope of the CHAP has not included the research or evaluation of archaeological sites. The City of Guelph would undertake such work in the context of an Archaeological Management Plan.

Staff acknowledge that the history outlined in the Cultural Action Plan is limited to post-1827 settlement and does not include the history of Indigenous people in this area. Staff are committed to learning more about local Indigenous history and associated cultural heritage landscapes, and to continue to build partnerships with local communities to collaboratively identify significant cultural heritage landscapes.

The City of Guelph consults with First Nations at a corporate level. Discussion and collaboration with Guelph area Indigenous communities is being coordinated by the office of the General Manager of Culture, Tourism and Community Investment, Public Services. It will be through this future interaction that City staff would learn about known or potential cultural heritage resources that are of value to Indigenous communities.

MHBC Planning, in association with George Robb Architect, Wendy Shearer Landscape Architect and urbanMetrics have been retained by the City to lead the preparation of the CHAP and assist in the completion of this exciting project.

The first phase of work on the project was the completion of the Background Report, which was finalized in July 2018. The Background Report contains information about the CHAP project scope and work being undertaken, a summary of Guelph's historical development and themes, an overview of the community consultation process, and direction for the preparation of this report.

2.0 Components of a Cultural Heritage Action Plan

As the Province has created and strengthened policies related to the conservation of cultural heritage resources, and cultural heritage landscapes in particular, there has been a need for municipalities to further develop their policy guidance related to the conservation of CHLs. The purpose of the following section is to outline what the City of Guelph's Cultural Heritage Action Plan is and to summarize its key components.

2.1 What is a Cultural Heritage Action Plan?

Some municipalities across Ontario have undertaken the preparation of studies to provide guidance specific to the conservation of cultural heritage resources. The Background Report reviewed recent similar studies that were applicable to the preparation of the Guelph CHAP. It found that while many studies use different titles, such as Cultural Heritage Action Plan (CHAP), a Cultural Heritage Landscape Study (CHLS), or a Cultural Heritage Master Plan (CHMP), the goal is to create a community-wide implementation framework for the conservation of cultural heritage resources including recommendations and strategies. A component of each of these studies was also the identification of cultural heritage landscapes.

A Cultural Heritage Action Plan or similar study was found to contain an overview of the existing known heritage resources, an overview of the existing management approaches to heritage resources, an overview of applicable policies, an overall vision

for cultural heritage conservation, development of criteria for CHL identification, a survey of candidate CHLs, and a number of strategic initiatives and directions for implementation consideration. Implementation items are often categorized and prioritized.

2.2 Components of Guelph’s Cultural Heritage Action Plan

The City of Guelph CHAP is an important guidance document to assist with the management of cultural heritage resources, and in particular CHLs within the city. Key components of the CHAP project include:

- Review of related background work and comparable action plans undertaken in other municipalities (Background Report);
- Identification of key themes in Guelph’s development (Background Report);
- Development of an inventory of candidate CHLs;
- Review of recommended financial and non-financial incentives;
- Review of cultural heritage promotion; and
- Prioritization and advice related to key conservation actions and incentive options.

The CHAP has been divided into three phases as follows:

Phase 1: Project Initiation and Background Report

This phase includes the project initiation and review of background materials and relevant policies and guidelines. This also includes existing information related to cultural heritage resources within the City of Guelph. Community engagement was an important early component of the project in order to assist with defining resources and priorities. The results of the Background Report helped to guide efforts through the development of the draft CHAP.

Phase 2: Development of Draft Cultural Heritage Action Plan

This phase has involved the development of a draft cultural heritage action plan that incorporates information obtained through the first phase of work on the project. Phase 2 work began with the inventory and mapping of candidate CHLs in the City and the identification of priority areas for staff to focus conservation efforts. An examination of potential financial and non-financial incentives, as well as options for cultural heritage promotion within the City was further developed in Phase 2.

Phase 3: Finalize Cultural Heritage Action Plan

The last phase of the project has involved finalization of the Cultural Heritage Action Plan, incorporating input received through previous stages of the project. The March 2019 draft CHAP was made available on the City's website and also brought forward to City Council in April 2019. Community engagement, in person and online, and consultation with Heritage Guelph informed the development of the CHAP.

PART B – CULTURAL HERITAGE LANDSCAPE IDENTIFICATION	1
3.0 Introduction	1
3.1 Methodology.....	2
3.2 What is a cultural heritage landscape?	4
3.2.1 Defining significance.....	5
3.2.2 Defining boundaries.....	5
3.2.3 Future management and adjacent lands	6
4.0 Key themes in Guelph’s development.....	7
5.0 Cultural heritage landscape inventory	8
5.1 Preliminary CHL identification	9
5.2 Fieldwork approach.....	13
5.3 Identified CHLs in Guelph	13
6.0 Recommendations	20

PART B – CULTURAL HERITAGE LANDSCAPE IDENTIFICATION

3.0 Introduction

Identification of cultural heritage landscapes (CHLs) within the City of Guelph is a major component of the Cultural Heritage Action Plan (CHAP). The twenty-nine CHLs identified by the CHAP are those considered to have cultural heritage value based on preliminary review, based on a selection of key criteria. These CHLs are now considered as candidates for listing on the Municipal Register of Cultural Heritage Properties and possible designation under the Ontario Heritage Act.

Cultural heritage landscapes can be within a single property or consist of a number of properties within a defined geographical area. The type of CHL made up of a group of properties is usually referred to as a heritage conservation district or HCD being protected under the Ontario Heritage Act.

There are five cultural heritage landscapes within the city that have already been protected by designation under the Ontario Heritage Act. The Brooklyn and College Hill Heritage Conservation District designation by-law was approved by Council in 2014 and finally by the Ontario Municipal Board in 2015. Council has also approved an individual designation by-law for the Marcolongo Farm CHL at 2162 Gordon Street and for three CHLs that make up the Homewood property at 147, 148 and 150 Delhi Street. These five protected CHLs are presented with all identified CHLs in Guelph in Section 5.3.

The project team has conducted local fieldwork and research in order to identify and map CHLs and prioritize areas to focus conservation efforts. A more detailed evaluation of heritage value will be required if a CHL is to be listed on the Municipal Register of Cultural Heritage Properties or taken through the heritage designation process.

Work completed through the Cultural Heritage Action Plan Background Report (July 2018) reviewed existing provincial policy, as well as the City's existing cultural heritage resource management regime and other examples of CHL studies conducted by municipalities across Ontario. The purpose of this initial step was to provide direction for the development of the CHAP and identification of candidate CHLs. One of the primary outcomes of the Background Report is a high level overview of the history of Guelph since its founding as a town and the establishment of key themes. Key themes related to the evolution and development of Guelph have assisted in the identification of CHLs

by providing a context within which the various CHLs fit and also to assist in grouping CHLs within the different themes.

In order to assist in the identification of areas of interest for potential CHLs, a meeting and workshop was held in early 2018 with various stakeholders who had an interest in cultural heritage matters. Input was also sought from Heritage Guelph and City staff on many aspects of the project and in particular the identification of cultural heritage landscapes. A detailed summary of the initial input was provided in the Background Report, and further information is included in this report. It is important to note that the CHLs identified through this study are not meant to be an exhaustive list, and that further work may be undertaken in the future to identify additional CHLs as new information becomes available or additional important sites are identified.

3.1 Methodology

The CHAP Background Report outlines the methodology used to identify candidate CHLs within the City of Guelph. The methodology was developed to ensure a consistent, comprehensive and defensible process for the identification of CHLs. It is intended that this methodology can also be used for the consideration of future CHLs in the City. The methodology guided the fieldwork, evaluation of areas, and overall development of the CHAP. The methodology used consists of three stages. The first two stages were carried out primarily by the study team, with direction provided for the third stage. It is anticipated that the third stage will be completed by City staff at their discretion, with input from Heritage Guelph. The stages of work are as follows:

Stage 1 – Establish an inventory

- Review previous work completed by City staff and Heritage Guelph to identify CHLs (could include mapping, reports, fieldwork results, or other studies)
- Review City of Guelph Municipal Register of Cultural Heritage Properties:
 - Designated properties or districts under the OHA (both Part IV & V)
 - Listed properties or landscapes on the municipal registry
 - Properties of interest that aren't currently listed or designated but are part of a known inventory (e.g. Couling Architectural Inventory)
- Review the evolution of Guelph's development through registered plans
- Undertake a general survey to identify CHLs:
 - Resident and / or stakeholder input (e.g. through workshops, community meetings)

- City of Guelph staff input
 - Consultant team research and input (guided by established historical themes)
- Prepare preliminary inventory of CHLs. The process consists of:
 - Establish worksheets for fieldwork and reporting (see **Appendix 2**)
 - Establish a GIS mapping format that can be used to produce publically accessible maps of identified CHLs

Stage 2 – Evaluation of identified CHLs

- Review and evaluate heritage character-defining features, site context and possible preliminary boundaries of the identified CHLs
- Undertake preliminary evaluation to confirm identified CHLs, using guidance provided by the Ontario Heritage Tool Kit and the criteria for determining cultural heritage significance / value in Ontario Regulation 9/06 under the Ontario Heritage Act
- Organize an inventory of candidate CHLs based on type of resource and link to historic themes
- Initial presentation of draft CHAP to Council notifies property owners / interested parties of a site's potential as a CHL and flags properties for internal review by City staff prior to any future development

Stage 3 – Strategic guidance for implementation and future designation

- Undertake individual detailed studies beginning with candidate CHLs identified as having high priority to confirm cultural heritage value (as either having design / physical value, historical / associative value, or contextual value), boundaries and appropriate method of conservation and designation
- List candidate CHLs on the Municipal Register of Cultural Heritage Properties if deemed to have cultural heritage value or interest based on O. Reg. 9/06 of the Ontario Heritage Act
- Provide recommendations and / or measures for conservation of each identified candidate CHL
- Develop a priorities list for conservation actions
- Develop incentives to assist with resource conservation
- Create recommendations related to promotion, awareness, and implementation to assist with overall cultural heritage resource conservation

3.2 What is a cultural heritage landscape?

As part of the work on the Background Report, various sources of information were reviewed to provide an overview of guiding policy and legislation related to cultural heritage landscapes (CHLs). This included guidance documents available from the province and other jurisdictions (e.g. UNESCO, Parks Canada's Standards and Guidelines and the Ontario Heritage Toolkit), as well as municipal planning documents.

A CHL is commonly defined as a geographic area that has heritage significance, has been modified by human activity and is valued by a community. CHLs can include a range of features, such as buildings, structures, natural features or landforms, where the whole is greater than individual features. CHLs are valued for the important contribution they make to our understanding of the history of a place, an event, an individual and/or a community.

The Provincial Policy Statement, 2020 (PPS) defines CHLs as:

“A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may involve features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.”

There are generally three types of CHLs as identified by the Ministry of Culture in the Ontario Heritage Tool Kit (Infosheet #2) including designed, evolved and associative landscapes. CHLs are not always exclusively one type, but can have elements of one or more types. The three types of CHLs are defined as:

Designed landscapes, which are those that have been intentionally designed (e.g. a planned garden or downtown square). Examples from Guelph include Catholic Hill, Royal City Park and the Guelph Correctional Centre.

Evolved landscapes, which are those that have evolved through use by people, and whose activities have directly shaped the landscape or area. This can include 'continuing' landscapes where human activities are still ongoing (such as a residential neighbourhood or main street) or a 'relict' landscape where the landscape remains historically significant even though the evolutionary process may have come to an end (such as an abandoned mine shaft or settlement area). Examples from Guelph

include Homewood Campus, the Brooklyn and College Hill HCD, and the Goldie Mill Ruins.

Associative landscapes, which are those with powerful religious, artistic or cultural associations to the natural element, as well as with material cultural evidence (such as a sacred site within a natural environment or a historic battlefield). Examples from Guelph include the John McCrae House and Memorial Garden, and the Speed and Eramosa riverscapes.

Candidate CHLs identified through the CHAP were categorized based on these three types of landscapes through the inventory work conducted.

3.2.1 Defining significance

Guidance regarding defining the significance of CHLs can be found in the 2020 PPS and in the Ontario Heritage Toolkit. With respect to cultural heritage resources, significant is defined as a resource that has been "... determined to have cultural heritage value or interest". The Ontario Heritage Toolkit takes this notion further and indicates that the significance of a cultural heritage landscape is identified by evaluation criteria that define the characteristics of the CHL that have cultural heritage value or interest, and suggests that the Ontario Heritage Act regulations can be used to further assist in evaluating cultural heritage resources.

Ontario Regulation 9/06 provides a useful context within which to examine and evaluate significance, and has been used in developing the inventory forms used by the project team to provide a record of the fieldwork and evaluation of the various candidate CHLs. As such, the significance of a candidate CHL can be assessed based on the combination of which historic themes the CHL relates to, what the cultural value is, and how the CHL is valued by the community.

3.2.2 Defining boundaries

Appropriate consideration should be given when defining CHL boundaries. The Ontario Heritage Tool Kit contains the following useful information with respect to boundary identification:

"Within a cultural heritage landscape, there are often heritage buildings, structures, ruins, trees, plantings, archaeological resources and other features or attributes that collectively illustrate a historical theme or activity. There is usually evidence of change over time, through site evolution and/or natural regeneration. There are also

historic and/or visual qualities that can include viewsheds or site lines from within the landscape area, as well as specific observation points from outside its boundaries. Defining the cultural heritage landscape boundaries can involve a range of considerations, including but not limited to the use of: roadways; rights-of-way; river corridors; fences; edges of tree lines and hedge rows; property lines; landforms; and lakeshores. It is therefore important for boundaries of a cultural heritage landscape to be clearly defined for conservation purposes within a land use planning context.”

Where possible, boundaries of candidate CHLs should follow easily-identifiable features as outlined above. The intent of the CHAP process is to identify candidate CHLs and preliminary boundaries. It is intended that refinements will be made to boundaries through further study (such as the listing and designation process) of a specific candidate CHL in the future.

3.2.3 Future management and adjacent lands

Future management of heritage resources within a CHL can occur through several means, including land use designation under the Planning Act or cultural heritage designation under Ontario Heritage Act, identification in planning documents, implementation of a management plan (which may include the use of zones to guide development), and consideration of impacts from nearby development.

The policies contained within the Provincial Policy Statement (PPS) require the City to consider and assess impacts caused by development occurring adjacent to protected heritage property. In the case of cultural heritage resources, the City of Guelph Official Plan identifies adjacent properties as: immediately abutting; separated by a right-of-way; or within 30 metres for properties larger than 2.5 ha or resources within a road right-of-way. For any development adjacent to a protected heritage property¹ (including CHLs), recommendations as to how negative impacts could be avoided or mitigated would be required to be provided through applicable study and assessment (i.e. a scoped Cultural Heritage Resource Impact Assessment).

¹ The City of Guelph Official Plan defines protected heritage property to mean real property designated under Parts IV, V, or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

4.0 Key themes in Guelph's development

The work undertaken through the Background Report provided an overview of Guelph's history and how the city has developed since Galt's original town plan in 1827. Key themes in Guelph's history were developed to identify and evaluate candidate CHLs during the inventory phase. The following themes were developed:

- Residential
 - Various periods of residential settlement and their architectural styles (Early registered plans; 19th century; 20th century; Veteran/Wartime housing).
- Commercial
 - Farmer's market;
 - Downtown retail/commercial/economy.
- Transportation
 - Early trails, roads and waterways connecting Guelph to other towns and important areas (supporting commerce);
 - Roads providing access to rural lots to encourage settlement;
 - Construction of railroads, which 'sliced through' the Market Grounds and impacted the heart of 'Galt's radial plan';
 - Guelph streetcar lines;
 - Guelph Junction Railway;
 - Bridges (over rivers, roads and railways)
- Industry
 - Periods of boom and bust which influenced construction/growth and hardship;
 - Early industry (mills, foundries, tanneries);
 - e.g. Sleeman's breweries, Bell Organ and Piano Company, Raymond Sewing Machine Company, Armstrong, McCrae and Co.
 - Quarries, mining, dams, aggregate extraction.
- Waterways and landforms
 - Influence of the Speed and Eramosa Rivers (and their tributaries) as well as other natural landforms on settlement.
- Agriculture

- Presence of farms and agriculture in rural areas throughout the 19th and 20th centuries.
- Institutional
 - Churches and places of worship;
 - Education and schools (historically and today);
 - e.g. neighbourhood schools, University of Guelph, Ontario Agricultural College, Ontario Veterinary College
 - Government;
 - Public works and infrastructure;
 - Healthcare;
 - Memorials.
- Recreational
 - Parks;
 - Golf courses.
- Planning
 - Unique and strategic settlement pattern of early Guelph (planned, rather than organic);
 - Cultural historic settlements;
 - Early roads, patterns of settlement, institutions, buildings, sites, remnants of the planning of the Canada Company and John Galt (i.e. Galt's fan-like radial plan);
 - Early planning which set aside prominent sites for schools, open spaces and places of worship;
 - Use of the natural landscape (topography) to create vistas and settings for key buildings (i.e. churches).

5.0 Cultural heritage landscape inventory

The following section outlines the results of the work undertaken to identify candidate CHLs within the City of Guelph. An inventory has been compiled to establish an initial record of candidate CHLs and to identify priority for the City to focus conservation efforts, based on the CHL's exposure to risk. The inventory of candidate CHLs will help

shape future policy and guideline development, and the potential conservation of CHLs under the Planning Act and/or Ontario Heritage Act, as further explored in Part E.

5.1 Preliminary candidate CHL identification

An initial stakeholder meeting and workshop was held at City Hall on January 25th, 2018 to introduce the project to key stakeholders and gather feedback to inform the CHAP process. One of four main topics of the workshop was the identification of CHLs. A mapping exercise was incorporated into the workshop in order to gather input from the attendees regarding possible CHLs. Preliminary mapping that included potential CHLs was generated by the project team prior to the workshop to provide context and examples to help generate discussion, and a number of preliminary areas were identified for further consideration and evaluation.

In addition to information gathered during stakeholder engagement, previous work conducted by City staff with input from Heritage Guelph for the Downtown Streetscape Manual and Built Form Standards was incorporated into the CHAP and helped to inform the project. Heritage character areas (**Figure 1**) were previously identified as part of a broader study which examined the core of Guelph and future policy direction. The areas identified were taken into consideration when identifying candidate CHLs, and helped to refine the Downtown Character Areas near the City's core as presented in the Downtown Streetscape Manual and Built Form Standards (**Figure 2**).

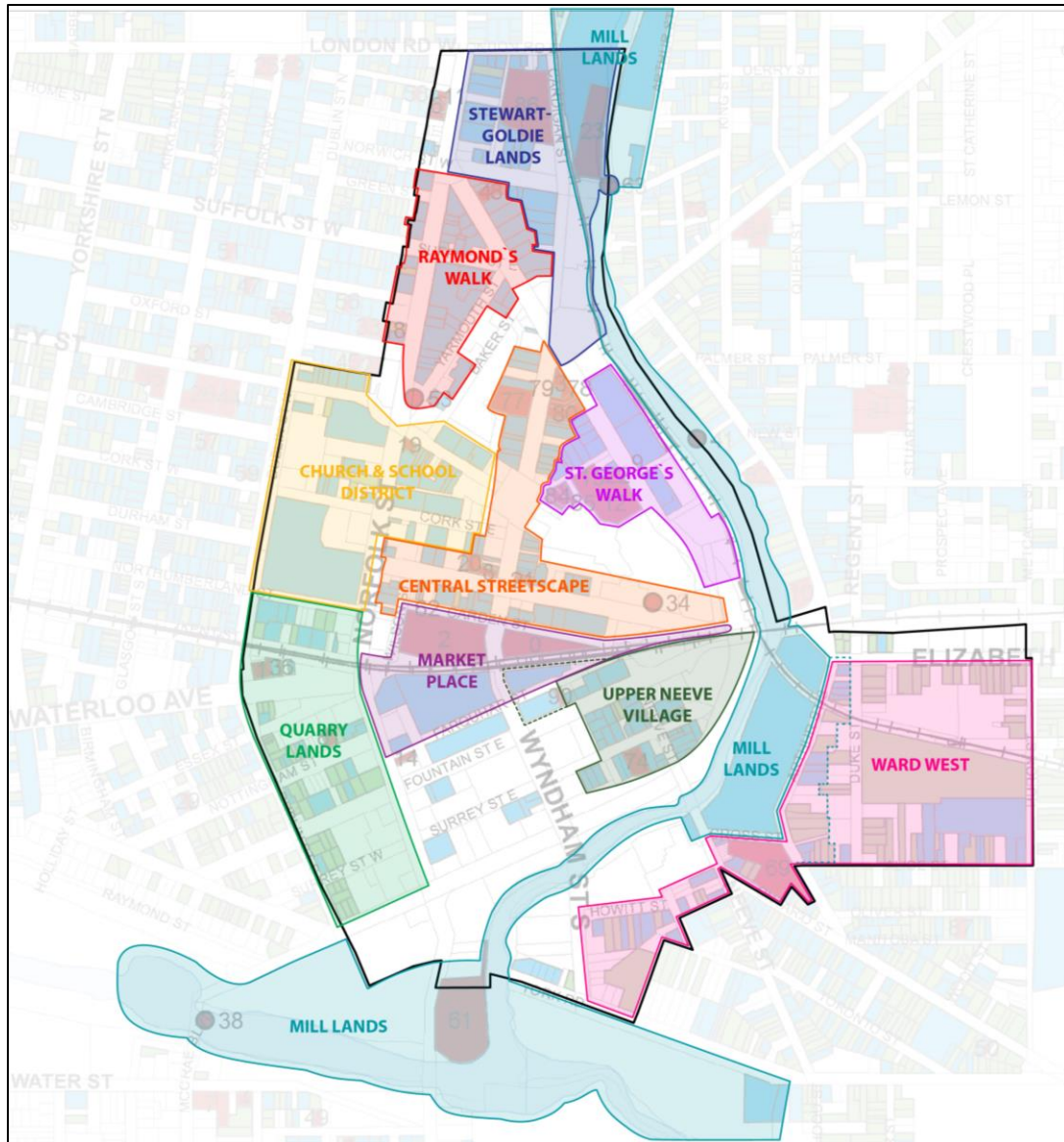


Figure 1: Downtown character areas identified by Heritage Guelph

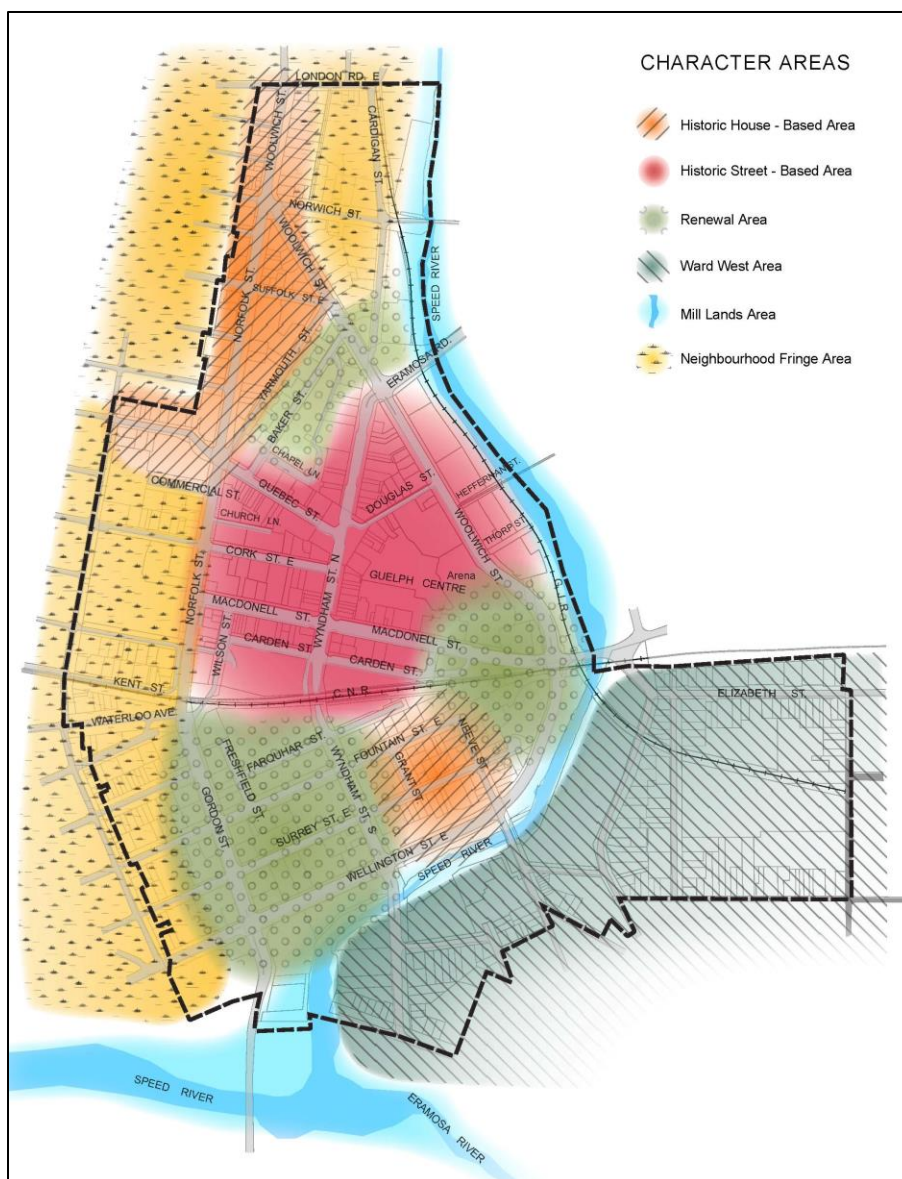


Figure 2: Downtown character areas (source: Downtown Streetscape Manual & Built Form Standards)

Based on the input received from Heritage Guelph, stakeholders, City staff and the project team, the following key areas were identified for further consideration during the development of candidate CHLs:

- Riverscapes: Speed and Eramosa Rivers and their confluence;
- First Nations / Métis history throughout Guelph;
- Galt's 1827 Plan (an early fan-like plan of Downtown Guelph);
- Original town limits and plot laid out by John Galt (roughly square bounded to the north by London Road, to the east and south by the Speed River, to the west by Edinburgh Road);

- Plan 8, registered in 1856;
- Downtown's built form and character;
- Market Square Grounds area;
- Heritage Character Areas, as identified by Heritage Guelph through the Downtown Secondary Plan process;
- Arthur Street North, Drumlin and Mill Area (topography);
- Early settlement patterns reflective of the visions of John Galt and the Canada Company;
- Strategic placement of church sites and parks on early plans of Guelph;
- Remnant buildings and landscape features of the Canada Company;
- 'Paisley Block' – part of the area in the third concession, Division B of Guelph Twp. (now within City of Guelph);
- Speedvale Avenue;
- Sir John A. Macdonald's land - 50 acres of land in St. Patrick's Ward (1854);
- Essex Street (and areas associated with black settlement history);
- Veterans housing neighbourhoods;
- Development east of the Speed River bounded by Eramosa Road, Metcalfe Street, and Budd Street (first significant extension of Guelph since 1827);
- Importance of early main roads and others, connecting Guelph to surrounding towns, villages (e.g. Eramosa, Waterloo, and Dundas Roads);
- Woolwich Street;
- Delhi Street and hospital areas;
- Various sub-categories of buildings (religious/institutional, residential, commercial, bridges, streetscapes, industrial);
- Ontario's first free public library;
- University of Guelph (began as the Ontario School of Agriculture and Experimental Farm in 1874) and Ontario Veterinary College;
- The Arboretum at the University of Guelph;
- Public spaces and parks, places of gathering;
- Riverside Park (Carousel Hill);
- Jubilee Park (now Guelph Railway Station land);
- Remnant farmscapes, including buildings and layout of the farm complex;
- Guelph Correctional Centre lands.

All information gathered during the earlier stages of the CHAP project has been considered in the identification of candidate CHLs and development of draft recommendations.

5.2 Fieldwork approach

The approach to the fieldwork component of the CHL identification was based on the detailed methodology developed through the Background Report. The study team compiled potential CHLs developed through consultation with City staff, and stakeholders, as well as research conducted through a mapping exercise. The study team conducted a visual inventory of the various areas of Guelph in order to gain a better understanding of the CHLs flagged during initial consultations. Site visits were undertaken and notes prepared in order to assist in documentation and preparation of inventory forms for each candidate CHL. In many cases, candidate CHLs and draft boundaries were refined based on the results of the fieldwork and historical review. Additional candidate CHLs were also added based on site review and further research.

Once the fieldwork component was completed by the study team, a revised map of CHLs was prepared taking into account fieldwork results. Meetings were held with City staff and Heritage Guelph to discuss results and obtain feedback.

5.3 Candidate CHLs in Guelph

The inventory of candidate CHLs includes a total of 29 areas across the City of Guelph, exemplifying a range of heritage resources that characterize the city's history. The candidate CHLs contain a mixture of built heritage resources, landscape features, and environmental features and all contribute to an understanding of Guelph's history. Particular importance is placed on Plan 8, as a very formative planned element that shaped the physical evolution of the city. Nearly all of the Plan 8 area is captured as part of smaller recommended candidate CHLs.

The five cultural heritage landscapes already protected by designation under the Ontario Heritage Act are indicated with a solid red boundary: The Brooklyn and College Hill Heritage Conservation District; the Marcolongo Farm CHL on Gordon Street; and three CHLs that make up the Homewood Healthcare Centre on Delhi Street.

It is important to note that the boundaries of the candidate CHLs are intentionally shown as conceptual, with the understanding that they will be confirmed and possibly refined through future detailed study. The current inventory of candidate CHL resources is depicted on **Figure 3** on the following page. Some additional areas were initially flagged

by the project team as being of interest (e.g. south Guelph agricultural area, Guelph Turfgrass Institute, southern tributaries), but have not been carried forward to the candidate CHL stage because the important components have been or are being addressed through other studies by the City of Guelph.

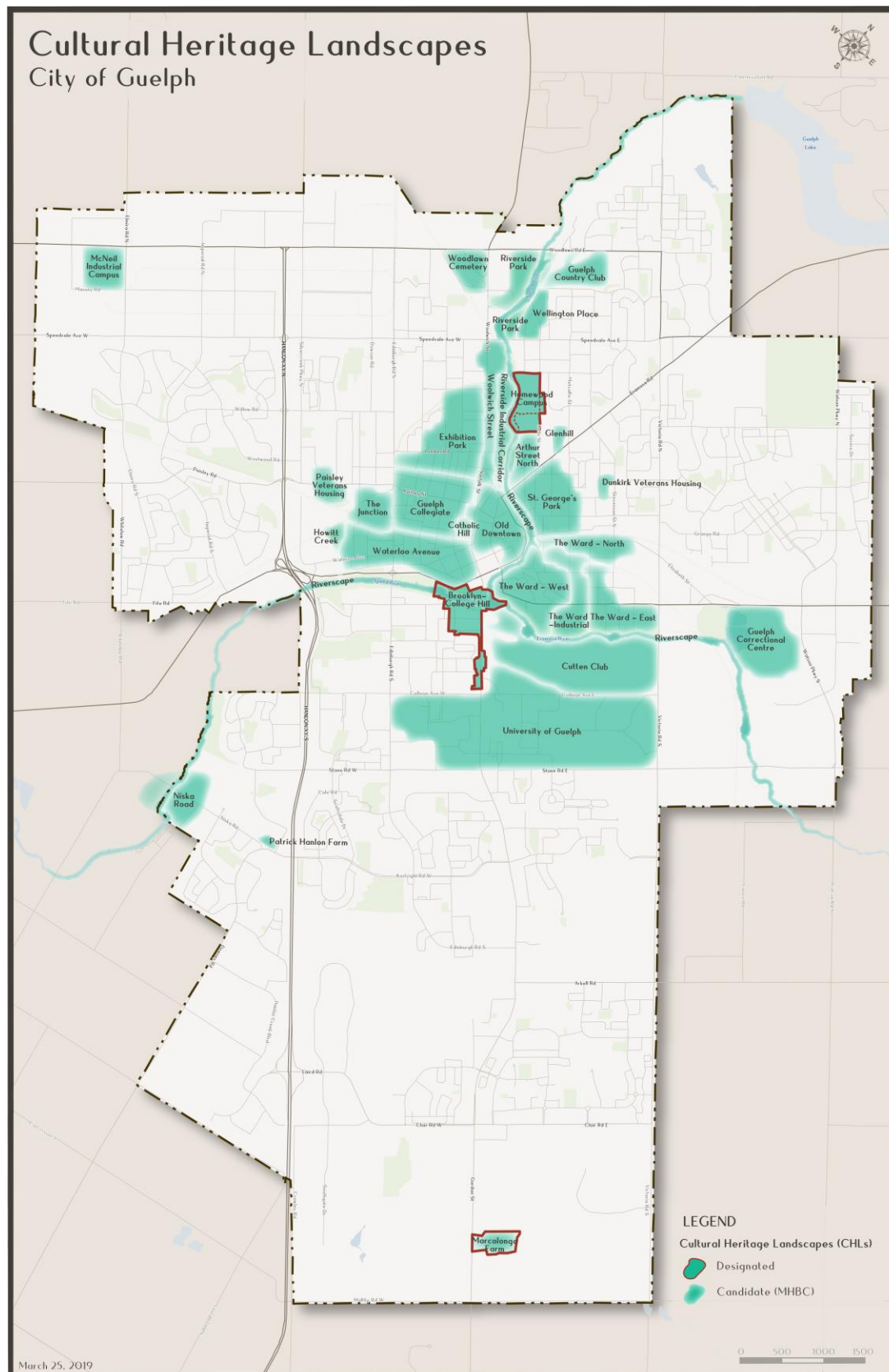


Figure 3: Candidate CHLs within Guelph

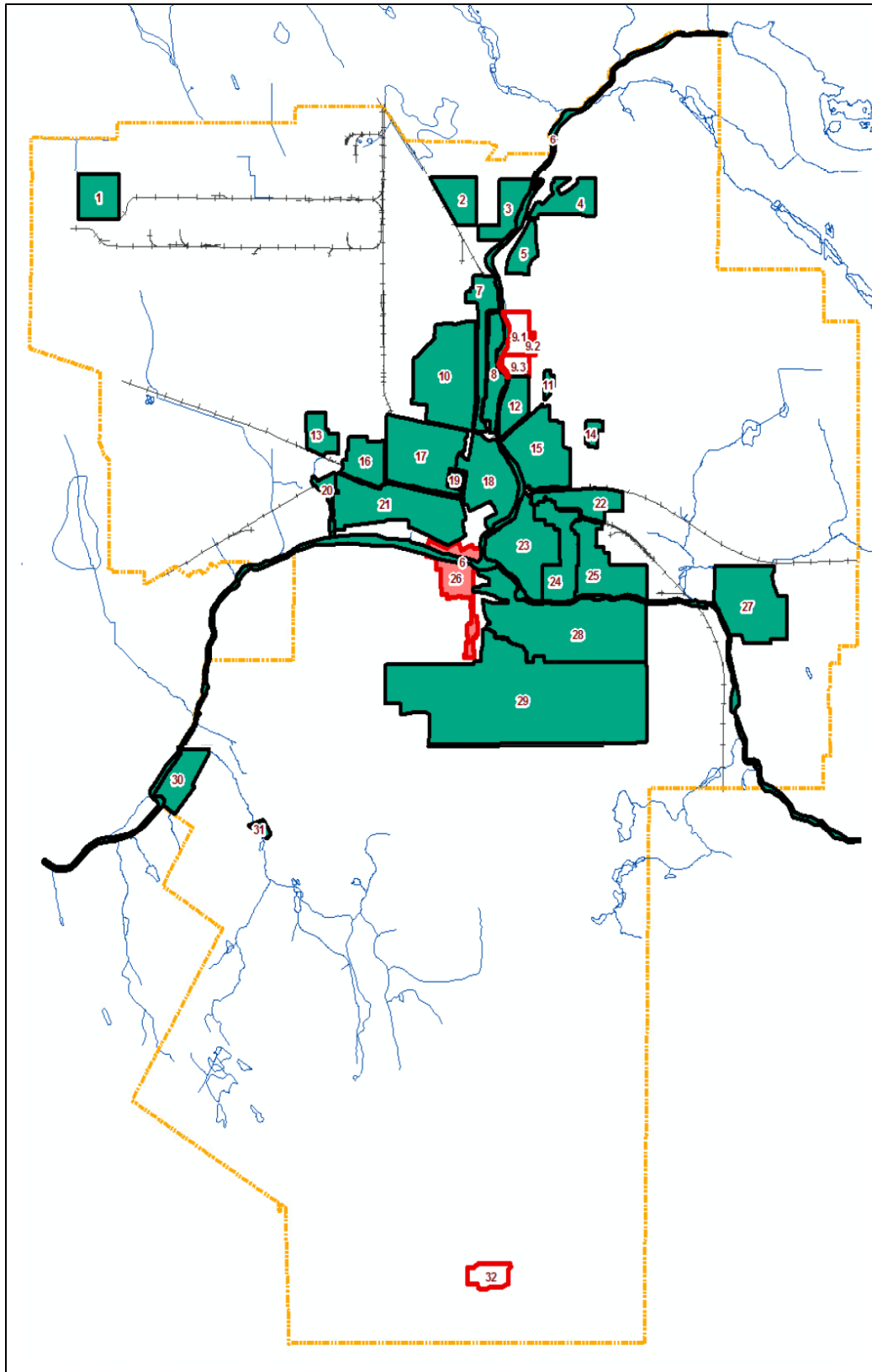


Figure 4: Candidate and designated CHLs within Guelph (numbered as in Table 1)

Table 1 (below) provides a list of the candidate CHLs, the five designated CHLs and a very brief summary of the components of each. These CHLs are presented in the order that they were assessed – from the northwest corner of the city to south. A detailed inventory form for each of the candidate CHLs, including photos, site visit notes, and an assessment of significance is included in **Appendix 2**.

Table 1: List of Candidate CHLs and Designated CHLs (in grey) in Guelph

ID	Name	Type of landscape
CCHL-1	McNeil Industrial Campus	- Mid-20 th century designed industrial office campus.
CCHL-2	Woodlawn Cemetery	- Cemetery / park setting.
CCHL-3	Riverside Park	- Park and recreational area along river.
CCHL-4	Guelph Country Club	- Golf course and clubhouse.
CCHL-5	Wellington Place	- Residential neighbourhood adjacent to riverscape and park area.
CCHL-6	Speed and Eramosa Riverscape	- River landscape (banks, channel, historic crossings and structures).
CCHL-7	Woolwich Street	- Early transportation route in Guelph; residential neighbourhood.
CCHL-8	Riverside Industrial Corridor	- Mix of industrial uses adjacent to river. - Contains Goldie Mill Ruins and the Norwich Street Bridge.
CHL-9	Homewood Campus	- Institutional landscape with three parts (Therapeutic Landscape; Ancillary Landscape; Riverslea Estate Landscape) now protected under three separate Part IV heritage designation by-laws.
CCHL-10	Exhibition Park	- Residential neighbourhood and early designed park.
CCHL-11	Glenhill	- Residential enclave.
CCHL-12	Arthur Street North	- Primarily residential neighbourhood near river and early industrial lands.
CCHL-13	Paisley Veterans Housing	- Post-WWII residential neighbourhood.

ID	Name	Type of landscape
CCHL-14	Dunkirk Veterans Housing	- Post-WWII residential neighbourhood.
CCHL-15	St. George's Park	- Residential neighbourhood near river, early industrial lands and park.
CCHL-16	Junction	- Mixed residential and industrial area characterized by intersecting rail lines.
CCHL-17	Guelph Collegiate	- Residential neighbourhood developed near important early institutional use.
CCHL-18	Old Downtown	- Core area of Guelph with mix of uses.
CCHL-19	Catholic Hill	- Early church building complex developed on a rise of land.
CCHL-20	Howitt Creek	- Natural area with early milling history.
CCHL-21	Waterloo Avenue	- Residential neighbourhood located adjacent to early transportation corridor.
CCHL-22	Ward - North	- Mixed residential area developed between two rail lines.
CCHL-23	Ward - West	- Mixed residential and industrial area adjacent to and linked to Downtown.
CCHL-24	Ward - Industrial	- Primarily industrial area centred on rail.
CCHL-25	Ward - East	- Residential area adjacent to river and near early industry in east Guelph.
CHL-26	Brooklyn and College Hill	- Mixed residential area, park, and early transportation route now protected under a Part V heritage designation by-law as a heritage conservation district
CCHL-27	Guelph Correctional Centre (GCC)	- Remains of former self-contained correctional facility located east of Guelph. - Identified by Province as a CHL of Provincial Significance under O.Reg. 10/06.
CCHL-28	Cutten Club	- Golf course and clubhouse.
CCHL-29	University of Guelph Campus and the Arboretum	- Educational campus containing resources spanning 19 th and 20 th centuries.
CCHL-30	Niska Road	- Early road and historic crossing.

ID	Name	Type of landscape
CCHL-31	Patrick Hanlon Farm	- Remnant agricultural farmstead complex.
CHL-32	Marcolongo Farm	- Remnant early agricultural farmstead complex now protected under a Part IV heritage designation by-law.

6.0 Recommendations

The province has provided some direction related to implementation and conservation as part of the Ontario Heritage Tool Kit, and notes that there are a variety of potential methods by which a municipality can conserve a significant CHL. Options include: heritage conservation district policies, guidelines and studies; area design guidelines; height and setback restrictions / site plan control; landscape impact assessments; secondary plan policies for special areas; special zoning by-laws with heritage criteria overlay; subdivision development agreements; community improvement plans; stewardship financial incentives; landscape conservation plans; and park area / corridor area management plans. It is noted that the municipal Official Plan or other planning policy tools can further identify, manage and conserve significant CHLs.

In addition to the above, a review of actions taken by other municipalities across Ontario who have recently undertaken an inventory of CHLs was conducted through the Background Report work.

The following actions have been identified as potentially being pursued for the conservation of candidate CHLs and are appropriate for the City of Guelph:

- Listing on the Municipal Heritage Register of Cultural Heritage Properties
- Designation in a municipal Official Plan, with associated policies to guide conservation of the applicable cultural heritage resources
- Zoning By-law regulations to conserve important features
- Preparation of guidelines or a management plan that addresses cultural heritage landscape conservation
- Designation under either section 29, Part IV (for individual properties) or section 41, Part V (for groups of properties) of the Ontario Heritage Act
- Entering into a heritage conservation agreement to guide conservation and management of a specific cultural heritage landscape
- Requirement for the preparation of a Cultural Heritage Resource Impact Assessment and possibly a conservation plan when contemplating redevelopment within a listed or designated CHL.

For the candidate CHLs, Part E of the CHAP outlines specific priorities for each of the CHLs identified so that City of Guelph staff and Council have some advice on how future work related to CHL conservation should occur, as well as a recommended timeline to focus conservation efforts.

PART C – INCENTIVES REVIEW	1
7.0 Introduction	1
8.0 Types of financial and non-financial incentives	2
8.1 Financial incentives	2
8.1.1 Grant programs	2
8.1.2 Loan programs	3
8.1.3 Municipal tax relief programs	4
8.1.4 Façade improvement programs	4
8.1.5 Development charge and permit fee rebates	4
8.2 Non-financial incentives	5
8.2.1 Corporate communications	6
8.2.2 Streamlining municipal approvals for heritage resource conservation	6
8.2.3 Consultation services	6
9.0 Recommendations	7

PART C – INCENTIVES REVIEW

7.0 Introduction

The legal authority for municipalities to provide financial incentives to privately-owned heritage resources is established under both the Ontario Heritage Act and the Municipal Act. Sections 39 and 45 of the Ontario Heritage Act provide that municipalities may establish by-laws to make grants or loans to owners of designated heritage properties, and Section 365.2 of the Municipal Act makes provisions for enabling municipal tax rebates to such properties. The delivery of direct financial incentives for the purposes of heritage preservation may also be supported and implemented through the creation of area-specific or municipal-wide Community Improvement Plans as provided under Section 28 of the Ontario Planning Act.

Over the years, the City of Guelph has delivered various targeted grants programs designed to facilitate the uptake of private, third-party efforts to rehabilitate, restore, preserve and beautify properties that convey special historic and/or cultural meaning. Municipal incentive programs in Guelph have included: tax increment-based programs (i.e. a financial program where the value is determined by the difference in pre and post property tax levels); downtown activation grants (i.e. municipal funds geared directly to mid-sized buildings requiring major investment to help protect) and façade improvement and feasibility study grants that have supported the revitalization of key local heritage resources.

Direction from Council resulting from discussion of the Brooklyn and College Hill Heritage Conservation District in 2014 included an expectation that recommendations regarding financial incentives for designated heritage properties would be provided to Council at a future date, and were therefore contained in the scope of work outlined in the CHAP Project Charter endorsed by Council on September 6th, 2016.

As part of the CHAP consultation process, community stakeholders expressed a strong desire for the City of Guelph to implement heritage conservation policies that include a suite of financial incentives for owners of designated cultural heritage resources. Stakeholders also reaffirmed the importance of encouraging a broad cross-section of heritage property owners to take proactive steps in preserving the enduring legacy of their assets. It was determined that financial incentives must also be accompanied by non-financial incentives that should be implemented by the City of Guelph.

This section of the CHAP reviews the topic of financial and non-financial incentives as they relate to cultural heritage resource conservation, and provides recommendations for the City to pursue.

8.0 Types of financial and non-financial incentives

The following section outlines the various types of incentives that a municipality in Ontario can consider, and discusses the options as they relate to the City of Guelph.

8.1 Financial incentives

In Ontario, there are three basic types of financial incentives (sometimes referred to as “financial tools”) available to support and advance heritage-based investments by private property owners - grants, loans and municipal tax-relief incentives. The allocation of financial incentives to private interests are generally restricted to owners of cultural heritage resources that are designated under Part IV or V of the Ontario Heritage Act. These programs are used widely by Ontario municipalities, in many cases in combination with one another in order to encourage heritage building conservation.

In addition to the ‘traditional’ financial incentives programs available to municipalities, there are some additional programs that are available and have been used in some cases across Ontario. These include matters such as façade improvement programs, development charges rebates, and permit fee reductions.

8.1.1 Grant programs

In the experience of the study team, municipal grants are generally recognized as the most effective and most transparent means of achieving heritage conservation goals. Grant programs are established by an upfront commitment by Council to deliver funds (normally allocated through the annual capital planning process) to individuals and community organizations that meet the specific eligibility criteria to participate.

Grant programs, particularly those supported by taxpayers, are normally operated over a fixed period (i.e. four to five years), and are accompanied by an annual application process. Eligible owners are invited to apply to the program, with funding decisions ultimately determined by an internal committee of heritage experts or a senior staff heritage lead.

The following are some examples of heritage grant programs from across Ontario:

Municipality	Amount	Total annual budget
City of Kingston	\$5,000 / application	\$50,000
Town of Port Hope	\$25,000 / application	\$36,000
City of Cambridge	\$5,000 / application	not specified
City of Kitchener	\$3,000 / application	not specified
Town of Oakville	\$15,000 / application	\$90,000

Some municipalities rely on municipal parking revenues to fund their heritage grant programs. Municipalities with downtown heritage districts, may, for example, earmark a certain share of metered-parking revenues – usually collected within the district itself - to help fund the municipal grant program on an annual basis. Depending on the market attractiveness or appeal of the heritage district, parking revenues have the potential to provide a stable, year-over-year funding for municipal heritage grant programs.

Funds are distributed to eligible/qualified heritage property owners to undertake specific work that leads to a defined set of outcomes which would ultimately benefit both the property owner and public interest. Grants are typically offered on a dollar-to-dollar matching basis, up to a maximum threshold (i.e. \$20,000). In order to encourage participation, grant programs are typically offered on a limited-time basis or until the funding package agreed to by Council is fully exhausted.

8.1.2 Loan programs

Loans are used by many municipalities to support and encourage private investment in heritage conservation by property owners. Loans – typically offered by the municipality at below-market interest rates - are intended to be used specifically for projects that preserve or restore the integrity of the resource. By nature, loan programs can be significantly more cumbersome to administer because of the legal and financial accountability issues that are involved in its oversight. Loan programs are typically more prescriptive in nature and apply to a narrow range of building improvements. In certain programs, applicants may encourage to partner with specific trades people or architects to ensure that municipal heritage guidelines and standards are fully safeguarded.

8.1.3 Municipal tax relief programs

Tax relief programs are offered by some municipalities in Ontario as a means to encourage heritage property owners to restore and/or rehabilitate their structures in exchange for reductions or refunds to their municipal property tax bill. Municipalities that choose to offer heritage property tax relief programs are required to establish their programs within a prescribed range of 10 to 40 percent. The Province is also a key participant in this process, extending heritage property owners relief from the education portion of their tax bill.

Heritage Tax Relief programs, while popular with heritage property owners, can be difficult and costly to administer due to the legal obligations that need to be fulfilled and monitored on a property-by-property basis, and require individual easement agreements with the City. Moreover, Heritage Tax Relief programs also require greater internal (interdepartmental) and external (MPAC) co-ordination efforts, and also require routine inspection and monitoring efforts to ensure that properties receiving rebates or refunds have appropriately allocated those monies to heritage-specific improvements rather than routine repairs and general property maintenance.

8.1.4 Façade improvement programs

Some municipalities across Ontario (e.g. Cobourg, Peterborough, Kitchener and Meaford) have used façade improvement programs in order to assist with the conservation of heritage buildings. Guelph has also used this program in the past within the Downtown Community Improvement Plan (CIP) area. In order to be eligible, buildings need to be located within a CIP in order to have funding available, but do not necessarily have to be designated under the Ontario Heritage Act.

Façade programs are typically used in downtown commercial areas in order to spur investment and target specific types of repairs. Guidelines are prepared to provide building owners with the information necessary to help with repair efforts, and programs tend to be run similar to a typical heritage grant program. Funding amounts provided are often 50% of the cost of the repair work.

8.1.5 Development charge and permit fee rebates

In order to encourage development within certain areas, municipalities are able to use development charge or permit fee rebates to assist applicants. Development charge rebates can be applicable to certain areas, and can be targeted to certain types of development such as those involving heritage buildings. For example, the Town of

Cobourg offers a program whereby building and planning fees are waived for interior and exterior work within the downtown area, and offers a discount of 50% for other properties designated under the Ontario Heritage Act (either Part IV or V). By offering these types of rebates, municipalities can offer assistance to property owners within targeted areas of the municipality.

8.2 Non-financial incentives

In addition to providing financial incentives, most successful municipally-led heritage programs in Ontario are supported by strong corporate communications, coordinated interdepartmental response and a commitment to recognize the efforts of committed groups and individuals. Together, these non-financial incentives should help increase local awareness and focus public attention around the importance of preserving local cultural heritage resources.

8.2.1 Corporate communications

Efforts to preserve and protect cultural heritage resources must include a clear municipal strategy that emphasizes the role and value that heritage plays in the day-to-day lives of residents. Heritage conservation efforts require leadership and collaboration between elected officials, municipal staff, engaged citizen groups, preservation experts, architects, building trades and private property owners.

Programs aimed at conserving cultural heritage must be able to convey why specific resources are important to the community, and at the same time clearly explain how individuals and groups – whether they own these heritage resources or not – can play a direct role in protecting, preserving or enhancing them.

Clear corporate communication is essential for helping interested heritage parties navigate municipal programs, including the financial avenues and support programs described above. The City's website, for example should maintain up-to-date information and links to best practices in Ontario. Financial programs should be supported by calculators and worksheets that allow eligible properties to evaluate the benefits of participating in specific heritage programs.

8.2.2 Streamlining municipal approvals for heritage resource conservation

Programs introduced to support cultural heritage preservation must be accompanied by a commitment to make the approvals process as streamlined and efficient as possible. While cultural heritage preservation measures may take time, there is clear benefit for a co-ordinated team response to cultural heritage conservation efforts that involve large and diverse resource groupings such as: streets, blocks, neighbourhoods, campuses, greenspaces, and important natural landscapes.

8.2.3 Consultation services

Municipal heritage planning staff play an important role in helping bridge the knowledge gap that exists between various parties interested in cultural heritage preservation. Heritage staff play a role in helping property owners make informed decisions on appropriate restoration techniques and service providers (skilled trades) that have the expertise to deliver high-quality outcomes. Some municipalities offer a 'one-stop' contact venue and resource that people can tap into for advice. By offering this expertise to applicants, the knowledge that City staff have can be shared with members of the public in order to assist them in the decision-making and application process.

9.0 Recommendations

Based on the review undertaken to date, the following recommendations are provided related to incentives within the City of Guelph:

Financial incentives

The City of Guelph should implement a suite of financial tools to assist designated cultural heritage resource owners in making critical investments toward the conservation, restoration, or stabilization of buildings and landscapes that preserve the legacy of human settlement activity in Guelph.

- A grants program should be established, which includes a schedule (preferably multi-year so expectations are clear), level of funding, and clear eligibility criteria to be determined by Council. Uptake of the program should be monitored, and consideration be given to increasing funding should eligible projects go unfunded.
- A façade improvement program should be further investigated for key areas of the city (e.g. Downtown CIP), should it be determined that additional funding beyond the grant program for designated buildings is desired by City staff. This could build on the success of previous similar programs offered by the City.
- A program to waive / reduce fees should be investigated as a way to assist designated heritage property owners with conservation efforts.
- The City should implement a legal framework and annual budget process for heritage funding that is available to owners of designated cultural heritage resources identified within priority areas of Guelph.
- The City should establish a monitoring program to ensure that the costs of delivering heritage-based financial incentives are achieving the stated goals and desired outcomes.

Non-Financial incentives:

- The City of Guelph should support and encourage cultural heritage initiatives through a robust program that communicates the impacts that residents, property owners, community leaders and other partners can play in the conservation of the city's enduring legacy of cultural heritage value.

PART D – CULTURAL HERITAGE PROMOTION	1
10.0 Introduction	1
11.0 Approaches to promotion.....	1
11.1 Current City of Guelph actions	1
11.1.1 Website and information sharing	2
11.1.2 Doors Open	3
11.1.3 Walking tours.....	3
11.1.4 Heritage Guelph	4
11.2 Other approaches to promotion.....	5
11.2.1 Signage and wayfinding	5
11.2.2 Heritage awards	6
11.2.3 Heritage Day celebration.....	7
11.2.4 Heritage tourism	8
12.0 Cultural heritage promotion recommendations	9

PART D – CULTURAL HERITAGE PROMOTION

10.0 Introduction

The promotion of cultural heritage conservation helps to spread greater awareness about the resources that exist within a municipality, and is also a means to signal to the community that cultural heritage is valued by the municipality. Promotion of cultural heritage may also help to increase pride in heritage buildings and fuel investment in heritage properties, as property and business owners become interested in increased conservation and the desire to be in a heritage building.

Some promotion efforts are best coordinated by the municipality itself, while other efforts may be best coordinated by other groups in partnership with the municipality. As part of the CHAP consultation process, community stakeholders discussed potential options for cultural heritage promotion within the City of Guelph. A number of ideas were discussed and generated by the groups, which have helped to inform the discussion and review contained within this section of the CHAP.

11.0 Approaches to promotion

The following reviews the various types of cultural heritage promotion activities that are currently in use by the City of Guelph, as well as those that were either raised through stakeholder consultation or were identified as potential options to pursue.

11.1 Current City of Guelph actions

The City of Guelph presently undertakes a number of initiatives related to the promotion and conservation of cultural heritage resources. These range from general promotion, to sharing of information about heritage events and happenings around the city, providing useful information to heritage property owners and interested parties, and participating in cultural heritage related events.

11.1.1 Website and information sharing

The City of Guelph website contains information about cultural heritage resources and various heritage-related initiatives undertaken by the City of Guelph. The City is developing online interactive mapping providing detailed information related to cultural heritage resources listed and designated under the Ontario Heritage Act, and will allow users to click on a location to learn more about what heritage resources are present.

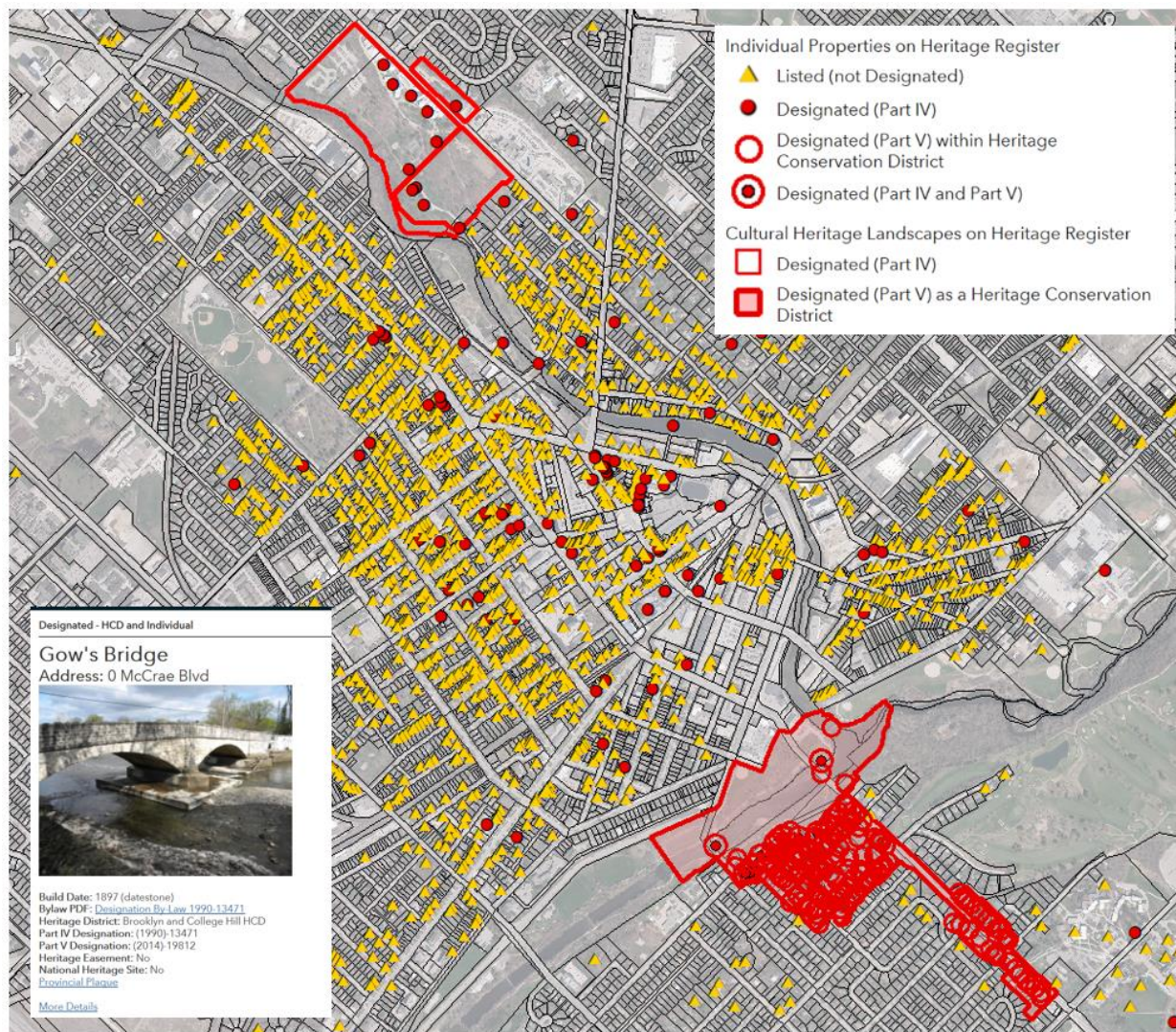


Figure 5: Mapping of listed and designated heritage resources (source: City of Guelph GeoDataHub).

Detailed information is available for each resource, including photos, designation bylaw and reasons for the property being important to the City of Guelph.

In addition to the mapping of heritage resources, the City website also promotes the Brooklyn and College Hill Heritage Conservation District through a section of the website.

Information about the project is listed, including staff contacts should website viewers have questions about the District. Resources are available on the website as well for those who own property within or adjacent to the District. Finally, there is a Frequently Asked Questions section and information on heritage terms.

11.1.2 Doors Open

Municipalities across Ontario participate in the Doors Open program, which is organized under the umbrella of the Ontario Heritage Trust. Events occur throughout Ontario and occur throughout the year, generally from April through October. The events are way to showcase unique and interesting places within communities, which often include heritage buildings.

Within Guelph, the event is organized by the Guelph Arts Council, which is partly funded by the City of Guelph. The event features buildings across the city, containing a mix of heritage buildings and those not typically made available to the public for access.

THIS YEAR'S EVENT - SATURDAY, APRIL 27, 2019, 10AM - 4PM*





*The last tour departs at 3:40pm or earlier if required by lineup, in order to allow sites to close at 4pm.

Doors Open is a free community event and no tickets or registration are required. The hours are 10 – 4, and you can begin at any featured site and visit as many as you like over the course of the day. There may be line-ups at some sites.

This year Doors Open Guelph will be enhanced by *Telling Guelph's Stories*, an event-within-an-event that will increase the role the arts play in Doors Open. Visitors can experience dramatic storytelling at the Gow Bridge with artist Jay Wilson, guided public art and downtown gallery walks, and arts activations at Doors Open sites.

What buildings will be open for Doors Open Guelph?

2019 site information will be published on Doors Open Ontario's website <http://www.doorsopenontario.on.ca/> and below.

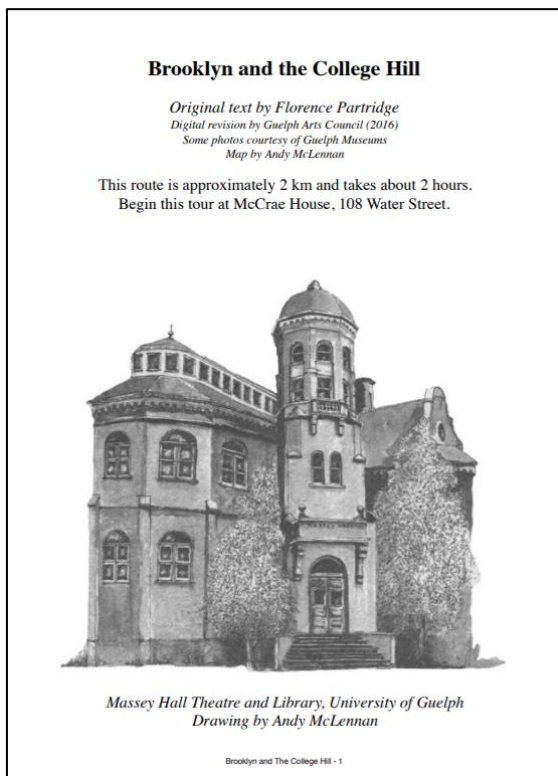
<p>The Victory School 135 Exhibition Street</p>  <p>Built due to a population spike, the school was named after the Allied victory that ended the First World War. It opened in 1919, with an addition in 1953. Its original brass rails and wooden floors enhance the gracious image presented by its red brick exterior and park setting.</p>	<p>92 Speedvale Avenue Greenbriar</p>  <p>Built circa 1865 - 67, this Neo-Classical Vernacular house set on its lot of heritage trees is a treasure trove of antiques and art. The house features original woodwork and glass. Art by local artists as well as many unique collections are displayed through the house.</p>	<p>125 Norfolk Street Lornewood Mansion</p>  <p>Lornewood was built by Charles Raymond in 1867 and enlarged later with the Tuscan bays and tower. It was named after an 1879 visit from the Marquis of Lorne and his wife Princess Louise. The house has been restored with its original ornate black walnut trim, ceilings, lead-glass windows, carpets and elaborate furniture.</p>	<p>2162 Gordon Street Marcolongo Heritage Farm</p>  <p>Settled in 1833, this was one of the first farms in Puslinch. In 1878, James Blair built the granite fieldstone house. The original timber-framed small barn and the large bank barn built in the 1880s or 90s have been restored. The farm property has been designated as a Cultural Heritage Landscape.</p>
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2019 Doors Open information for Guelph ([source: Guelph Arts Council](#)).

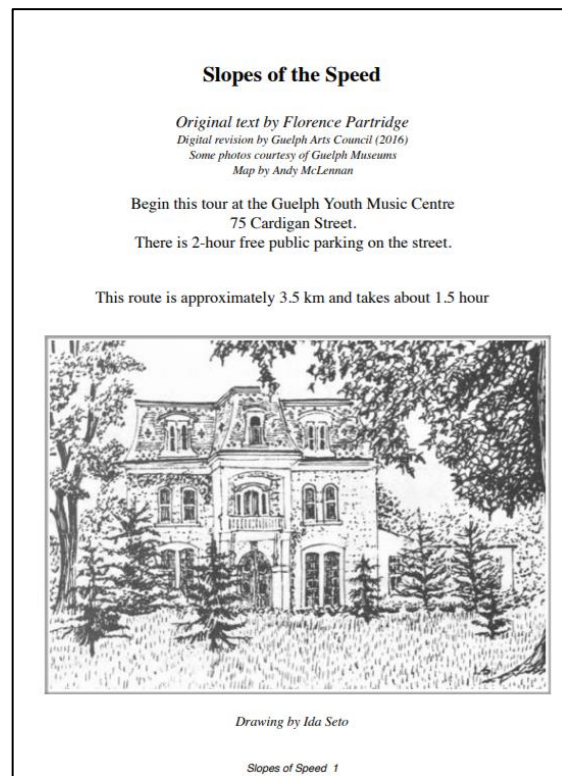
11.1.3 Walking tours

Heritage walking tours are offered in some municipalities across the province in order to promote certain areas as important for cultural heritage reasons. Often, maps are provided that feature suggested walking routes and stops with information about certain properties.

Within Guelph, the Guelph Arts Council offers six different walking tours that include: Where Guelph Began; Ward One; Slopes of the Speed; Downtown Walkabout; Altar and Hearth - Exhibition Park; Altar and Hearth - Catholic Hill; and Brooklyn & the College Hill.



(source: Guelph Arts Council)



Walking tours are available to download for self-guided purposes, and the Guelph Arts Council also offers guided tours on weekends through the spring and summer months.

11.1.4 Heritage Guelph

Heritage Guelph plays an important role in the conservation of built heritage resources and cultural heritage landscapes within Guelph. The Committee provides advice to City Council and heritage property owners regarding heritage conservation best practices and the potential to list or designate properties of cultural heritage value or interest within the city.

Co-operation between City Council, City staff, Heritage Guelph and heritage property owners has resulted in over 265 sites being designated under the Ontario Heritage Act.

11.2 Other approaches to promotion

Through the work completed as part of the project, additional means of cultural heritage promotion were investigated by the project team and also noted by the stakeholders and Heritage Guelph through the consultation efforts.

11.2.1 Signage and wayfinding

Signage and wayfinding are important features that help people to navigate an area, and well-designed features are also welcoming for visitors and residents alike. Successful wayfinding is especially important to be able to guide tourists, visitors and local residents along safe and interesting pathways that showcase important places, heritage buildings, cultural features, streetscapes and parks. Successful wayfinding not only provides for pedestrian traffic, but also vehicular traffic (e.g. directions to parking).

Programs specific to cultural heritage resources can help to direct people's attention to particular aspects of an area and also promote and create awareness of cultural heritage. Many municipalities across the Province have signage programs related to designated heritage buildings / properties, which helps to identify noteworthy properties. Some municipalities also offer sign programs to note where heritage conservation districts are located, supplementing existing street signs.



Examples of heritage signage from the City of Mississauga (left) and Wilmot Township (right)

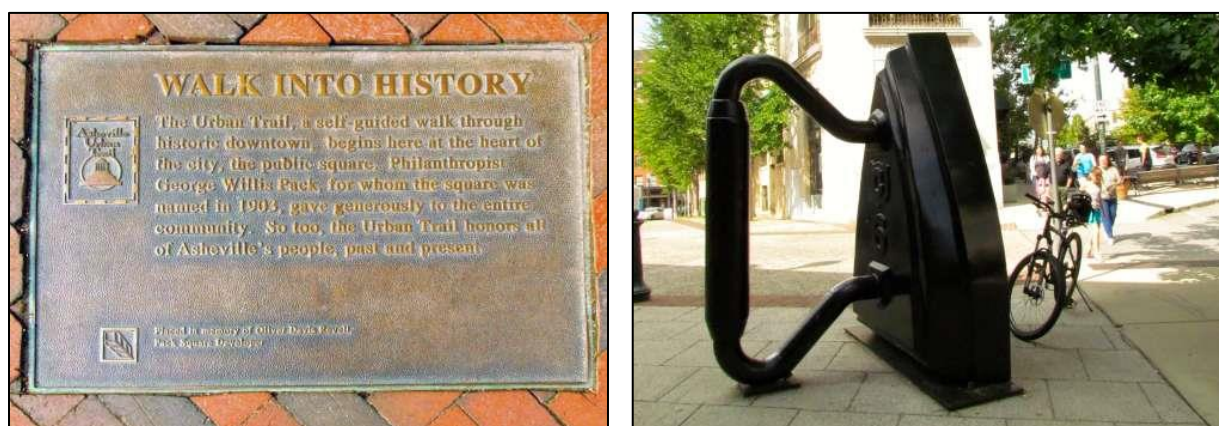
In addition, signage programs have also been developed in order to tie to noteworthy events, such as Canada's 150th anniversary. For this occasion, the City of Kitchener developed a program identifying buildings that existing before 1867. The program

consisted of lawn signs that identify the link to Canada 150, combined with mapping on the City of Kitchener website about the program (see below).



Photo of lawn sign and website excerpt regarding Canada 150 program ([source](#): City of Kitchener)

Other jurisdictions have also taken the approach of linking history and art into wayfinding endeavours. As an example the project team is familiar with, the City of Asheville, North Carolina has developed an [Urban Trail](#), which is marketed as a walk through the city's history. The trail features various stops which are linked to a historical moment or achievement, and combines historic plaques, art installations and notable places. The City's website has information about each station online, as well as an audio tour of each station, printable map, and educational resources so that the information can be linked to school curriculums.



Photos of walking tour stations noting the start of the trail, as well as celebrating an iron used by a local business as well as [flat iron architecture](#).

11.2.2 Heritage awards

Recognition of efforts to conserve cultural heritage resources is a way to help promote cultural heritage resources within an area as well. Some municipalities and heritage organizations offer a regular heritage awards program to recognize notable projects or individuals for their contribution to heritage conservation. Municipal examples include programs from the City of Kitchener (Mike Wagner Heritage Awards), Wilmot Township (Heritage Day Awards), City of Toronto (Heritage Toronto Heritage Awards), City of London (London Heritage Awards), and Thunder Bay (Arts and Heritage Awards). Provincial examples include organizations such as the Architectural Conservancy of Ontario (ACO) and Ontario Heritage Trust. In addition, national organizations such as the Canadian Association of Heritage Professionals (CAHP), and National Trust for Canada (Prince of Wales Prize, Ecclesiastical Insurance Cornerstone Awards) offer heritage awards programs that are tied to conference events. A benefit to heritage awards is that they may spur investment in heritage properties, as interested parties may 'compete' to do a great job and potentially win an award.

Categories of awards noted include matters such as, restoration, adaptive reuse, individual contributions, writing, and research. Awards are typically presented at a public event so that the broader community can also share in the celebration. Should Guelph undertake such a program, categories could be developed that are specific to the City of Guelph.

11.2.3 Heritage Day celebration

Each February, Heritage Day is celebrated in Ontario on the 3rd Monday of the month, with events occurring throughout the Province during that week. The Ontario Heritage Trust typically promotes events on their website with links for where additional information can be obtained. As noted on the Ontario Heritage Trust website:

Many heritage organizations and municipalities have used Heritage Day and Ontario Heritage Week as vehicles to stimulate awareness of heritage resources and heritage-related issues within their communities, and to honour the organizations and volunteers who have worked to protect Ontario's irreplaceable heritage resources.

Some municipalities across Ontario organize events to celebrate Heritage Day, often with themes specific to a period of time or type of heritage resource within the municipality. Events sometimes have speakers to give short presentations, and are paired with heritage awards to offer a well-suited public venue to present the awards. The events are often a good time for like-minded exhibitors to gather together and promote cultural heritage within or near their community.



Example advertisement and photos from Heritage Day events in Wilmot Township

11.2.4 Heritage tourism

A topic examined by MHBC through the Brooklyn and College Hill HCD Plan process was that of heritage tourism. The analysis undertaken concluded that it would be prudent to approach heritage tourism by the promotion of a network of several conserved and enhanced cultural heritage assets, linked together by well-marked and welcoming routes through the Brooklyn and College Hill Heritage Conservation District. It was noted that a network provides enhanced variety in available visitor experiences, and also helps to achieve the objectives of sustainable tourism. This strategy could be undertaken not only for the HCD area, but more broadly throughout the City of Guelph within important areas.

Some areas in Ontario and across Canada are tourism destinations based on their historic building stock and are marketed for this purpose. Examples include Québec City, Niagara-on-the-Lake and more locally, St. Jacobs. Rather than try to market Guelph as a tourism destination solely based on the historic buildings within the city, it is

recommended that an integrated approach be taken where history and heritage is part of an overall marketing strategy.

The Guelph area has an [active tourism website](#) which markets to visitors of all types that may come to the area. It would be prudent to build on this success, and there is potential to promote a network of conserved and enhanced cultural heritage assets. These areas could be linked together by well-marked and welcoming routes through the downtown (and elsewhere), and would assist in providing enhanced variety in available visitor experiences. As noted in the Brooklyn and College Hill HCD, a co-ordinated system of electronically linked web pages and social media could be developed that would connect and create a network of various disparate attractions (e.g., What to do? Heritage and History, Where to eat? Bistros and Cafés, What to do? Arts and Culture).

12.0 Cultural heritage promotion recommendations

Based on the review undertaken to date, it is concluded that while the City of Guelph currently undertakes some efforts related to the promotion of cultural heritage resources, there are some things that could be done to bolster current efforts.

Accordingly, the following recommendations are provided related to incentives within the City of Guelph:

- The City of Guelph should develop an enhanced sign program to promote important areas of the city. This could include early registered plan areas, the existing Heritage Conservation District, early industry or important early buildings. This could be coordinated with walking tours to provide an integrated experience.
- The City of Guelph should include heritage conservation as a criteria in the Urban Design Awards program.
- The City of Guelph should consider hosting an event (or events) to celebrate Heritage Day on an annual or semi-annual basis, perhaps in collaboration with other heritage organizations currently active in the City. Events could also coincide with other important milestones within the City, such as the upcoming 200th anniversary of the founding of Guelph.
- Further analysis should be completed by the City of Guelph regarding heritage tourism, so that an enhanced program can be offered by current organizations that would promote Guelph's rich history.
- The City should investigate ways to further enhance the corporate website to offer additional information about cultural heritage news and events, or develop

new content to highlight stories about Guelph and its historic sites. Links to social media could also be explored.

Many of the above items could be undertaken as a partnership between City staff, advisory committees such as Heritage Guelph, and community-based organizations such as the Architectural Conservancy of Ontario or tourism associations. Part E of the CHAP will provide a summary of the set of recommendations for the City of Guelph to consider regarding the promotion of the city's cultural heritage.

PART E – IMPLEMENTATION RECOMMENDATIONS.....	1
13.0 Introduction	1
14.0 Recommended action items for the City of Guelph	1
14.1 Cultural heritage landscape recommendations	1
14.1.1 Options for further study of candidate cultural heritage landscapes	6
14.1.2 Cultural heritage landscape recommendations	7
14.1.3 Other cultural heritage recommendations	8
14.2 Incentive recommendations	10
14.2.1 Financial incentives	10
14.2.2 Non-financial incentives	11
14.3 Heritage promotion recommendations	11
15.0 Prioritization of action items	12
15.1 Immediate action items (<2 years)	13
15.2 Short-term action items (2-5 years)	14
15.3 Medium to long-term action items (5-10 years)	15
15.4 Annual review.....	16

PART E – IMPLEMENTATION RECOMMENDATIONS

13.0 Introduction

Previous sections of the Cultural Heritage Action Plan (CHAP) included discussion and review regarding the main topic areas covered through this project. These are:

- candidate Cultural Heritage Landscape (CHL) identification
- review of incentives (financial and non-financial)
- review of promotion of cultural heritage resources.

This section of the CHAP provides an action plan, consisting of implementation recommendations for Guelph Council, City staff, Heritage Guelph, and the community. The Action Plan will aid in decision making regarding budget allocation, priority projects, allocation of staff resources, and Heritage Guelph priorities. In addition, a draft prioritization of the various action items into various timeframes is provided for convenience.

14.0 Recommended action items for the City of Guelph

The following section includes the various action items that have been identified for the City of Guelph staff and Council to consider with respect to implementation of the CHAP project, grouped by topic area. It is anticipated that implementation will be staged and also intended that any items acted on would be part of the implementation. As such, City staff and Council may elect to not follow the specific order listed for the items.

14.1 Cultural heritage landscape recommendations

The CHL areas identified through this study have been confirmed as having characteristics of a cultural heritage landscape but without being fully defined geographically. These CHLs are now considered as candidates for listing on the heritage register and possible protection by designation under the Ontario Heritage Act or by other appropriate means identified in the CHAP.

Priorities have been assigned to the candidates (as 'high', 'medium' and 'low') based on current knowledge of the area, actual and potential development activity level, and the perceived risk to the heritage attributes and character-defining elements of the candidate CHLs. Recommendations for action have been included where applicable.

- Areas with a ‘high’ priority are those at risk, those where existing studies are ongoing that will help to inform the conservation of cultural heritage resources, or areas that have been identified as important to pursue additional conservation efforts in the immediate future. These areas should be considered for additional study, so that important resources can be conserved. The following provides some discussion about each ‘high’ priority area and the reasons for being ‘high’ priority for future action.

Three residential areas have been identified as ‘high’ priority, and these are Exhibition Park (CCHL-10), St. George’s Park (CCHL-15), and The Ward – West (CCHL-23). These areas all contain a high number of listed properties, as well as a number of designated properties. All three neighbourhoods have also seen relatively high levels of activity related to building permits and demolition permits in recent years, suggesting a high interest for potential development, major alterations to buildings and infill construction. Bringing these areas forward for consideration for future study in the short term will help to ensure that the historic character of the areas is conserved as continued investment is made in the areas by property owners.

Development in the Old Downtown (CCHL-18) is already guided by the Downtown Secondary Plan, the Downtown Streetscape Manual and Built Form Standards as well as the Site Plan Review Process. This overarching policy framework provides a high level format for the City to begin to conserve this complex cultural heritage landscape. The Implementation Strategy for the Downtown Secondary Plan requires an in-depth study (including communication consultation) be carried out to consider the boundary of the Old Downtown candidate CHL area and how its component heritage character areas could be conserved within one or more heritage conservation districts. This future work will be key in the confirmation of the important components of the Old Downtown and putting in place policies and guidelines to conserve the area.

It is important that this work is sensitive to the historic character of the Old Downtown, particularly streetscape and historic building fabric, recognizing that the area is expected to accommodate continued infill development and redevelopment as the Urban Growth Centre of Guelph. Key defining elements such as the streetscape and overall building form should be primary considerations in guiding future study.

Although the downtown overall is a high priority to study further, there are areas that are essential to ensure are conserved. Based on a review by the study team, the key areas to conserve are the main spines of the core (i.e. Wyndham Street and Macdonell Street) and the related “Historic Street-Based Areas” as identified

on Figure 2 of this report. Other supporting areas around the periphery remain important, and will be explored further through other related studies.

Also, as directed in the implementation of the Downtown Secondary Plan, the City would initiate a heritage conservation district area study that would provide recommendations as to the geographic boundaries of the Ward-West (CCHL-23) area to be designated, the objectives of the designation, the content of the HCD Plan required, and any necessary changes to the Official Plan and Zoning By-law.

The Guelph Correctional Centre (CCHL-27) is a historic complex that has been identified by the Province of Ontario as containing a significant cultural heritage landscape of Provincial significance. The property is currently undergoing a transition period, as the Province represented by Infrastructure Ontario is proceeding through plans to divest ownership of the property. Given the activity involving the property and the current status, it has been assigned a high priority. It is important that as this work continues, plans for the property ensure that the CHL's significant heritage attributes and heritage character-defining elements are conserved.

- Areas with a 'medium' priority are generally areas where change and development is expected within the candidate CHLs, and those that have been identified as being quite important for potential future study and conservation guidance. These areas should be considered in the longer term for additional study and monitoring, so that important resources can be conserved.

For example, Catholic Hill (CCHL-19) contains a very prominent cultural heritage resource within Guelph, as well as four other significant supporting buildings. The Basilica is identified as a National Historic Site, and prominent views of the property are currently protected through City of Guelph policies and Zoning Bylaw. Work is also ongoing to pursue individual designation of the property under the Ontario Heritage Act. The setting of these cultural heritage resources are iconic within the City and the site itself is generally considered to be at low risk given that successful rehabilitation of most of the buildings is continuing on the property. The Catholic Hill CHL is also adjacent to Old Downtown and areas experiencing redevelopment, and requires oversight and review as adjacent areas undergo development to ensure that heritage resources are conserved. As a result, this candidate CHL has been assigned a 'medium' priority.

- Areas with a 'low' priority are those identified as not being exposed to any apparent risk or development pressure. Monitoring of low priority areas should continue, and they should be considered for potential addition to the City's heritage register as non-designated properties. Some areas that are identified as

low priority may be part of a plan already in place to conserve the area's cultural heritage value.

As an example, the University of Guelph campus (CCHL-29) contains some of the city's most significant built heritage resources and iconic cultural heritage landscapes, such as Johnston Green. The University has developed a comprehensive Campus Master Plan that has identified these resources and the manner in which their heritage character-defining elements are to be conserved. Many of the University's historic buildings have already been listed on the City's heritage register and several have been individually designated under the Ontario Heritage Act. For these reasons, the University of Guelph campus and Arboretum are seen as a 'low' priority for further action related to cultural heritage conservation. City Planning staff are encouraged to continue the current collaborative approach to heritage conservation with the University of Guelph.

Table 2 on the following page provides an overview of the priority listing for each of the CCHLs identified, and provides a brief description of the recommended action items.

Table 2: Priority listing for candidate CHLs in Guelph

Name	Priority	Action	ID
Exhibition Park	High	Consider for further study.	CCHL-10
Guelph Correctional Centre (GCC)	High	Provincially significant CHL subject to Conservation Plan. Also subject to GID Secondary Plan policies.	CCHL-27
Old Downtown	High	Further study required to determine best conservation approach.	CCHL-18
St. George's Park	High	Consider for further study.	CCHL-15
Ward - West	High	Consider for further study as part of Old Downtown.	CCHL-23
Arthur Street North	Medium	Consider for future study.	CCHL-12
Catholic Hill	Medium	Consider for further study.	CCHL-19
Dunkirk Veterans Housing	Medium	Consider for further study.	CCHL-14
Glenhill	Medium	Consider for further study.	CCHL-11
Guelph Collegiate	Medium	Consider for further study.	CCHL-17
Junction	Medium	Consider for further study.	CCHL-16
Paisley Veterans Housing	Medium	Consider for further study.	CCHL-13
Patrick Hanlon Farm	Medium	None at present (listed).	CCHL-31

Name	Priority	Action	ID
Ward - East	Medium	Consider for further study.	CCHL-25
Ward - Industrial	Medium	Consider for further study.	CCHL-24
Ward - North	Medium	Consider for further study.	CCHL-22
Waterloo Avenue	Medium	Consider for further study.	CCHL-21
Wellington Place	Medium	Consider for future study.	CCHL-5
Woolwich Street	Medium	Consider for future study.	CCHL-7
Cutten Club	Low	None at present.	CCHL-28
Guelph Country Club	Low	None at present.	CCHL-4
Howitt Creek	Low	None at present.	CCHL-20
McNeil Industrial Campus	Low	None at present.	CCHL-1
Niska Road	Low	None at present.	CCHL-30
Riverside Industrial Corridor	Low	None at present. Goldie Mill ruin and Norwich Street Bridge designated through OHA.	CCHL-8
Riverside Park	Low	Heritage attributes can be conserved in park renewal.	CCHL-3
Speed and Eramosa Riverscape	Low	None at present.	CCHL-6
University of Guelph Campus and the Arboretum	Low	Subject to University of Guelph Master Plan.	CCHL-29
Woodlawn Cemetery	Low	None at present. Subject to Woodlawn Cemetery Master Plan.	CCHL-2
Brooklyn and College Hill HCD	Protected	Protected by Part V heritage designation bylaw and subject to HCD Plan and Guidelines	CHL-26
Homewood Campus	Protected	Three related CHLs protected by individual Part IV heritage designation bylaws: Therapeutic Landscape; Ancillary Landscape; Riverslea Estate Landscape	CHL-9
Marcolongo Farm	Protected	Protected by Part IV heritage designation bylaw	CHL-32

14.1.1 Options for further study of candidate cultural heritage landscapes

There are various options available to municipalities with respect to the conservation of cultural heritage resources, including cultural heritage landscapes. These include:

- Listing (as non-designated) on the Municipal Register of Cultural Heritage Properties
- Designation in a municipal Official Plan, with associated policies to guide conservation of the applicable cultural heritage resources (e.g. riverscape)
- Zoning By-law regulations to conserve important features, such as viewsheds, building height and setbacks
- Preparation of guidelines or a management plan that addresses cultural heritage landscape conservation
- Designation under either section 29, Part IV (for individual properties) or section 41, Part V (for groups of properties, such as neighbourhoods) of the Ontario Heritage Act
- Entering into a heritage conservation agreement to guide conservation and management of a specific cultural heritage landscape
- Requirement for the preparation of a Cultural Heritage Resource Impact Assessment and possibly a Conservation Plan when contemplating redevelopment within a listed or designated CHL.

The typical approach to conserve areas of cultural heritage resources is either Part IV or Part V designation under the Ontario Heritage Act. Depending on the complexity of the area and the type of resources involved, a different strategy (or strategies) may be desirable and effective for the conservation of the heritage resources that are present. A variety of strategies may be desirable in locations such as Guelph's Old Downtown. In other areas, such as parks (e.g. Riverside Park) or institutional areas (e.g. University of Guelph), master plans can be a valuable tool and guide conservation efforts.

It would be determined through further study as an area is reviewed in greater detail, what the recommended conservation measures are or will be. However, for a number of the areas which contain many properties it is likely that designation through the Official Plan as a special policy area, or designation as a heritage conservation district under the Ontario Heritage Act will be recommended should further guidance regarding cultural heritage resource conservation be desired.

Monitoring is an important activity to be undertaken, as through monitoring it will be determined which area(s) have the potential for future study as additional heritage conservation districts or special policy areas. As an example, through monitoring it

would become apparent whether or not change is occurring within the area(s) that would benefit from the guidance and oversight of a heritage conservation district or special policy area. This change could be consistent with the character of the area or potentially detrimental to the area. In either case, there is the potential for additional policy guidance to assist in conserving the candidate cultural heritage landscape.

In addition, community support will be a key consideration as areas are moved forward for further study and consideration. Although not formally required, community support and neighbourhood cohesion can be key to proceeding with bringing in additional policies to guide development and manage change within an area. Guelph has a rich tradition of public engagement and residents that are proud of their community identity. Community organizations such as the Guelph Neighbourhood Support Coalition, which seeks to nurture neighbourhood identity both within individual neighbourhoods and as part of the larger city fabric, could be a potential partner to assist in creating an area identity and establishing a link to heritage conservation goals.

14.1.2 Cultural heritage landscape recommendations

Based on the foregoing, it is recommended that the City of Guelph pursue the following with respect to candidate cultural heritage landscapes:

- HL1¹ Review high priority areas where current studies are ongoing (CCHL-27), to ensure that cultural heritage resources are appropriately conserved through the detailed work being undertaken.
- HL2 For Old Downtown (CCHL-18) and The Ward–West (CCHL-23), undertake a comprehensive strategy, including community consultation, to direct future cultural heritage conservation efforts and planned change.
- HL3 For other high priority areas (CCHL-10, CCHL-15), consultation with community and other City Departments will help to identify the recommended conservation strategy.
- HL4 Continued monitoring by City staff with advice from Heritage Guelph should be undertaken, in order to determine when it is appropriate to move forward with additional detailed study of the areas.
- HL5 Candidate CHLs identified as having a low priority should continue to be monitored, and if risk becomes apparent they may be moved upward in priority.

¹ 'HL' refers to 'Heritage Landscape' recommendations.

- HL6 Capital budgeting should allocate funds to set aside for further evaluation of candidate CHLs and determination of appropriate conservation measures.

14.1.3 Other cultural heritage recommendations

Through the work completed as part of the CHAP process, there were several items identified that were related to the conservation of cultural heritage resources within the City of Guelph.

Extant barns

The topic of farm barns that are still extant within Guelph's rural areas was raised through the consultation process as an issue to review further. There was concern that the city has a number of such buildings within areas slated for future development, and are therefore not actively being used for agricultural purposes. Given this change, there is concern as to how these significant built heritage resources may be conserved.

A review of the farm barns was undertaken by the study team, in consultation with City staff, in order to understand the current situation and level of risk associated with the buildings. From this review, it was confirmed that all 12 of the extant farm barns are listed on the City's Municipal Register of Cultural Heritage Properties and three are now protected under Part IV designation bylaws under the Ontario Heritage Act. A listing on the Municipal Register of Cultural Heritage Properties signals the importance of the cultural heritage resource to the City of Guelph, and also requires notice should a building be proposed for demolition so that the property can be evaluated further for potential designation. Designation under the Ontario Heritage Act is the strongest means by which a municipality in Ontario can protect cultural heritage properties.

While the identified farm barn resources currently have some level of protection through actions taken by the City of Guelph, it would be beneficial to continue to monitor these resources to ensure that they continue to be appropriately conserved. This action could be undertaken in part through studies currently being undertaken by the City of Guelph (e.g. Clair-Maltby Secondary Plan) or through the review of development applications. The staff report for the final CHAP recommends which farm barns should have priority to be considered for individual designation under the OHA.

Comprehensive Zoning By-law review

The City of Guelph is currently pursuing an update to the Zoning By-law. It is possible that there may be the opportunity to introduce zoning regulations through this process that would assist in the conservation of the character of candidate CHLs.

Regulations for building height, front / rear / side yard setbacks, and lot coverage are items that should be reviewed to ensure that existing zoning regulations are aligned with neighbourhood character. Detailed studies such as those undertaken through a heritage conservation district study can better define character and potential refinements, however there may be some appropriate interim controls that could be put in place through the Comprehensive Review of the Zoning By-law process.

Property standards

Municipalities have Property Standards By-laws that help ensure that all properties are kept up to a minimum standard. The City of Guelph currently has a Property Standards By-law (2000-16454), which provides general direction related to property maintenance. Various matters related to the interior and exterior of buildings are covered, including outdoor maintenance, structural, electrical, plumbing, heating, and elements such as porches and windows.

Some municipalities have taken advantage of a provision that allows for an enhanced level of protection in property standards by-laws related to listed heritage buildings. Such provisions may cover matters with respect to the heritage character-defining elements of buildings and property maintenance to ensure protection of the heritage attributes. Where a property does not comply with the standard, the City can require the property to be repaired and maintained to meet the standard.

This topic was previously reviewed through the Brooklyn and College Hill Heritage Conservation District project, and at the time it was recommended that the City of Guelph monitor property standards related to designated heritage properties, and investigate an enhanced Property Standards By-law if required. Given the passage of time since that work was completed, it would be beneficial to conduct a further in-depth review of the topic by applicable City of Guelph staff.

Recommendations

Based on the foregoing, it is recommended that the City of Guelph pursue the following with respect to additional cultural heritage matters:

- HL7 Maintain listing of extant farm barns on Guelph's Municipal Register of Cultural Heritage Properties, monitor the resources, and encourage potential designation under the Ontario Heritage Act as appropriate.
- HL8 Participate in Zoning By-law update process and consider zoning regulations that assist with conservation of area / neighbourhood character within candidate CHLs.

- HL9 Research topic of expanding Guelph's Property Standards By-law to provide additional protection for designated cultural heritage resources.

14.2 Incentive recommendations

Through the work completed as part of the CHAP project, various types of incentives were reviewed by the project team for consideration within Guelph. Based on this review, a number of recommendations have been developed with respect to incentives.

14.2.1 Financial incentives

It is recommended that the City of Guelph consider pursuing the following with respect to financial incentives:

- IN1² Establish a comprehensive grants program to provide financial assistance to owners of designated properties within Guelph. The program should include a schedule, level of funding, clear eligibility criteria, and monitoring program to review uptake and use of funds.
- IN2 Review the potential of re-establishing a façade improvement program for key areas of the City (e.g. Downtown CIP) in order to encourage conservation efforts.
- IN3 Investigate a program to reduce permit fees as a way to assist designated heritage property owners with conservation efforts.
- IN4 Implement a legal framework and annual budget process for heritage funding that is available to private owners of designated cultural heritage resources identified within priority areas of Guelph.
- IN5 Establish a monitoring program to ensure that the costs of delivering heritage-based financial incentives are achieving the stated goals and desired outcomes.

² 'IN' refers to 'Incentive' recommendations.

14.2.2 Non-financial incentives

It is recommended that the City of Guelph pursue the following with respect to non-financial incentives:

- IN7 Establish a robust program that communicates the impacts that residents, property owners, community leaders and other partners can play in the preservation and conservation of the City's enduring legacy.
- IN8 Review potential ways to build on current initiatives (e.g. Building Partnerships) to streamline the approvals process for heritage property owners. This could include coordination between departments, sharing knowledge and expertise, and focusing on efficient review practices.

14.3 Heritage promotion recommendations

Through the consultation undertaken as part of the CHAP project and the review conducted by the project team, the topic of the promotion of cultural heritage resources was explored. It was determined that while the City of Guelph currently has several programs and methods through which promotion is undertaken, there are some areas that the City should explore to build on this success.

It is recommended that the City of Guelph pursue the following with respect to the promotion of cultural heritage resources and the history of Guelph:

- PR1³ Develop signage to promote important areas of the City, such as planned areas, boundaries, early industry and important early buildings.
- PR2 Undertake a heritage awards program with a public ceremony, perhaps combined with other heritage events or with the City's Urban Design Awards program.
- PR3 Participate in hosting an event to celebrate Heritage Day in late February, in collaboration with Heritage Guelph and other heritage organizations or groups (e.g. Architectural Conservancy of Ontario, Guelph Arts Council, and Guelph Civic Museum).
- PR4 Coordinate with City tourism staff to promote Guelph's rich history through enhanced tourism materials.
- PR5 Build on the success of the City's website to offer additional information about heritage events, sites, and stories. Links to social media could also be explored.
- PR6 Look for ways to participate directly in the organization and running of events such as Doors Open and historic walking tours.

15.0 Prioritization of action items

The purpose of this section of the CHAP is to take the various action items identified previously and allocate a priority to them for City staff, Council and Heritage Guelph to consider as recommendation actions.

The prioritization will assist as budgets are assigned and projects determined within staff, Council and Heritage Guelph workplans.

³ 'PR' refers to 'Promotion' recommendations.

15.1 Immediate action items (<2 years)

The following action items are recommended to be pursued in the immediate future:

Table 3: Immediate action items

Priority Action		Topic	Cost factor
	Review high priority areas where current studies are ongoing (i.e. CCHL-27), to ensure that cultural heritage resources are appropriately conserved through the detailed work being undertaken.	HL1	\$
	For Old Downtown (i.e. CCHL-18), undertake a comprehensive strategy, including community consultation, to direct future cultural heritage conservation efforts and planned change.	HL2	\$\$\$
	Consult with the community and other City Departments regarding other high priority areas (CCHL-10, CCHL-15), to help identify priority and conservation strategy.	HL3	\$\$
	Allocate funds through capital budgeting process to undertake further evaluation of candidate CHLs (recommend 1 every 3 years).	HL6	\$\$
	Maintain listing of extant barns on Guelph's Municipal Register of Cultural Heritage Properties, monitor the resources, and encourage potential designation under the Ontario Heritage Act as appropriate.	HL7	\$
	Coordinate with City tourism staff to promote Guelph's rich history through enhanced tourism materials.	PR4	\$
	Build on the success of the City's website to offer additional information about events, sites, and stories. Links to social media could also be explored.	PR5	\$
	Participate in Zoning By-law update process and consider zoning regulations that assist with conservation of area / neighbourhood character within candidate CHLs.	HL8	\$

Priority Action		Topic	Cost factor
	Research topic of expanding Guelph's Property Standards By-law to provide additional protection for designated cultural heritage resources.	HL9	\$\$
	HL = Candidate Cultural Heritage Landscape IN = Incentives (financial and Non-Financial) PR = Cultural Heritage Promotion		

15.2 Short-term action items (2-5 years)

The following action items are recommended to be pursued in the short-term:

Table 4: Short-term action items

Priority Action		Topic	Cost factor
	Continued monitoring by City staff with advice from Heritage Guelph should be undertaken, in order to determine when it is appropriate to move forward with additional detailed study of the areas.	HL4	\$
	Review the potential of re-establishing a façade improvement program for key areas of the City (e.g. Downtown CIP) in order to encourage conservation efforts.	IN2	\$\$
	Investigate a program to reduce permit fees as a way to assist designated heritage property owners with conservation efforts.	IN3	\$
	Review potential ways to build on current initiatives (e.g. Building Partnerships) to streamline the approvals process for heritage property owners. This could include coordination between departments, sharing knowledge and expertise, and focusing on efficient review practices	IN8	\$\$
	Implement a legal framework and annual budget process for heritage funding that is available to private owners of designated cultural heritage resources identified within priority areas of Guelph.	IN4	\$\$
	Establish a comprehensive grants program to provide financial assistance to owners of designated properties within Guelph. The program should include a schedule,	IN1	\$\$\$

Priority Action		Topic	Cost factor
	level of funding, clear eligibility criteria, and monitoring program to review uptake and use of funds.		
	Establish a robust program that communicates the impacts that residents, property owners, community leaders and other partners can play in the preservation and conservation of the City's enduring legacy.	IN7	\$
	Develop signage to promote important areas of the City, such as planned areas, boundaries, early industry and important early buildings.	PR1	\$\$
	Undertake a heritage awards program with a public ceremony, perhaps combined with other heritage events.	PR2	\$
	Participate in hosting an event to celebrate Heritage Day, in collaboration with Heritage Guelph and other heritage organizations or groups (e.g. Architectural Conservancy of Ontario, Guelph Arts Council, and Guelph Civic Museum).	PR3	\$
	HL = Candidate Cultural Heritage Landscape IN = Incentives (financial and Non-Financial) PR = Cultural Heritage Promotion		

15.3 Medium to long-term action items (5-10 years)

The following action items are recommended to be pursued in the medium to long-term:

Table 5: Medium to long-term action items

Priority Action		Topic	Target start	Cost factor
	Candidate CHLs identified as having a low priority should continue to be monitored, and if risk is apparent they may be moved upward in priority.	HL5	Ongoing	\$
	Establish a monitoring program to ensure that the costs of delivering heritage-based financial incentives are achieving the stated goals and desired outcomes.	IN5	Ongoing	\$
	Examine ways to participate directly in the organization and running of events such as Doors Open and historic walking tours.	PR6	Ongoing	\$
	HL = Candidate Cultural Heritage Landscape			

Priority Action		Topic	Target start	Cost factor
	IN = Incentives (financial and Non-Financial) PR = Cultural Heritage Promotion			

15.4 Bi-annual review

It is recommended that a bi-annual review (i.e. every two years) be undertaken regarding the recommendations of the CHAP. The review should include a summary of the status of the implementation of the various action items included within the CHAP, as part of their regular update cycle to Council. This will allow for a periodic assessment of progress and success, as well as direction regarding budgeting for various items.

The bi-annual review should also serve as an opportunity for City Planning staff to review (with advice from Heritage Guelph) the various candidate CHLs in order to identify which ones have a high priority to proceed with further study, as a result of monitoring activities and knowledge of current activities within the various candidate CHLs.

ATTACHMENT 2 – Community Feedback on the Draft CHAP

The draft CHAP was presented for Council's consideration and input ([report IDE-2019-41](#)) on April 9 2019 followed by two community consultation sessions held on April 24 of that year. The community consultation sessions were followed up by an online feedback form made available to the public on the City's website following the sessions until May 12 2019 through the City's "Have Your Say" online forum. The two community engagement sessions drew a total of 28 people attending. The online survey resulted in 177 responses.

A workshop was held with Heritage Guelph to obtain members feedback on May 27, 2019 and a follow up discussion was held with the consulting team and Heritage Guelph on September 9, 2019. (Minutes of the September 9 Heritage Guelph meeting is included as Attachment 3 to this report.)

The following comments were received on the questions posed through the engagement sessions and the online forum:

Question 1

Do you feel that all the cultural heritage landscapes in Guelph are identified on the map and Table 1 of the CHAP?

- There should be an area along south Gordon Street that recognizes former agricultural communities that existed in what is now Guelph. (This may be a way to address the extant farm barns in that area.)
- Perhaps the Guelph Arts Council's historic walk guides already define many of the CHL's
- From the lens of Indigenous Voices, from pre-contact with visitors (since time immemorial), during settler initial contact, and from post-contact colonialism to now, individual and community Indigenous Voices are missing completely.
- I know of First Nations archaeological sites in the vicinity of the Guelph Airpark, Turfgrass Institute, Hillcrest Park and Prospect Avenue

Question 2

Do you agree with the five cultural heritage landscapes as high priority in Part E – Table 2?

- The Waterloo Avenue CHL and the Junction CHL should be higher priority or Exhibition Park should also be a medium priority.
- Old University; cut off for the Gordon Street corridor is too narrow. Should also include University Avenue and further into the housing on the west.
- Catholic Hill to be made a high priority for designation, not medium. It is THE most iconic and important landscape in the community.

- Catholic Hill must be a high priority – it is the most significant cultural heritage feature and landscape in Guelph...it is an icon and has been a central part of how we plan our downtown. Guelph Collegiate, Old Downtown and Exhibition Park should all be high priority.
- The top 3 threatened landscapes are Catholic Hill – high threat from adjacent inappropriate development [...] The Correctional Centre lands: high threat from York Road widening – the Kortright /Niska lands: high threat from sale of lands by GRCA for development – Clair/Maltby barns: high threat from inappropriate demolition and development

Question 3

Are there additional types of incentives that the City should offer heritage property owners beyond those outlined in Part C – Incentives?

- To maintain these buildings, it is important to consider the financials of the owners. Likely, these buildings could be repaired and made into higher value housing, thus preserving their cultural heritage.
- Love the incentives in general! [...] Could the City put on a workshop to help owners locate old images, knowledge and better understand all the cultural assets that a property offers? [...] These incentives would help owners get engaged with their cultural history and excite participation.

Question 4

Are there other actions that the City should take to promote cultural heritage resources?

- Heritage Planning should work with the Guelph Civic Museum when heritage-related interpretive panels are needed
- An education strategy to inform WHY CHL are worth preserving.
- Tourism: Emancipation scenic tour promotion targeting US tourists through a collaboration with Ontario Heritage Trust, and various towns along the Underground Railroad routes of southern Ontario, along with microbreweries, wineries, Bed & Breakfast associations and University of Guelph students in arts, hospitality and tourism [...]
-
- Information sessions run by certified heritage conservation professionals such as CAHP members and skilled trades that can consult on appropriate practices for conservation of our landscapes and buildings.

Question 5

Additional comments?

- Landscapes that are no longer evident need recognition. First Nations use of pre-settlement land, early settlement landscapes (sadly many early form houses neglected with development, then demolished.) Afro-Americans arriving via Underground RR and their settlement history. More recognition of preserving, restoring and interpreting.
- Much good work has been done on the building of this guide to date! Much work is still to be done! It will all depend on respect, responsibility, reciprocity and relationships with All Our Relations.
- The Ward is being overdeveloped quickly without any consideration for its existing character. The so-called "factory designs rising up on the old Biltmore site are aesthetically annoying but less invasive than the massive development taking place and going to take place on the former Wood property. [...] This will alter the entire character of the neighbourhood. Gentrification is one thing; utter annihilation of a neighbourhood's character and history is another.
- There is an urgency to designating St. George's and Exhibition Parks as heritage landscapes. There has already been quite a lot of erosion of these neighbourhood and their character. The sooner this is addressed, the better off Guelph will be. It is a rich blend of mixed housing that makes Guelph so great. I feel this is besieged [...] this is a very valuable and worthy endeavor
- The obvious individuals to reach out to would be the elders of various First Nations who know the locations of burial sites (eg. Baker Street parking lot) [...]
- The City needs a solid statement that addresses a commitment to Indigenous community and their heritage in Guelph. It should include pre-contact, the present day presence on the land to show continued and constant cultural and physical existence here in Guelph. Under the Truth and Reconciliation Commission this is really important.
- I think that the tree canopy in central Guelph is slowly reducing and the replacement trees are not good enough. I think this should be a consideration in heritage neighbourhoods. I also wonder whether the heritage districts are too small and broken up? I think you will encounter opposition when you attempt to designate every heritage area, and so why not designate in a bigger area/swath and fight the battle once? But I want to say that basically I am in full support of this plan and I think it's well done. I think it provides a great framework for moving ahead – and when I look at the construction and reno activity in Guelph, it's just in time.

Staff's response to the main comments received:

Comment: Are the CHL boundaries in the CHAP presented as conceptual or final?

Staff response: The intent of the CHAP process is to identify preliminary CHL areas that are considered candidates for conservation. The preliminary boundaries are conceptual and it is intended that refinements will be made to these boundaries through further study (such as the listing and designation process) of a specific candidate CHL in the future. Through the CHL study, the exact boundary for a proposed heritage conservation district will be determined.

Comment: Members of Heritage Guelph have expressed concern that the consultants and staff have used the current level of risk as the determining factor when ranking the candidate CHLs in priority. It was suggested that the level of risk should only be one factor in ranking the CHLs in terms of when to move toward designation and that heritage significance be the ultimate deciding factor.

Staff response: Priorities have been assigned to the candidates (as 'high', 'medium' and 'low') based on current knowledge of the area, actual and potential development activity level, and the perceived risk to the heritage attributes and character-defining elements of the candidate CHLs.

Risk to heritage attributes is the main factor that the consultants used to rank CHLs in order to advise the City as to when to conduct further study that would move CHLs closer to becoming protected property. The consultant used a variety of sources of information to help them understand the type of pressures for change being experienced by CHL areas that could lead to loss of heritage resources including building permit applications submitted to the City (either approved or not approved). Cultural heritage value or significance is always an important factor in the study of CHLs but it is also prudent to be prepared to take appropriate action when the level of risk to heritage attributes is high.

Three keys to understanding the ranking process used in the CHAP are:

- all candidate CHLs identified by the CHAP have cultural heritage value and significance, and
- Guelph's current capital budget and staff resources affords one CHL study being carried out at a time, and
- when deciding how to prioritize which CHLs the City should deal with first, it makes sense to start with those CHLs where the perceived or actual risks to loss of the CHL's heritage attributes is greatest, and
- many of the owners of our most significant built heritage resources are choosing not to put their property's heritage attributes at risk and it is felt that their pride in heritage property ownership or stewardship will continue until such time as the City has the resources to proceed

with further study of their properties to fully understand, protect and celebrate these cultural heritage resources through heritage designation bylaws.

Comment: Members of Heritage Guelph and the public expressed an opinion that Catholic Hill be one of the top priority CHLs for further study and potential designation.

Staff response: Catholic Hill is already a top priority for individual designation as a cultural heritage landscape but not because of any current risk to its heritage attributes. City staff continue to discuss individual heritage designation as a CHL under Part IV of the Ontario Heritage Act with the owner. The owner (the Roman Catholic Diocese of Hamilton) demonstrates a strong commitment to the conservation of the Basilica and its associated buildings.

The Catholic Hill cultural heritage landscape extends across an entire city block and is one property owned by the Diocese of Hamilton. The Basilica of Our Lady is the most recognizable built heritage resource and architectural feature in Guelph. It is the most prominent landmark which can be seen from many points outside and inside the city. Three of the five listed heritage buildings within the CHL are also visual landmarks within the downtown. Since the mid-1850s, the Basilica has been flanked by its Rectory and Convent buildings. Since 1883, St. Agnes School has been a prominent landmark when viewing Cork Street West uphill from downtown.

None of the buildings are currently at risk of demolition and/or loss of cultural heritage resources as the property owner:

- continues to conserve and celebrate the Basilica of Our Lady which is particularly evident through the major restoration work to the Basilica
- has worked with the City to successfully rehabilitate the former Loretto Convent for use as the Guelph Civic Museum
- has restored the Rectory to its original 1850s appearance and continues its use as residential and office space
- continues to use the Annex building
- has mothballed the St. Agnes School building while it considers options that might enable the rehabilitation of the building.

Comment: Should the Catholic Hill CHL overlap with the Old Downtown CHL?

Staff response: When further study occurs to determine the boundary of the Old Downtown CHL, it is possible that the boundary may be expanded to include the Catholic Hill block.

Comment: Why do Table 1 and Table 2 present the candidate CHLs in order of their ID number and not according to their level of priority? Why are the three designated CHLs included in the table?

Staff response: In the March 2019 draft of the CHAP, Table 1 had presented 32 candidate CHLs with an identification (ID) number that corresponds to the consultants' research inventory. The consultants used a geographic order to their study beginning in the northwest corner of the city. The numbering in Table 1 was not intended to indicate a priority value. CHLs that were designated (or were in the process of being designated at that time of the study) were included in the table as important precedent examples of how CHLs can be protected and to provide a complete inventory

In the March 2019 draft of the CHAP, Table 2 (like Table 1) showed all 32 CHLs in the order of their ID number. Table 2 in the final draft of the CHAP (Page E-4) has been changed to show the 29 candidate CHLs in order of their assigned priority and then alphabetically by name. The ID number column has been moved to the far right. The CHLs that have already been designated under the Ontario Heritage Act have been given a priority value of "protected" and are at the end of the table.

Comment: Heritage Guelph has suggested that the Waterloo Avenue CHL should be moved up to high priority.

Staff response: It will be recommended to Council that staff continue to monitor the high and medium priority residential candidate CHLs and as funding becomes available for subsequent CHL studies staff would determine, with advice from Heritage Guelph, the order in which these CHLs receive further study. Priority will be reassessed when the CHAP is updated following completion of the top 3 priority CHLs. The consultants continue to recommend Waterloo Avenue CHL as a medium priority.

Comment: Members of Heritage Guelph and the public expressed concern that the CHAP does not include specific references to the First Nations, Inuit and Metis and Indigenous history of Guelph.

Staff response: The City of Guelph is required by the Provincial Policy Statement (PPS) to ensure that significant cultural heritage landscapes are conserved, and that the interests of Indigenous communities are considered in conserving cultural heritage and archaeological resources. The scope of the CHAP has not included the research or evaluation of archaeological sites. The City of Guelph would undertake such work in the context of an Archaeological Management Plan. Staff acknowledge that the history outlined in the Cultural Action Plan is limited to post-1827 settlement and does not include the history of Indigenous people in this area. Staff are committed to learning more about local Indigenous history and associated cultural heritage landscapes, and to continue to build partnerships with local communities to collaboratively identify all significant cultural heritage landscapes.

Consultations between First Nations and the City of Guelph are conducted at the corporate level. Discussion and collaboration with Guelph area Indigenous communities is being coordinated by the office of the General Manager of Culture, Tourism and Community Investment, Public Services. It will be through this future interaction that City staff would learn about known or potential cultural heritage resources that are of value to Indigenous communities.

Comment: Concern was expressed regarding the remaining farm barns in the city and which barns should have priority for designation under the Ontario Heritage Act.

Staff response: The fourteen farm barns remaining within the city are presented in Attachment 3.

When identifying cultural heritage resources, a farm barn is a building which was designed for agricultural storage use in a rural context and not within the city's original urban built up area. Many of these farm barns still stand near their associated farmhouses. For example, the Humphrey barn was converted to residential use in the early 1970s. Some of the barns are being conserved as storage buildings or with compatible institutional uses while others are within areas slated for future development.

All fourteen farm barns are listed on the City's heritage register and because of this, any proposal for demolition or removal must be considered by Council. Also, any proposal for development adjacent to or on the property would require a Cultural Heritage Resource Impact Assessment.

To date, three of these farm barns have been protected by heritage designation. The designated barns are the University of Guelph Alumni House and the two farm barns within the Marcolongo Farm Cultural Heritage Landscape.

Of the fourteen extant farm barns, the following three are seen to be at the greatest risk and therefore should be seen as priorities for individual designation under the Ontario Heritage Act:

- 2167 Gordon Street – James Kidd Barn
- 284 Arkell Road – Walsh Barn
- 1858 Gordon Street – Robinson/Mulvaney Barn

The James Kidd barn at 2187 Gordon Street is unique in Guelph as a stone slot barn. The original 1850s bank barn was constructed of fieldstone with a late 19th century, heavy timber addition. Staff and Heritage Guelph are currently composing draft reasons for designation of this building.

Staff monitor the extant farm barns listed on the heritage register and recommend individual designation under the Ontario Heritage Act as appropriate and/or through secondary plans or development proposals.

Meeting Minutes



City of Guelph

Heritage Guelph Committee (HG)

May 27, 2019

City Hall Meeting Room B

From 12:00-2:00pm

Meeting Chair: P. Brian Skerrett

Present: P. Brian Skerrett, James Smith, Kesia Kvill, Michael Crawley, Bob Foster, Mary Tivy, Stephen Robinson (Senior Heritage Planner), Melissa Aldunate (Manager Policy Planning and Urban Design), and Hayley Nabuurs (Heritage Research Assistant)

Absent: Arlin Otto, David Waverman, and Charles Nixon

Agenda Items

All are welcomed by the Chair.

Items 1, 2, and 3

Item 1 – Call to Order

Item 2 – Acknowledgements

Item 3 – Disclosure of Pecuniary Interest - None

Item 4 - Approval of Minutes of the May 13, 2019 meeting.

AMENDMENT

Moved by: P. Brian Skerrett

Seconded by: Kesia Kvill

Carried – unanimous

THAT approval of the minutes of the May 13, 2019 meeting of Heritage Guelph be deferred to the June 10, 2019 meeting.

Matters Arising from the Minutes

Item 5

Draft Cultural Heritage Action Plan (CHAP) released for Council and public comment

Discussion of current draft document presented to Council Planning on April 8, 2019.

View staff report and CHAP document on Council Planning agenda at:

- Staff presented Community Consultation Presentation and lead workshop based on the CHAP online survey questions
- Concerns were expressed by committee members on not being consulted on the completed draft CHAP before it was presented to Council
- Expressed concern that it was not clear how previous comments from HG were incorporated into the draft presented to Council
- Concerns about what being labelled as a candidate CHL means for property owners and suggested that it be clarified in the CHAP
- Discussion concerning how priority is being determined for the candidate CHLs; cultural heritage significance (as per the City of Kitchener study) versus risk
- Requested the inclusion of an index illustrating the risks being analyzed for prioritization

CHAP survey questions

Do you feel that all the cultural heritage landscapes in Guelph are identified on this map and in Table 1?

- Staff asked if there are any areas not identified in the draft CHAP that should be included, the committee agreed with the selected areas;
- One member expressed that the Niska Road area should be removed since in their opinion HG had already dealt with this area and that the McNeil Campus should also be removed.

Do you agree with the five cultural heritage landscapes identified as high priority in Part E – Table 2 (Page E-3)?

- Staff asked if there is agreement with the five priority CHLs, committee members will send individual comments to staff
- One member disagreed with priority being given to Exhibition Park, Ward West and St. George's Park;
- One member suggested that the Junction should be moved into the top 5;
- Suggestion that Catholic Hill should be high priority because it is the most significant site in the city
- Concerns expressed by committee members about designated CHLs being included in the map and table and suggestion that they be included in the report as designated;
- Members asked for the table to be re-ordered to group CHLs by priority rather than by identification number

Financial Incentives: Are there additional types of incentives that the City should offer heritage property owners beyond those outlined in Part C – Incentives?

- Staff presented financial incentives from CHAP and sought comment
- Concerns expressed by committee members about Part IV and Part V property attributes being properly defined when applying for financial incentives;

- Concern expressed that incentives should not apply to properties just because they are within an HCD;
- Suggestion that tax relief should be considered;
- Suggestion that “stick” (as in “carrot and stick”) approach should also be used such as taxing vacant land owners at a higher property tax rate to keep the buildings occupied;
- Discussion about the use of grants as a financial incentive
- Suggestion that City could provide restoration workshops and design guidelines to property owners and offer technical support for restoration activities (e.g. ACO workshop on how to repair windows).

Cultural Heritage Promotion: Are there other actions the City should take to promote cultural heritage resources?

- Would like to see further detail provided about the tourism websites cited in the CHAP including web address
- Would like the CHAP to address interpretive panels;
- Discussion about educating local real estate agents about the CHAP as one form of promotion;
- Comments that the CHAP could include mention of social media.

Additional Comments

- Concerns from committee members about a lack of Indigenous acknowledgment in the draft CHAP and suggestion that it should be included in Section E
- Noted the need to organize committee time to discuss the recommendations for extant barns in the city
- Questions raised about possibility that the CHAP may result in an increase in requests to be removed from the heritage register
- Brutalist mid-century buildings are not addressed however not aware of an area that isn’t already captured in the CHAP;
- Should clarify the prioritization of CHLs in terms of work plan; should better explain the definitions of low, medium and high risk; should consider assessing priority in terms of cultural heritage significance; should explain how arrived at low, medium and high priorities for the CHLs.

Moved by: James Smith

Seconded by: Kesia Kvill

Carried – unanimous

THAT the meeting be extended to 2:30 p.m.

Next Meetings

Heritage Guelph: June 10, 2019 (12:00 noon-2:00 p.m.) City Hall, Mtg Rm C

HG Outreach Working Group: June 24, 2019 (10:30 a.m.-12:00 noon) City Hall, Mtg Rm B

HG Designation Working Group: June 24, 2019 (12:00 noon-2:00 p.m.) City Hall, Mtg Rm B

Adjournment

Moved by: Kesia Kvill

Seconded by: Michael Crawley

Carried – unanimous

Meeting Minutes



City of Guelph

Heritage Guelph Committee (HG)

September 9, 2019

Guelph City Hall, Committee Room C, 1 Carden Street

From 12:05 to 2:15 p.m.

Meeting Chair: P. Brian Skerrett

Present: P. Brian Skerrett, Arlin Otto, James Smith, Kesia Kvill, Mary Tivy, Michael Crawley

Absent: Bob Foster, David Wavernan, Charles Nixon

Staff Present: Stephen Robinson (Senior Heritage Planner), Melissa Aldunate (Manager, Policy Planning and Urban Design), Abby Watts (Development Planner); Dolores Black (Council and Committee Coordinator)

Agenda Items

All were welcomed by the Chair

Items 1, 2 and 3

Item 1, Call to order and review of agenda

Item 2, Acknowledgements

Item 3, Disclosure of Pecuniary Interest - None

Item 4, Approval of Minutes of the July 8, 2019 meeting.

Moved by: Kesia Kvill

Seconded Arlin Otto

Carried – unanimous

THAT the minutes of the July 8, 2019 meeting of Heritage Guelph be approved.

Item 5, Cultural Heritage Action Plan

Also present: Dan Currie and Nick Bogaert of MHBC Consultants

Stephen Robinson (Senior Heritage Planner) provided clarification of the use of the term "candidate" cultural heritage landscape and identified there are five cultural heritage landscapes that have already been protected by a heritage designation bylaw.

- It was noted that there are some errors and omissions regarding the heritage attributes, for example, 'Catholic Hill'. Staff requested committee members to submit the errors and omissions to staff.
- Dan Currie provided information regarding the prioritization of the cultural heritage landscapes as they pertain to the action plans. He explained that areas where development is active are considered higher risk and lower risk areas were those that were more stabilized, and the prioritization was not just a reflection of the value of the cultural heritage resource. He also advised they will be refining the property boundaries to eliminate vagueness.
- Dan Currie noted five properties are higher priority than the other cultural heritage landscapes due to the higher risk of change happening and the possibility of heritage attributes being compromised or lost.
- Dan Currie also stated the study was conducted to determine whether cultural heritage landscapes met the heritage criteria and that the details would be addressed later in the process.
- The committee requested details regarding the criteria used to determine risks.
- The consultants advised they examined building permit data and demolition permit data using GIS from the City and reviewed the density of the permits issued broken down by year.
- The question was raised whether building permit applications and not just demolition permit attempts could be used and the consultants advised it would be difficult to obtain that data.
- Dan Currie explained the Exhibition Park CHL area covered more than the park and extended to Woolwich Street and the streets joining Exhibition Street to Woolwich Street.
- Further clarification regarding the boundaries was requested.
- The validity of the vulnerability of the Exhibition Park area compared to Catholic Hill was questioned and details regarding the number of heritage properties that sought demolition permits was requested.
- A concern was raised regarding investing tax dollars on higher income properties.
- Stephen Robinson clarified that there are numerous properties within CHLs that are not listed on the heritage register and the concern is not just demolition but also alterations to the areas. He noted the types of development and alterations that are being approved could seriously compromise the cultural heritage value.
- It was stated that the criteria regarding mass, street height, frontages, etc. need to be clear but also need to be broader to be adaptable.
- The committee also inquired about the number of Committee of Adjustment applications that have been proposed and advised that demolitions and building permits are not a full enough metric.
- A preference was voiced to have the Waterloo Avenue CHL given higher priority due to the importance of part of that area for black history involved.
- Staff will send out an email with a deadline for the committee members to submit their comments .

Financial Components

- Dan Currie noted that grant programs are well-received and effective and they will be recommending them as incentives as part of the final Cultural Heritage Action Plan

Remaining Farm Barns

- Stephen Robinson provided information regarding farm barns within the city and advised that he is in the process of establishing an inventory and is working on descriptions for each of the barns.
- Stephen Robinson will be including the inventory of extant farm barns be included in the Cultural Heritage Action Plan with a staff recommendation.

- There was a request for a clear definition of a farm barn and clarification of the criteria used to include the barn in the inventory.

Coordination with outreach initiatives of culture, tourism, and community investment at Guelph, doors open

- Stephen Robinson advised that there is good potential for the City to work with others in the outreach, such as Doors Open, Guelph Tourism and others.
- Staff advised that initiatives involved when the City discusses or considers actions that affect indigenous properties/groups would be coordinated through Culture, Tourism and Community Investment.
- The committee inquired about potential awards for heritage and staff advised there is potential but it will not form part of the Cultural Heritage Action Plan.
- Melissa Aldunate clarified that the City is investigating how to best move forward on indigenous matters, website development and advised that Tourism has been approached regarding special events/tours and other ideas and those initiatives will arise out of the Cultural Heritage Action Plan but will not be included within the plan.
- Melissa Aldunate advised archaeological assessments are not part of the Cultural Heritage Action Plan.

Moved by: Kesia Kvill

Seconded by: Mary Tivy

Carried – unanimous

That the Cultural Heritage Action Plan information be received.

Item 6, 12 Forbes Avenue

Also Present: David Brix, Terraview Homes

- Stephen Robinson provided details of the proposed development of the property
- David Brix provided details of the building construction and advised that the new dwelling will meet Energy Star requirements and he was able to keep the existing garage.
- Questions were raised regarding the windows and casements, the garage and setbacks.
- Stephen Robinson advised he has been working with the designer and is close to providing his approval of the development and believes he will be able to reach agreement with the proponent shortly.

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Moved by:

Seconded by:

Carried – unanimous

That the Heritage Committee endorse the proposed design for 12 Forbes Avenue, subject to the satisfaction of the Senior Heritage Planner.

Moved by: Mary Tivy

Seconded by: Kesia Kvill

Carried – unanimous

That the Heritage Guelph Terms of Reference be suspended to extend the meeting ten minutes beyond 2:00 p.m.

Item 7, Heritage Guelph Designation Working Group Report – James Smith

- Discussion ensued regarding the number of plaques needing to be completed, the budget for the plaques and where the plaques should be located on the properties.
- The committee is hoping to get the approval process completed so the plaques can be finished by the end of the year.
- It was suggested by Heritage Guelph that an action plan should be developed to protect significant views of significant cultural heritage resources.

Adjournment

Moved by: Mary Tivy

Seconded by: Kesia Kvill

Carried – unanimous

Next Meetings of Heritage Guelph:







Heritage Guelph: October 15, 2019 (12:00 noon-2:00 p.m.) City Hall, Mtg Rm C


HG Designation Working Group: September 23, 2019 (10:30 noon-2:00 p.m.) City Hall, Mtg Rm B

Attachment 4

Extant Farm Barns within the City of Guelph

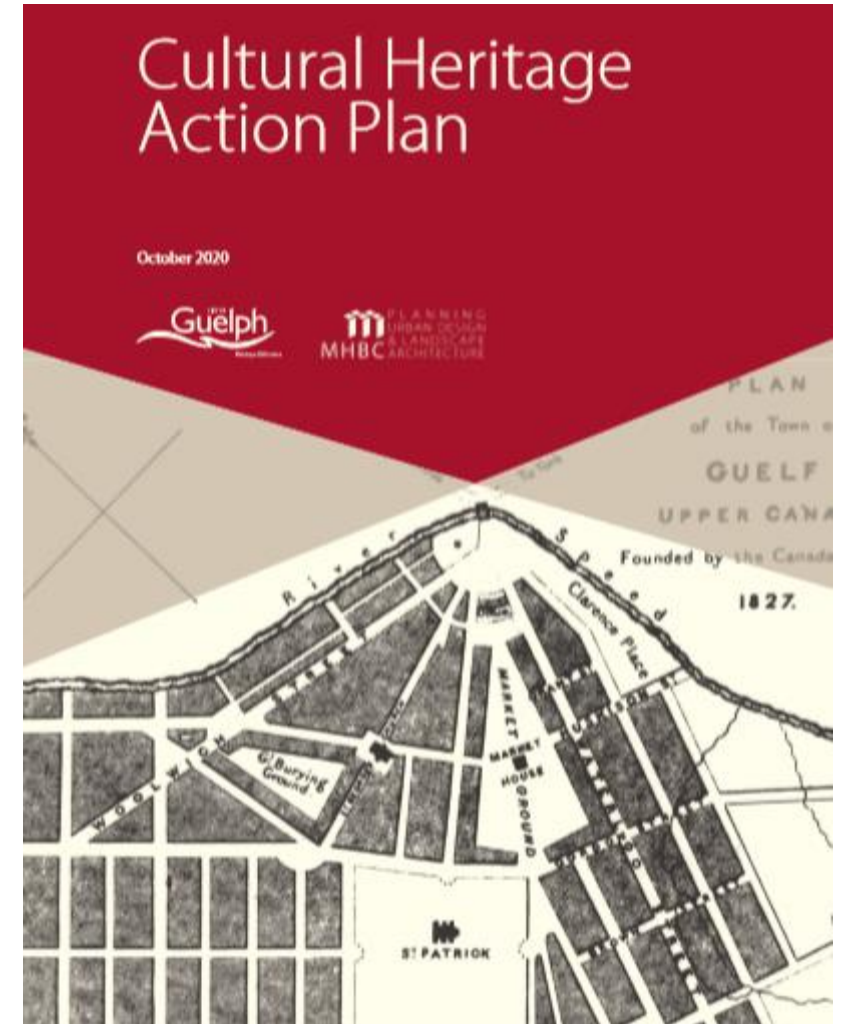
Address	Heritage Status	Historical Name	Comments	Current Photo
250 Arboretum Rd	Designated Part IV	University of Guelph Alumni House	University of Guelph President's carriage house later converted to a sheep barn	Photo: 2004 
284 Arkell Rd	Listed	Walsh Barn	Large gable barn complex	Photo: 1993 
94-102 Bagot St	Listed	Humphrey Barn	(Converted to residential use before 1975)	Photo: 2014 
20 Cityview Dr N	Listed		Small bank barn	Photo: 2011 
1858 Gordon St	Listed	Robinson-Mulvaney barn	L-plan bank barn	Photo: 2012 

Address	Heritage Status	Historical Name	Comments	Current Photo
1912 Gordon St	Listed	Prior Barn	Saltbox form bank barn	Photo: 2010 
2162 Gordon St	Designated Part IV	Marcolongo Barns	Large bank barn and smaller English barn within the Marcolongo Farm Cultural Heritage Landscape	Photos: 2010  
2187 Gordon St	Listed	James Kidd Barn	Stone slot bank barn with timber bank barn addition	Photo: 2011 
316 Grange Rd	Listed		Small barn	Photo: 2003 
96 McGilvray St	Listed	University of Guelph Dairy Barns	Two large gambrel roof barns within the University of Guelph Cultural Heritage Landscape	Photo: 2009 

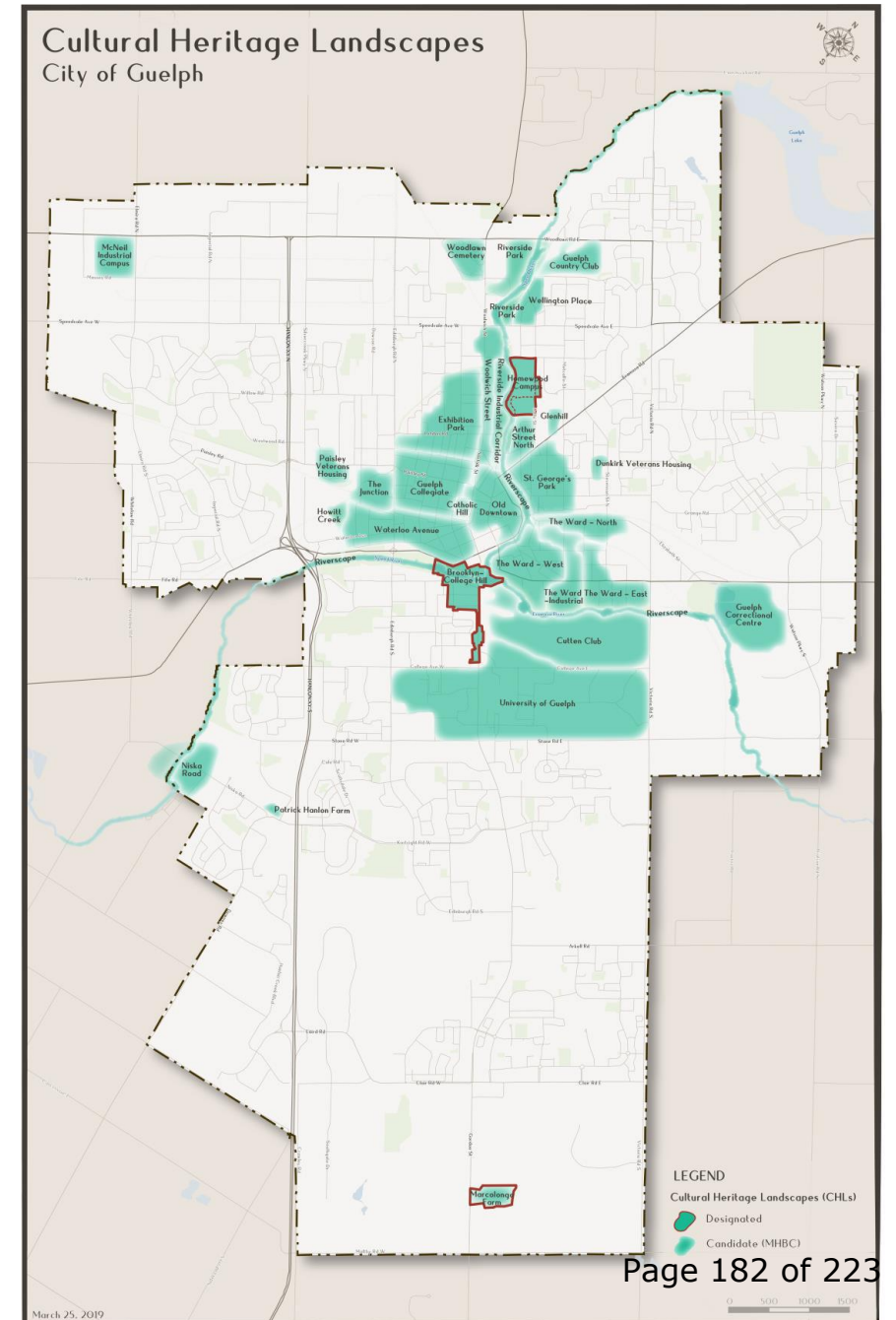
Address	Heritage Status	Historical Name	Comments	Current Photo
35 Niska Rd	Listed	Patrick Hanlon Barns	Large bank barn and small stone barn within the Patrick Hanlon Cultural Heritage Landscape	<p>Photos: 2019</p>  

What is the Cultural Heritage Action Plan? (CHAP)

- Implementation of policies in the Official Plan
- Recommends prioritized actions related to conservation of cultural heritage resources
- Identifies candidate cultural heritage landscapes (CHLs) within the city
- Recommends incentives and promotion of cultural heritage resources



Cultural Heritage Landscapes

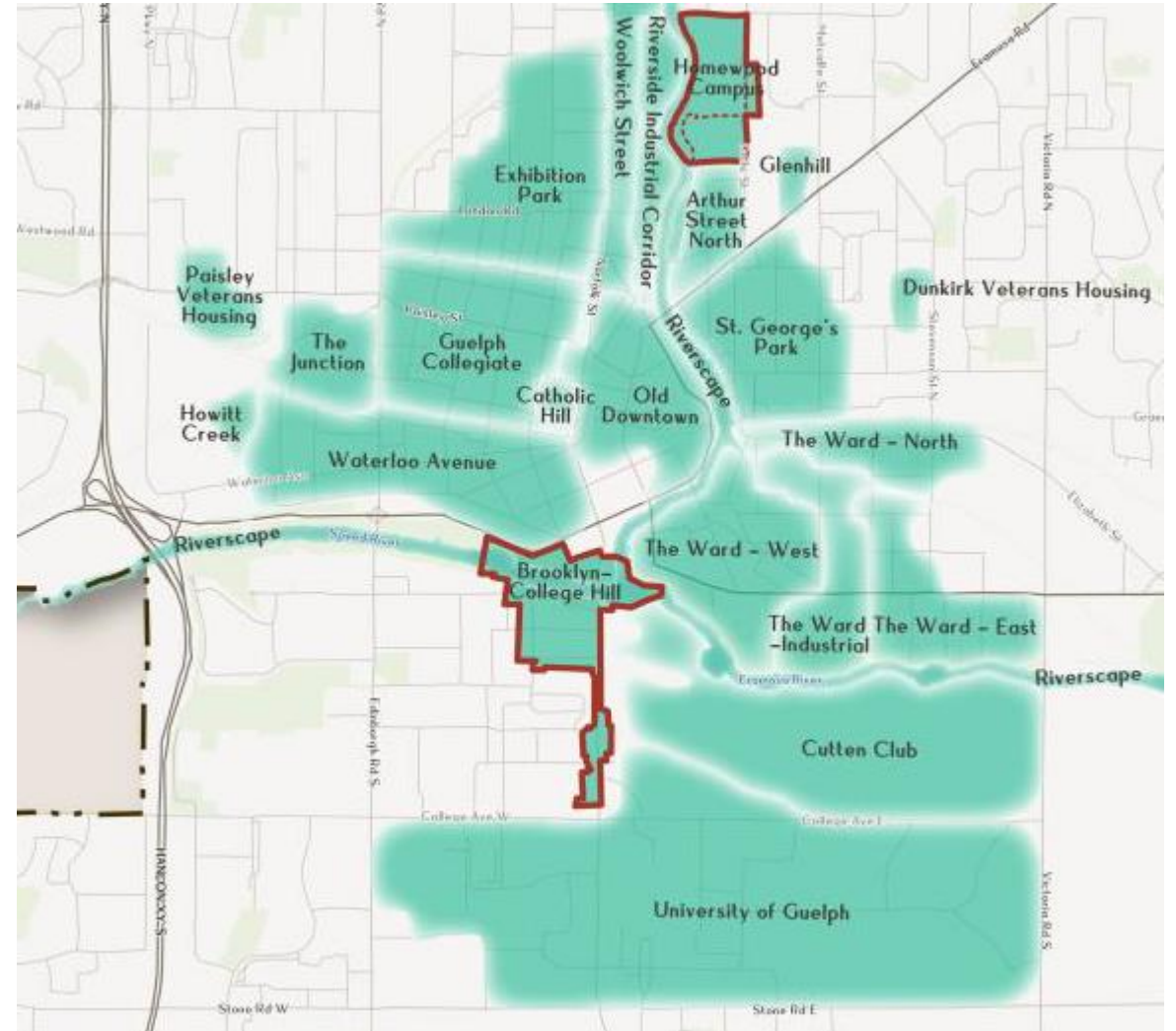


Candidate CHL Areas identified with a 'high' priority

Exhibition Park

St. George's Park

The Ward – West



Financial Incentives

For future consideration by council for commencement in 2025.

Establish a grants program to provide financial assistance to owners of designated properties within Guelph. The program should include a schedule, level of funding, clear eligibility criteria, and monitoring program to review uptake and use of funds.

Recommendation

- That the Cultural Heritage Action Plan be approved; and
- That a heritage conservation district study be initiated for the Ward West candidate cultural heritage landscape (CCHL-23)

Council Memo



To	Committee of the Whole
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 11, 2021
Subject	Cultural Heritage Action Plan: Follow up to Council referral

At their meeting of October 13, 2020, Council referred the Recommended Cultural Heritage Action Plan (CHAP) to a future meeting of the Committee of the Whole and requested that staff provide an additional opportunity for stakeholder engagement.

Heritage Guelph was informed of the referral and held a special meeting on December 8 to consider comments on the recommended Cultural Heritage Action Plan. Their motions have been provided to Council under a separate memo.

This memo outlines the community engagement process and stakeholder outreach conducted for the project, provides information about the Council-approved project scope and provides a recommendation for an additional action to be considered.

Community Engagement Process

Following the Council referral, staff sent out an email notification to the project stakeholder and mailing lists to advise of an additional opportunity to provide written comments on the recommended Cultural Heritage Action Plan. Only one response to this notification was received. This response thanked staff for the notice and provided no comments.

Community engagement for the project followed the City's community engagement framework. An engagement plan was developed at the outset of the project and each element was completed. The plan involved engagement opportunities through various means for each phase of the project.

The project stakeholder list includes the following: the Six Nations of the Grand River, Mississaugas of the Credit, the Guelph Black Heritage Society, the Architectural Conservancy Ontario (ACO), Guelph Historical Society, the Upper Grand and Wellington Catholic District school boards, Wellington County Museum and Archives, the University of Guelph, Grand River Conservation Authority, developers, owners of designated properties, landscape architects, architects, historians, neighbourhood groups, and Guelph Urban Forest Friends.

The project mailing list includes all of the identified stakeholders and 25 individuals who requested to be kept informed of the project.

Engagement opportunities and invitations are provided, however, we do not require individuals or organizations to participate.

The following is a timeline of engagement/outreach and reports for the project starting with project initiation:

January 25, 2018: A key stakeholder focus group session was held to introduce and describe the purpose of the CHAP to key stakeholders in order to share insights and get feedback from those familiar with heritage planning and conservation.

February 12, 2018: Consulting team presented to Heritage Guelph on the project work plan and scope.

June 11 and July 23, 2018: Heritage Guelph discussed and provided comments on the CHAP background report. At their meeting of June 11, Heritage Guelph provided input on Cultural Heritage Landscape Identification (Part B of the draft CHAP).

August 31, 2018: CHAP background report released.

December 10, 2018: Consulting team attended Heritage Guelph to present the findings and recommendations for the draft CHAP and receive comments from the committee.

April 8, 2019: Draft CHAP released and presented to Council.

April 24, 2019: 2 workshops held for public comment on the draft CHAP.

April 25 to May 12, 2019: online feedback form/survey available for comment on the draft CHAP.

May 13, 2019: Heritage Guelph discussion on the draft CHAP.

May 27, 2019: Heritage Guelph workshop on the draft CHAP.

September 9, 2019: Heritage Guelph discussion/comments on draft CHAP with consulting team.

October 6 and 8, 2020: Notice of the Council meeting to consider the recommended CHAP mailed to the project stakeholders and mailing list and advertised in CityNews.

October 13, 2020: recommended Cultural Heritage Action Plan provided to Council for their consideration.

November 12, 2020: notification to stakeholders and project mailing list of referral of CHAP and opportunity to provide comments.

December 8, 2020: Heritage Guelph meeting to consider recommended CHAP

January 4, 2021: Notice of Committee of the Whole Meeting mailed to the project stakeholders and mailing lists.

January 7, 2021: Notice of Committee of the Whole Meeting advertised in CityNews.

Project Scope

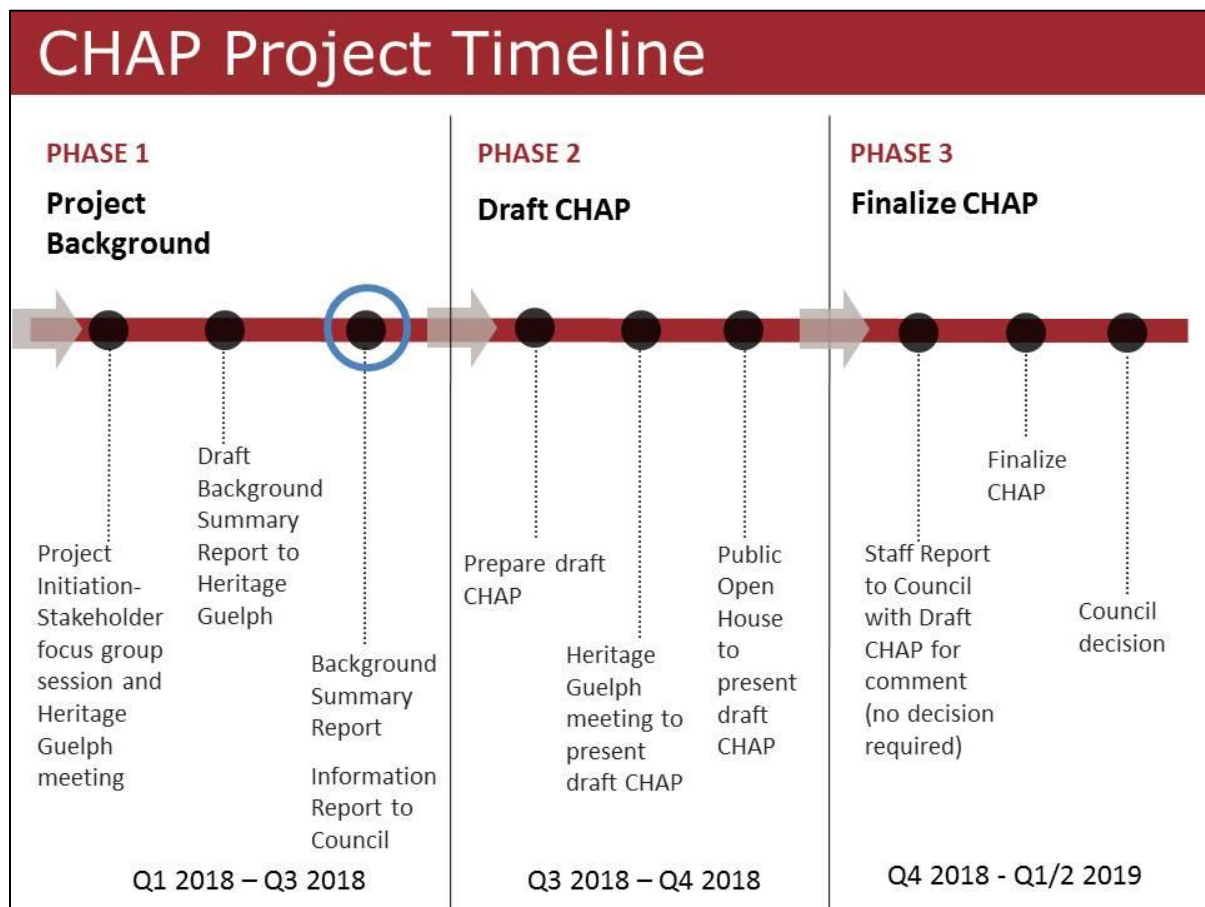
The purpose of the CHAP, as outlined in the Council approved project charter, is to identify cultural heritage landscapes (CHLs), prioritize actions and recommend incentives to assist in the conservation of cultural heritage resources. Key components of the CHAP include:

- Review of related background work and comparable action plans undertaken in other municipalities;
- Development of an inventory of candidate CHLs; and,
- Prioritization and advice related to key conservation actions and incentive options.

The city contracted the services of a consulting team of qualified cultural heritage professionals led by MHBC Planning, in association with George Robb Architect, Wendy Shearer Landscape Architect and urbanMetrics.

The recommended CHAP satisfies the Council-approved project charter and provides an inventory of candidate CHLs in the city and prioritizes conservation actions particularly with respect to the study and potential designation of Heritage Conservation Districts. This work also respects Council's approval of capital budget for an HCD study that was intended to be initiated in 2020 (to align with the original planned completion date of the CHAP project). Planning Services' 10 year capital forecast identifies the study of an HCD approximately every three years with the CHAP providing the recommendations for the area to be studied. The priority for additional HCD studies will be re-considered prior to the initiation of the next HCD study. The staff recommendation on the final CHAP is only for the initiation of one HCD study for the Ward West area (CCHL-23). Heritage Guelph supported this recommendation of the CHAP.

This is the project timeline as communicated to Council through the release of the background report:



Recommended Additional Action

Staff recognize and acknowledge that the focus of the CHAP was on post-settlement of Guelph as a town and on recommendations for the future study and designation of heritage conservation districts. Based on feedback received and ongoing work to build relationships, staff recommend that Council consider the following additional action:

"That the future update of the Cultural Heritage Action Plan consider and evaluate candidate cultural heritage landscapes identified as having cultural heritage value or interest by an Indigenous community."

This action would require additional capital funding for consulting services including involvement of an Indigenous engagement specialist to support staff in developing and coordinating an approach for engagement with rights-bearing Indigenous communities or organizations that have established or potential Aboriginal or Treaty rights within the city, or who have an established interest in the city.

In response to the Heritage Guelph motions for additional work/scope change for the CHAP, investigation and listing of the Old Downtown and Catholic Hill CHLs, and the review of the property standards bylaw, staff note that this work is not budgeted for in the approved capital nor is there staff capacity to undertake this work at this time. Should Council proceed to direct staff to initiate additional actions beyond those outlined in staff's report, capital funding and an additional staff resource would be required.

This memo was approved by:

Krista Walkey, MCIP, RPP
General Manager, Planning and Building Services
Infrastructure, Development and Enterprise Services
519.822.1260, ext. 2395
krista.walkey@guelph.ca

This memo was recommended by:

Kealy Dedman, P. Eng., MPA
Deputy Chief Administration Officer
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2248
kealy.dedman@guelph.ca

Council Memo



To	Committee of the Whole
Service Area	Corporate Services
Date	Monday, January 11, 2021
Subject	Heritage Guelph Committee Motions on the recommended Cultural Heritage Action Plan

The following are the motions of Heritage Guelph with respect to the Cultural Heritage Action Plan (dated October 13, 2020) as considered at their meeting of December 9, 2020.

Main Motion:

Moved by Member Otto

Seconded by Member Kvill

That Heritage Guelph endorse the Cultural Heritage Action Plan as appended to Council's Oct 13 2020 agenda and supports staff's recommendation for a Heritage conservation district study for the Ward West, Candidate Cultural Heritage Landscape 23, on the same agenda.

Member Smith requested that the paragraph be split into 2 clauses and voted on separately.

A recorded vote was requested.

Clause 1

Moved by Member Otto

Seconded by Member Kvill

That Heritage Guelph endorse the Cultural Heritage Action Plan as appended to Council's Oct 13 2020 agenda.

Voting in Favour: 0

Voting Against: Chair Skerrett; Members Foster, Kvill, Smith, Otto, Waverman and Winters

Defeated

Amendment to Clause 2

Moved by Member Smith

Seconded by Member Kvill

Heritage Guelph would recommend the investigation and addition of an Old Downtown CHL (CCHL-18) and a Catholic Hill CHL (CCHL-19) to the Municipal

Register of Cultural Properties in 2021 and support the staff recommendation for a Heritage Conservation District Study of Ward West, CCHL-23.

A recorded vote was requested.

Clause 2 – as Amended

Moved by Member Otto

Seconded by Member Kvill

That Heritage Guelph supports staff's recommendation for a Heritage conservation district study for the Ward West, Candidate Cultural Heritage Landscape 23, on the same agenda and Heritage Guelph would recommend the investigation and addition of an Old Downtown CHL (CCHL-18) and a Catholic Hill CHL (CCHL-19) to the Municipal Register of Cultural Properties in 2021.

Voting in Favour: Chair Skerrett, Members Smith, Kvill, Waverman and Winters

Voting Against: Members Foster and Otto

Carried

Motion #2

Moved by: Member Kvill

Seconded by: Member Smith

Heritage Guelph recommends that prior to, or as part of the implementation of any heritage master plan, including the CHAP or any successors, meaningful consultation is undertaken and that comments are actively and specifically sought from minority ethnic and cultural groups, in particular the Six Nations of the Grand River, Mississauga of the Credit First Nations and other BIPOC communities.

A recorded vote was requested.

Voting in Favour: Chair Skerrett, Members Foster, Smith, Kvill, Otto, Waverman and Winters

Voting Against: 0

Carried

Motion #3

Moved by: Member Smith

Seconded by: Member Kvill

That Heritage Guelph recommends a re-evaluation of the Cultural Heritage Action Plan. Recommended evaluation would include, but not be limited to:

- scope
- metrics used for prioritization to include but not be limited to cultural heritage attributes and threats to CHL
- re-evaluation of priority landscapes
- clarity

- elaboration on impacts to property owners, short, medium and long term.
- Further meaningful public consultation following consideration of the aforementioned points.

A recorded vote was requested.

Voting in Favour: Chair Skerrett, Members Foster, Smith, Kvill, Otto, Waverman and Winters

Voting Against: 0

Carried

Motion #4

Moved by: Member Foster

Seconded by: Member Smith

To combat demolition by neglect, Heritage Guelph recommends to Guelph City Council the investigation and implementation of an Enhanced Property Standards Bylaw in order to adopt provisions specific to the maintenance of properties designated under Part 4 of the Ontario Heritage Act and that such investigation and implementation would be outside the realm of a Cultural Heritage Action Plan or similar master plan.

A recorded vote was requested.

Voting in Favour: Chair Skerrett, Members Foster, Smith, Kvill, Otto, Waverman and Winters

Voting Against: 0

Carried

This memo was approved by:

Stephen O'Brien

General Manager, City Clerk's Office/City Clerk

Corporate Services

519-822-1260 extension 5644

stephen.obrien@guelph.ca

This memo was recommended by:

Trevor Lee

Deputy Chief Administrative Officer

Corporate Services

519-822-1260 extension 2281

trevor.lee@guelph.ca

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 25, 2021
Subject	Statutory Public Meeting Report 77 Victoria Road North Proposed Official Plan and Zoning By-law Amendments File: OZS20-013 Ward 1

Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc. to permit a stacked townhouse development with 24 three-storey stacked townhouse units on the property municipally known as 77 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C' (Geographic Township of Guelph) City of Guelph, from Infrastructure, Development and Enterprise dated January 25, 2021 be received.
-

Executive Summary

Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications for the property municipally known as 77 Victoria Road North to permit the development of 24 three-storey stacked townhouse units. 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.

Report

Background

Applications for Official Plan and Zoning By-law Amendments have been received for the property municipally known as 77 Victoria Road North from Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc. to permit the development of 24 three-storey stacked townhouse units. The applications were received by the City on November 10, 2020 and deemed to be complete on December 7, 2020.

Location

The subject property is located on the east side of Victoria Road North, south of Cassino Avenue and north of St. James Catholic High School (see Attachment 1 - Location Map and Attachment 2 - Aerial Photograph). The property is 0.312 hectares in size with approximately 32 metres of frontage along Victoria Road North. The property is currently developed with a single detached residential dwelling and associated accessory buildings.

Surrounding land uses include:

- To the north: lands zoned for and developed with single detached residential dwellings, beyond which is Cassino Avenue;
- To the south: St. James Catholic High School;
- To the east: St. James Catholic High School; and,
- To the west: Victoria Road North, beyond which are lands zoned for and developed with single detached residential dwellings.

Existing Official Plan Land Use Designations and Policies

The subject property is designated as "Low Density Residential" in the Official Plan. Permissible uses within this land use designation include single and semi-detached dwellings and multiple unit residential buildings, such as townhouses and apartments. The "Low Density Residential" land use designation permits a maximum building height of three (3) storeys and a maximum density of 35 units per hectare.

Proposed Official Plan Amendment

The applicant is requesting to add a site specific Official Plan policy that would permit a maximum net density of 77 units per hectares. Further details of the proposed Official Plan Amendment are included in Attachment 4.

Existing Zoning

The subject property is currently zoned "Institutional" (I.1), according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are provided in Attachment 5.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Institutional" (I.1) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, to implement the proposed development.

In addition to the regulations set out in Table 5.3.2 – for Stacked Townhouses of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a minimum lot area per unit of 130 square metres, whereas a minimum lot area of 150 square metres per unit is required;
- To permit a maximum density of 77 units per hectare, whereas a maximum density of 60 units per hectare is permitted; and,
- To permit visitor parking in the required front yard a minimum of 3 metres from the street line, whereas Section 4.13.2.2.1 of the Zoning By-law does not permit visitor parking in the 6 metre front yard setback.

Proposed Development

The applicant is proposing to redevelop the site with 24 three-storey stacked townhouse units. A total of 28 parking spaces are proposed, including 5 visitor parking spaces. Vehicular access to the site is from Victoria Road.

The proposed conceptual site plan is included in Attachment 7 and the proposed front building rendering is included in Attachment 8.

Supporting Documents

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

- Planning Justification Report and Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated November 2020;
- Conceptual Site Plan, prepared by Astrid J. Clos Planning Consultants, dated October 2020;
- Legal Survey, prepared by BSRD Ontario Land Surveyors, dated February 2020;
- Building elevations and renderings, dated November 2020;
- Draft Official Plan and Zoning By-law Amendments, prepared by Astrid J. Clos Planning Consultants, dated November 2020;
- Functional Servicing Report including Stormwater Management Report, prepared by MTE, dated November 5, 2020;
- Site Grading and Site Servicing Plans, prepared by MTE, dated September 2020;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated November 2020;
- Traffic Geometrics Plan, prepared by Paradigm Transportation Solutions Limited, dated November 2020;
- Phase One Environmental Site Assessment, prepared by G2S Environmental Consulting Inc., dated February 2020;
- Reliance Letter for Phase One Environmental Site Assessment, prepared by G2S Environmental Consulting Inc., dated November 2020;
- Noise Feasibility Study prepared by HGC Engineering, dated October 2020; and,
- Tree Inventory and Preservation Plan and Conceptual Landscape Compensation Plan, prepared by Aboud and Associates Inc., dated November 2020.

Staff Review

The review of these applications will address the following:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including the 2020 Provincial Policy Statement and A Place to

Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1, which came into effect August 28, 2020);

- Evaluation of the proposal's conformity with the Official Plan, including the proposed Official Plan Amendment;
- Review of the proposed zoning, including the need for any specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the overall layout, built form, parking and pedestrian connections,
- Review of site servicing and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the review of the applications.

Once the 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.

Financial Implications

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

Consultations

The Notice of Complete Applications and Public Meeting was mailed December 21, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the Guelph Tribune on December 31, 2020. Notice of the applications has also been provided by signage on the subject property and all supporting documents submitted with the applications have been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows.

Alignment

The review of these development applications will include an assessment of its conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Proposed Official Plan Amendment

Attachment-5 Existing Zoning
Attachment-6 Proposed Zoning
Attachment-7 Proposed Conceptual Site Plan
Attachment-8 Proposed Building Rendering
Attachment-9 Staff Presentation for Public Meeting

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Lindsay Sulatycki, MCIP, RPP, Senior Development Planner

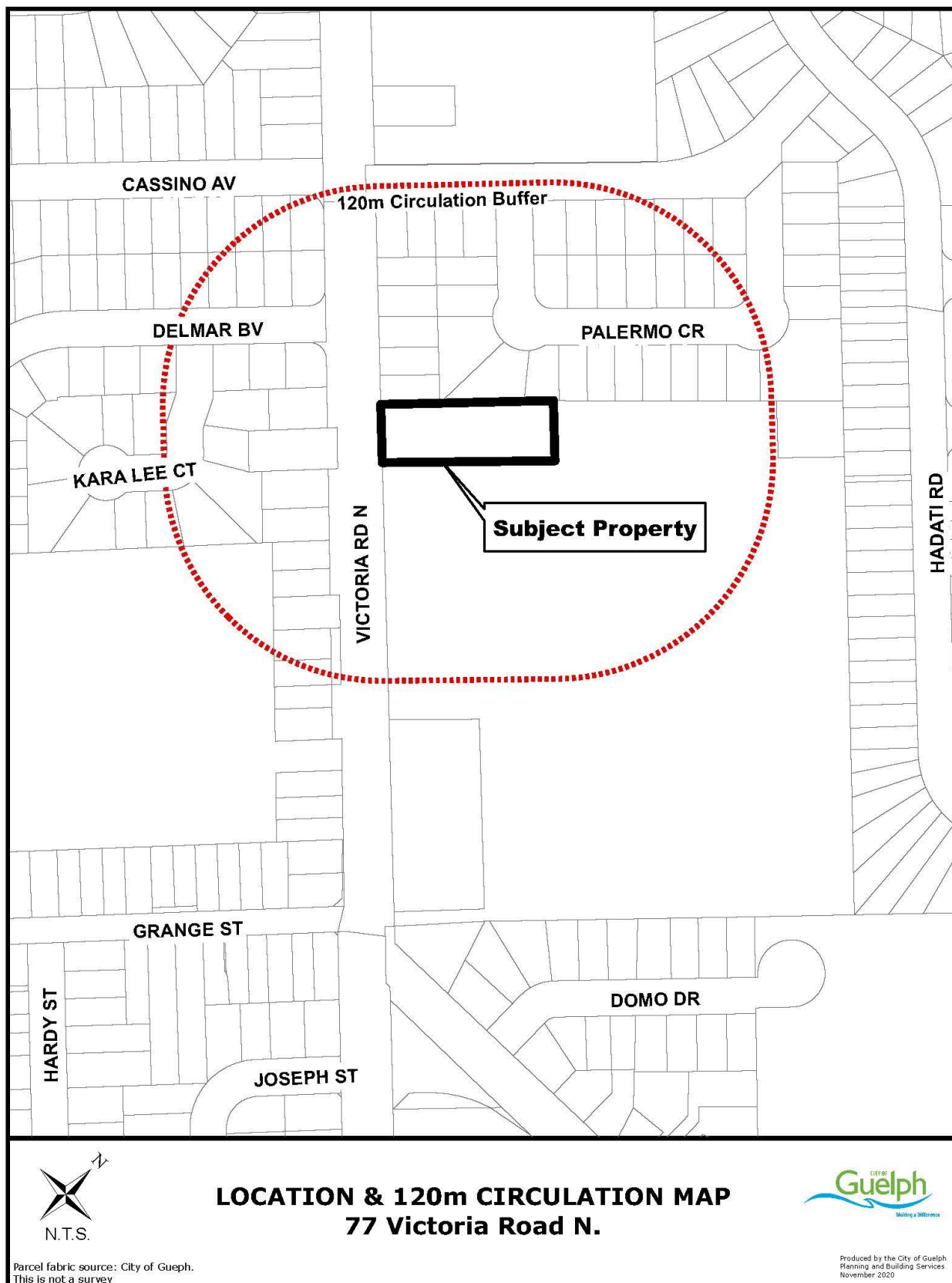
This report was approved by:

Krista Walkey, MCIP, RPP
General Manager, Planning and Building Services
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2395
krista.walkey@guelph.ca

This report was recommended by:

Kealy Dedman, P. Eng., MPA
Deputy Chief Administrative Officer
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2248
kealy.dedman@guelph.ca

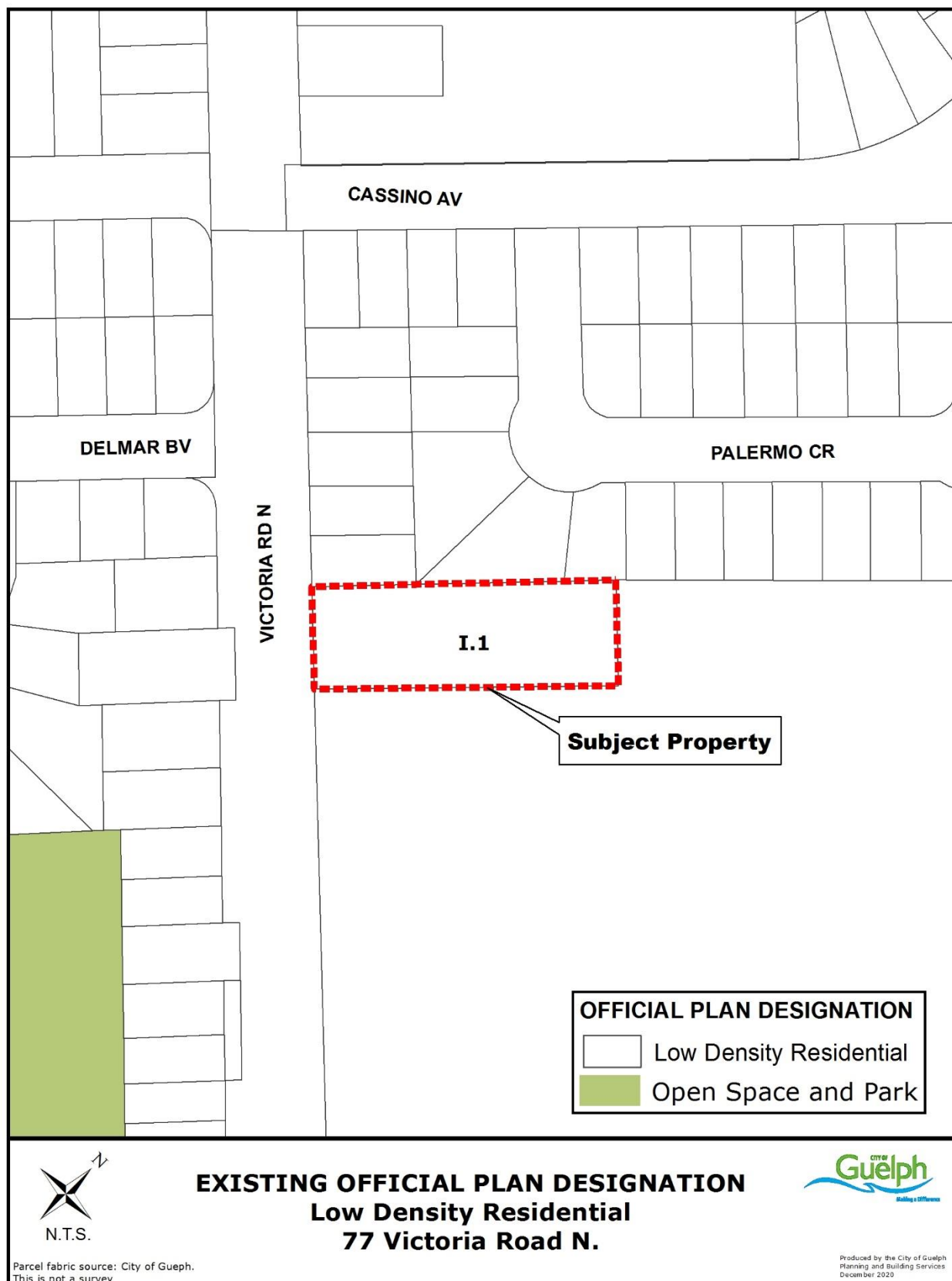
Attachment-1 Location Map and 120m Circulation



Attachment-2 Aerial Photograph



Attachment-3 Official Plan Land Use Designations and Policies



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

9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the city which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within this designation:

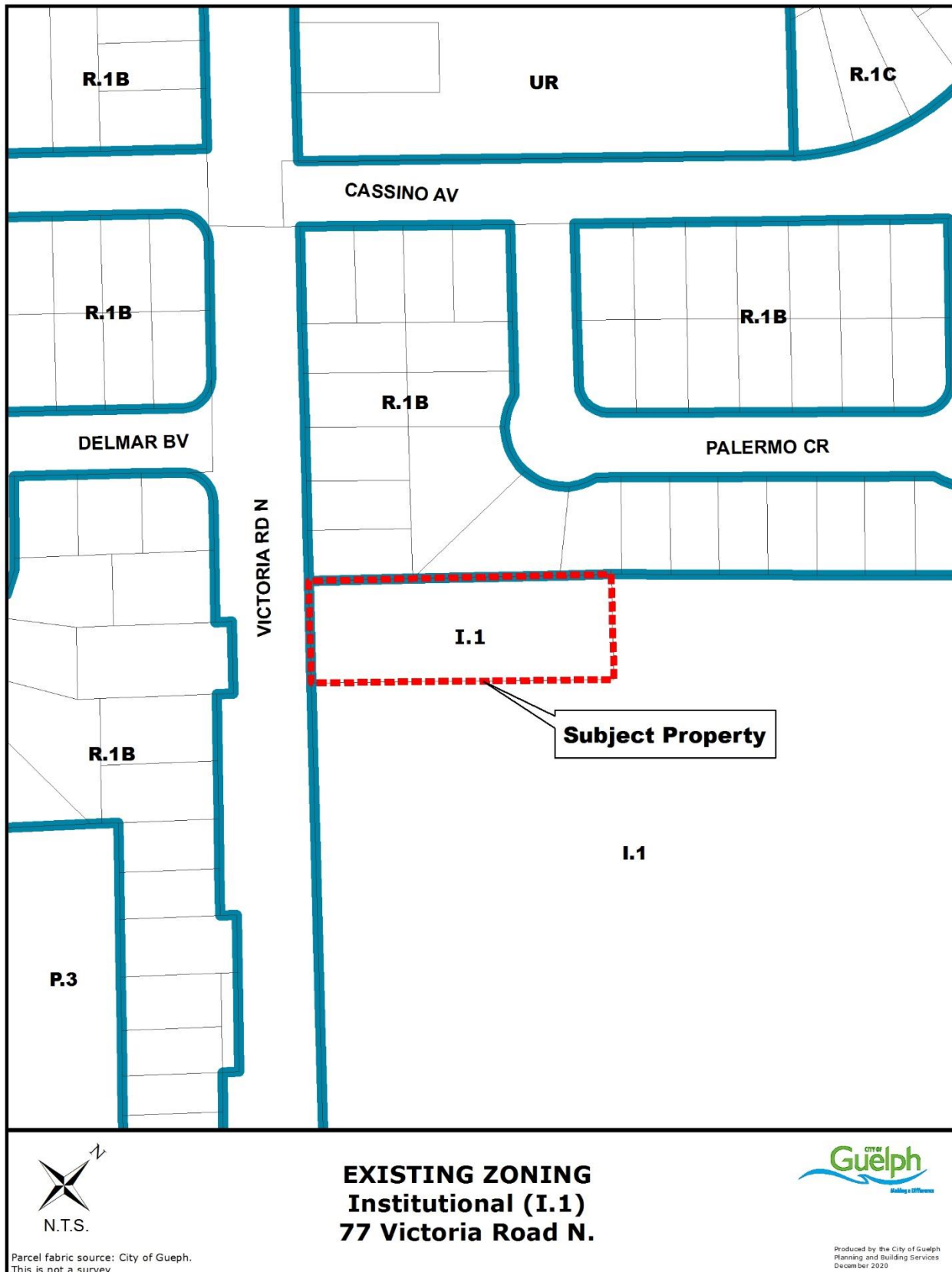
2. The maximum height shall be three (3) storeys.
3. The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.

Attachment-4 Proposed Official Plan Amendment

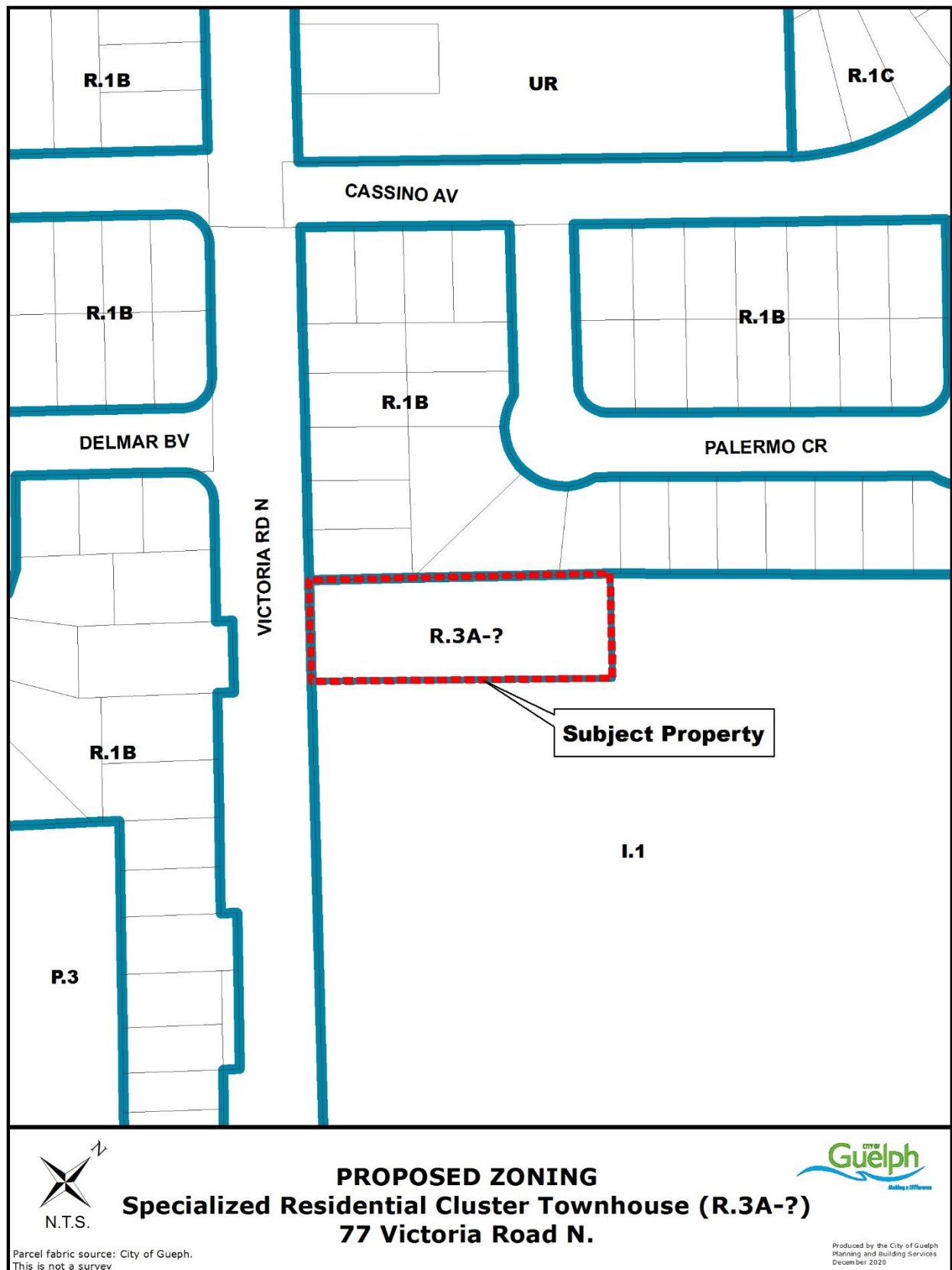
Proposed site-specific policy to be added to the “Low Density Residential” land use designation:

In spite of section 9.3.2.3, the provisions of the Low Density Residential designation, a stacked townhouse development may be permitted at 77 Victoria Road North with a maximum net density of 77 units per hectare.

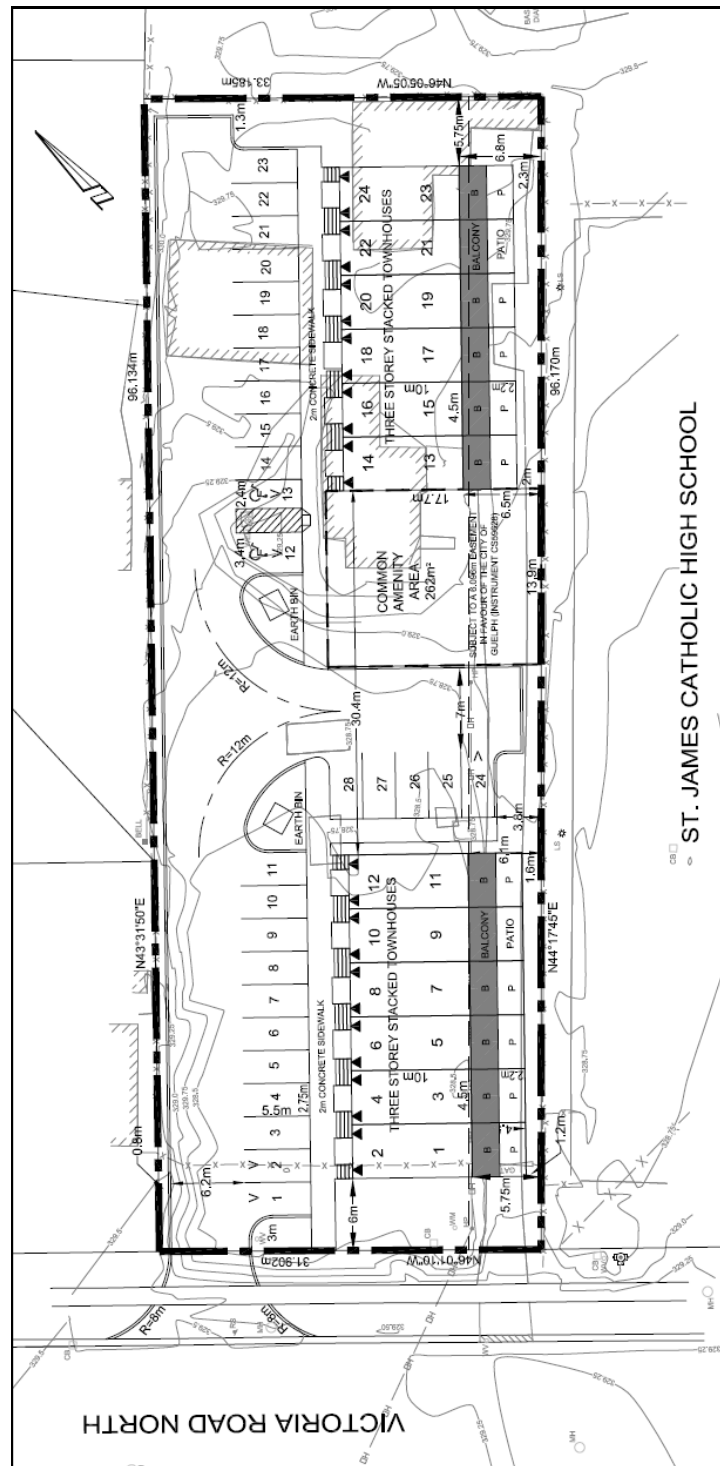
Attachment-5 Existing Zoning



Attachment-6 Proposed Zoning



Attachment-7 Proposed Conceptual Site Plan



Attachment-8 Proposed Building Rendering



77 Victoria Road North

Statutory Public Meeting for Proposed Official Plan Amendment and Zoning By-law Amendment applications

File: OZS20-013

January 25, 2021

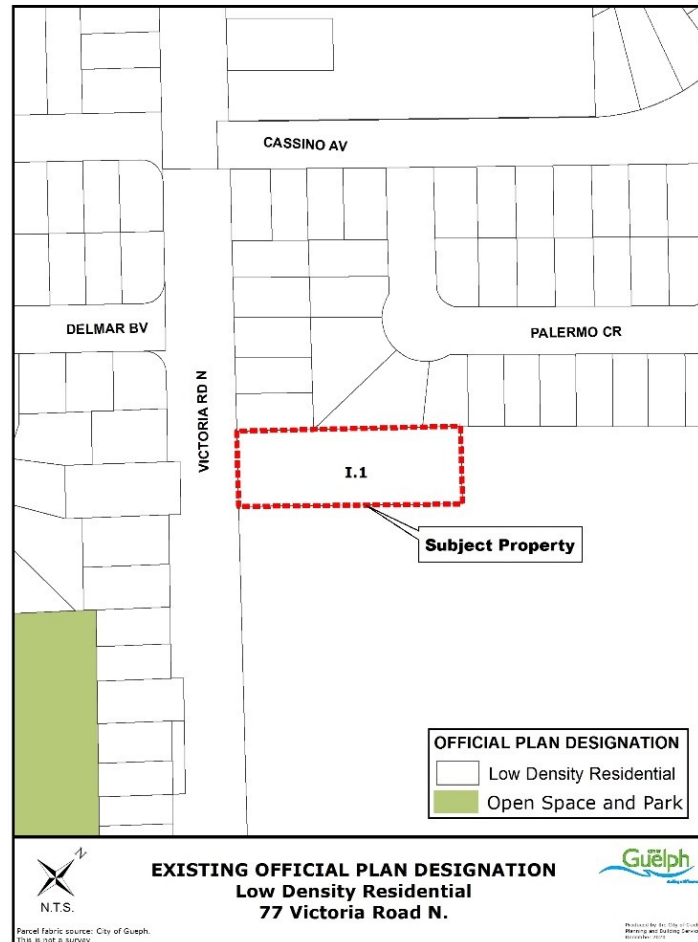
How to stay informed:

- If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca

Location



Existing Official Plan Land Use Designation



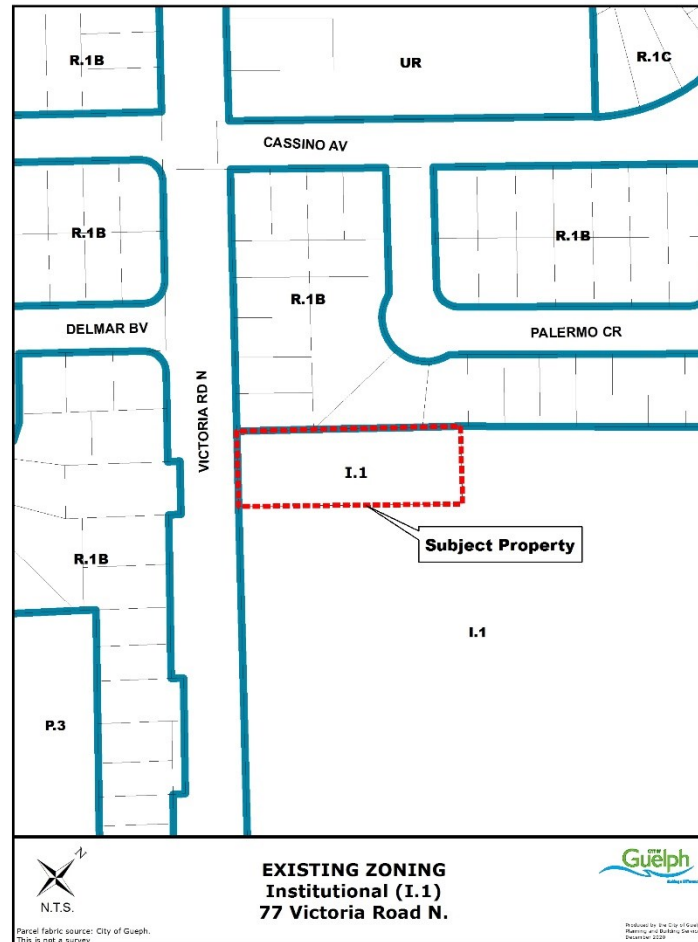
Proposed Official Plan Amendment

Proposed site-specific policy to be added to the “Low Density Residential” land use designation:

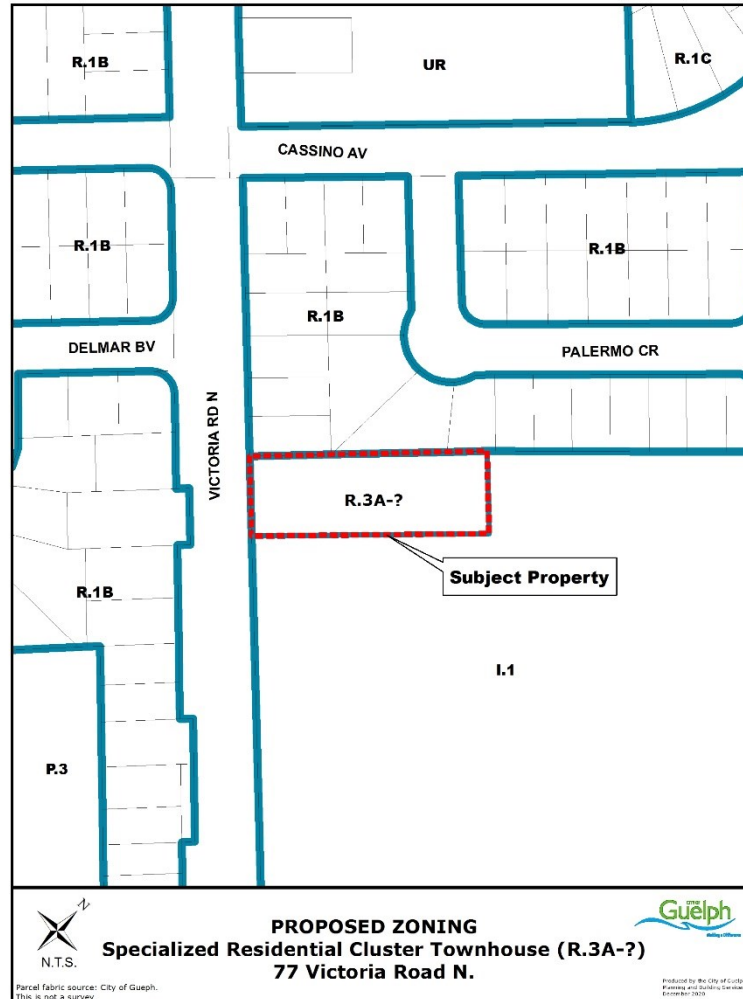
- In spite of section 9.3.2.3, the provisions of the Low Density Residential designation, a stacked townhouse development may be permitted at 77 Victoria Road North with a maximum net density of 77 units per hectare.

Existing Zoning

Existing Zoning: I.1 (Institutional)



Proposed Zoning

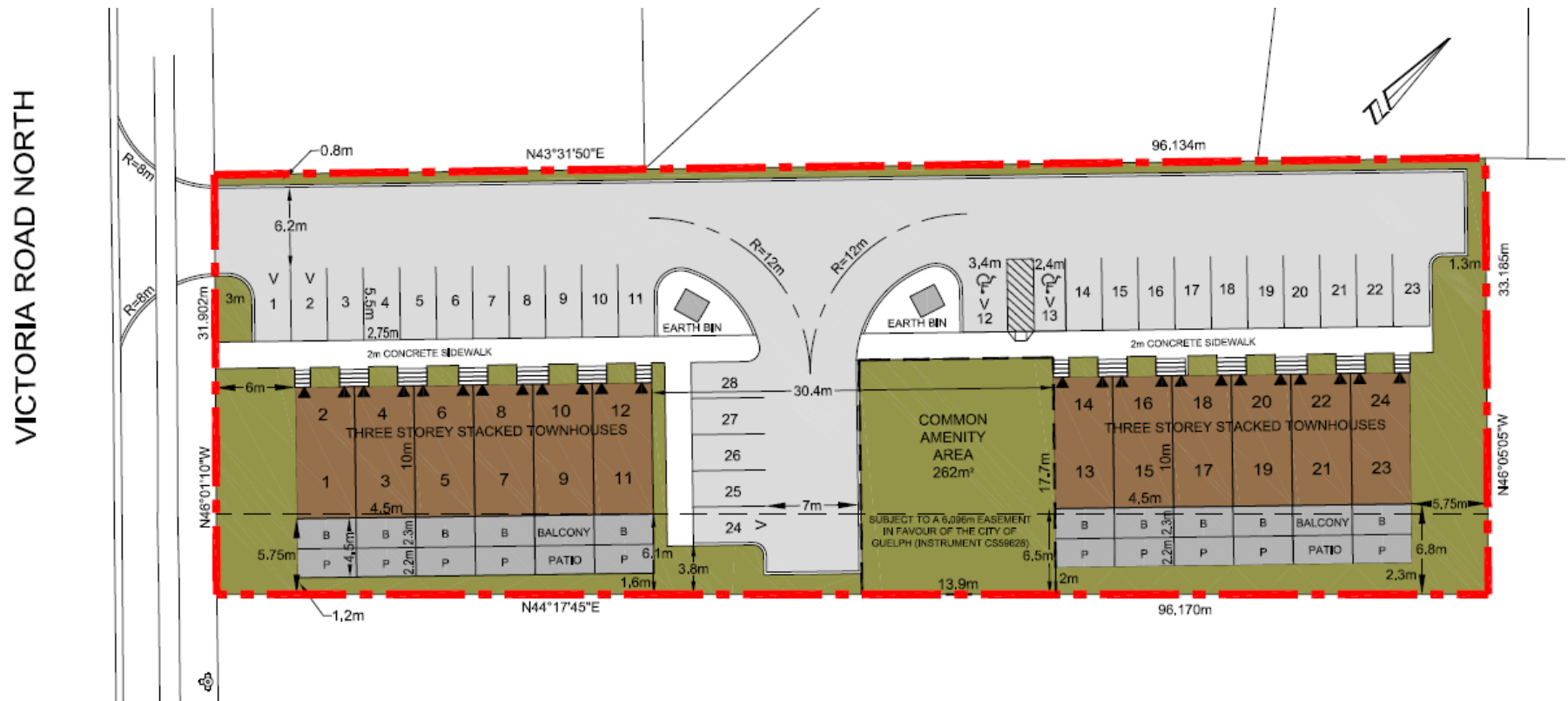


Requested Specialized Zoning Regulations

In addition to the regulations set out in Table 5.3.2 – for Stacked Townhouses of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a minimum lot area per unit of 130 square metres, whereas a minimum lot area of 150 square metres per unit is required;
- To permit a maximum density of 77 units per hectare, whereas a maximum density of 60 units per hectare is permitted; and,
- To permit visitor parking in the required front yard a minimum of 3 metres from the street line, whereas Section 4.13.2.2.1 of the Zoning By-law does not permit visitor parking in the 6 metre front yard setback.

Proposed Conceptual Site Plan



General Correspondence

Statutory Public Meeting Report – 77 Victoria Rd North – File 0ZS20-013 – 2021-13

I am writing to oppose the proposed townhome development for 77 Victoria Rd. N. Our property backs onto this property and we are concerned with the privacy issues and noise issues that will arise from the development. Furthermore, having additional traffic in that area poses a safety concern for the adjacent schools. It has been a single dwelling for many years and should remain that way to maintain the integrity of the area.

Regards,
Gina King

Good Morning. I am writing to you to express our grave concerns regarding the proposed development for 77 Victoria Rd N.

I am a resident of Palermo Cres and my property backs onto the proposed site. My concerns are as follows:

1. Proposed height of the units: the townhomes they are proposing to build are 3 stories high. There are no other properties in the area that are 3 stories. This is not in keeping with the structures in the area, and will invade the privacy of the neighbouring properties.
2. Only one parking spot per unit: we know that most families have more than one vehicle. This will cause residents to either try parking at the school, or on neighbouring side streets. This is a safety concern, and will also cause issues during winter months for snow removal with vehicles being parked on the road.
3. Increased traffic: currently, Victoria Rd N is a very busy street. Surveys done in the past deem that a left turn lane is not needed. Considering the likelihood that most of the proposed residents will be commuters, the increased traffic flow next to a school causes significant concern for the safety of the children in the area. During peak traffic times, it will be difficult to turn left from this development and put many people at risk.
4. Removal of 20+ trees: the property in question has 20+ mature trees that would need to be cut down. Not only removing these will negatively impact green space and environmental impact (air quality etc), it will encroach on the privacy of the surrounding neighbours.
5. Increased noise: adding 24 units will add to increased noise from the additional traffic. The surrounding residential area is a quite area that has seen generations of families thrive on the tranquility of the area. Proposing that many units in such a small area, next to schools and churches, will negatively impact all neighbouring residents.

Please take these concerns seriously and vote "No" to the proposed development.

Regards,
Gina King

Hi,

My name is Mary Lou Gobbi and I am writing about the proposed 24 – 3 storey stacked townhouses to be built at 77 Victoria Road N. My family and I feel that the proposed 3 storey townhouses will not be in coming with the general house height in the area. These townhouses will be casting major shadows in my back yard. How are the issues of traffic congestion and parking being addressed, knowing the difficulty it is to turn left out of St. John's Catholic school specially in that area? Will there be enough of a barrier between the development and the school for the children's safety? As well as accounting for extra cars and parking areas?

Mary Lou Gobbi

Good afternoon

My name is Stephany Collins a long time resident of Guelph and 4th generation owner of a house on Victoria Rd. I am very concerned about the proposal of a 24 unit 3 story's high complex at 77 Victoria Rd N. This property is only 1.9 acres. On one of the busiest st right beside St John's school. This road is so congested and uncontrollable there will be no side street entrance and no turning lane. Clearly no one studied this in the day during school hours. Has anyone thought about parking? Most dwellings have space for 1 car but most people have more than 1 car. Where will be the overflow of parking? St John's school Delmar Cassino Palmero Grange Karlalee? These side streets can not take the over flow of traffic or parking. Not to mention the 23 mature trees that are over 50 years old. This property has always been a single family home for over 100years owned by generations of Bradburns. Please think about the impact that this is going to have on the community all people close by the school and church. This is not the right property to try and jam housing in

Thank you
Stephany Collins

Hello Mr Gibson and City of Guelph

My name is Stephany Collins I am writing to you about my concerns on the new property proposal at 77 Victoria Rd N. This is a piece of land that is only 1.9 acres beside a school on one of the busiest streets in Guelph. There is now a proposal to put up 24 stacked units split into 2 blocks 3 storeys tall. I'm not sure who thought this would be a great idea but I am strongly against this. The article in the tribune says that there was a traffic survey done to see if a left hand turning lane was needed if the buildings were erected. They said No . Was this survey done at night ? Have you ever drove down this road when school is on ? This road is so congested

already lets add more traffic. This road is already dangerous and uncontrollable. There will be no side entrance for this property only one on Victoria Rd. Has anyone thought about parking? Most dwellings have space for 1 car and we all know the average house was more than 1 car. The overflow will be at St John's school or Delmar which can not take the impact of additional people parking on the street or traffic. Plus 23 mature trees that have been on this property for over 50 years will be taken down. This property has always been a single family home for over 100years owned by 3 generations of Bradburns. Please think about the impact this is going to have on the community all the people close by or the school and church. This is not the right property to be building this on. And Mr Gibson you are our voice in this ward please stand up and speak for us

Thank you
Stephany Collins

To Mr Gibson and City Council

I hope you are enjoying a safe and merry Christmas season.

I am writing to express my concerns about the new development proposed for 77 Victoria Rd North.

I live on Palermo Cres and see a lot of traffic due to parents dropping off their children for both schools. There is very limited parking and extreme traffic congestion at St John and St James parking lots, so parents are encouraged to use nearby streets. These streets are now being encouraged to use by the future development as they are limited in their parking arrangements too.

Traffic is horrendous on Victoria Rd and Cassino, with frequent accidents (we really need a "left turn signal only" there but that's another story). Will it take a child being hit before traffic safety and already existing congestion be noticed?

I have been on parent council for St John for past 9 years because my main priority is the safety of my children and their classmates. We discuss traffic and safety of our students and parking at every meeting. I cannot imagine the scenario we will encounter with 24 more families in the area. Not to mention another townhouse/apartment development on Eastview Rd.

I strongly do not feel that this is the right type of development for the safety of our children and our neighborhood. Please vote against this Proposal.
Thank you for time. Please feel free to contact me.

Thoa Tran

Hello Dan and Clerks of Guelph

I reside on Glenburnie off Victoria and my 3 boys all attend St John School. I am completely against this proposal on the mere fact that accessing the school is already incredibly difficult to do. Turning left into the school takes 20 plus minutes - even with only a few cars ahead. This year I have given up trying to get to the school lot completely and park on side streets to walk the kids. This is on the days I drove my boys. The other days my children walk to school (Grade 2, grade 4, grade 6) with neighbour kids the same ages. My children having to cross an entryway at an already congested and dangerous spot (because drivers are edging from the long wait to turn) increase the danger to our children. Our school parking lot is already a very dangerous area without enough parking space. Building a complex with fewer parking spots than required for the number of units is a very dangerous decision. This is not the spot for this. This would exasperate an already dangerous situation. Cassino and Victoria is also an already dangerous intersection. One I approach carefully every time I cross it. And that's me in my own car. We send our children through this on foot and we are proposing to increase traffic and cars needing to turn? Any approval on this decision would be highly disastrous and detrimental to our children who we need to keep safe.

Thank you for your time.

Signed, a very concerned parent

Jennifer Loomis

https://www.guelphtoday.com/city-of-guelph-information/proposed-development-in-your-community-3221573?utm_source=dlvr.it&utm_medium=facebook

Hi,

I'm emailing regarding this information from Guelph Today.

This property has always been a single family home for over 100 years. They have proposed 24 units on a little over an acre property on one of Guelph's busiest streets with 28 parking spaces 5 of which are for visitors. As we all know that most families have more than 1 car so where are they going to park? St John's school? Which btw is an elementary school not a high school. Delmar Cassino Grange Palmero Karalee are the closest side streets that they will be trying to park on. These streets can't take the extra parking, let alone traffic. The entrance will be right on Victoria Rd without a side entrance. No turning lane because a survey was done by the city and apparently it's not needed. Did they do this survey at night? Plus cutting down 23 mature trees that have been there for well over 50 years. Yes I know that they have to replace them but where? 3 story's 24 units 28 parking spots on a little over an acre - this is not the right spot for these dwellings.

Despite what our government seems to think, we do not wish for our city to become a concrete, over developed place like Mississauga or Toronto. This is too small of a lot for what is proposed.

Katrina Nadvornik

Hello Dan,

Happy New Year!

I heard about the proposed 24 townhouse units planned for 77 Victoria Road.

I wanted to voice my opinion in this. I grew up on Cassino Ave, attended St. John's elementary school and St. James high school.

My mother still lives in my childhood home at XX Cassino Avenue.

Over the last 20 to 30 years traffic on Victoria Road has increased greatly and this increase in traffic has impacted Cassino Avenue. I cannot possibly think how the city allowing 24 homes to be built will just add to the traffic congestion. Also, most families have 2 vehicles so when you factor in 48 vehicles trying to turn into their complex from Victoria Road, the traffic will just become a nightmare.

As it is now, traffic at Victoria and Grange, Victoria and Cassino and Victoria and Eastview is always backed up especially during peak hours.

Please note that I do not approve of these homes being built at this location.

Regards,
Adriana Perron

To whom it may concern,

I am writing with regard to the above file, which relates to 3 storey stacked townhouses on 77 Victoria Road North. I own a property in the area.

I am most concerned about this application, and outline the main reasons for my concern below:

- this is an area of bungalows. A 3 storey townhouse development is out of keeping with the neighbourhood, and the townhouses will overshadow the surrounding properties
- this is a neighbourhood of mostly single family dwellings. A 3 storey townhouse could increase population density beyond the number of additional living units, as larger families or multiple families might live in each unit
- Victoria Road is a very busy street already, and adding such density in this location is problematic, especially as it is next to a school. In addition to being a very busy main thoroughfare throughout the day and evening, that section of the road is extremely busy and congested at the beginning and end of the school day. Adding 28 parking spots/cars next to the school is problematic for traffic congestion and safety.

- There are many mature trees on the property, and several will come down in order to build these units, which would be a great loss.

I think this proposal is very problematic and ask that Council reject it, and keep the low density residential land use zoning.

Yours truly,
Barbara Harrison

To whom it may concern,

Re attached flyer: I have viewed the area in question and if the information referred to in it is correct then I do agree that this development could have a deleterious effect on safety, traffic flow, and parking.

Being a retired municipal police officer I feel I do have a good understanding of these types of matters enough to provide input on them.

Please feel free to contact me if there is any information to the contrary or if I could be of any assistance in helping to resolve and or improve this proposal.

Regards,

Peter D. Stewart

Good Afternoon Mr Gibson and City Council.

I am writing to express my concerns about the new development proposed for 77 Victoria Rd North.

I have been a parent at St. John Catholic School since 2007 and an active member of the Parent Council there for the past 11 years. My one child has since graduated from St. John and is now in his final year right next door at St. James Catholic High School and my other 2 children will be moving there upon their graduation from St. John as well. I am very familiar with the school location right on the very busy Victoria Road and have been actively involved for many years with our school council and other parents regarding our children's safety concerning the traffic volume.

If you are ever between Grange Street/Road and Cassino on Victoria Road you will know the amount of traffic that is there and the volume of accidents that already occur, especially at the intersection of Cassino. Adding in a 24 unit townhouse complex is just going to add to the ongoing problems in the area.

St. John is primarily a walking school and the increased traffic by the entrance to their school and what will undoubtedly filter over onto the side streets of Palermo, Hadati and Cassino is of major safety concern. Adding to this concern is that I see

more and more parents driving their kids to keep them safe. There is already a lot of traffic due to parents dropping off their children for both schools so just imagine an increase to that.

With very limited parking and extreme traffic congestion at St John and St James parking lots, parents are encouraged to use nearby streets like Palermo, and Hadati for drop offs and pick ups and these streets are now being encouraged to use by the future development as they are limited in their parking arrangements. 28 spots for 24 units and 5 being allocated to visitors. Most families now have 2 vehicles so doing the math they are already short a lot of parking spots.

With that we also can foresee residents of this new development coming home after school hours and parking in what is known as the teacher's parking lot for St. John, the smaller lot that runs parallel to the proposed development site. Then imagine residents leaving in the morning when all of our students are arriving for school. Traffic is increasing and lots more vehicle movement while our students are safely trying to walk to school. Or strangers coming in and out of the lot to get their vehicles during the school day when our children are outside safely playing.

Traffic is horrendous on Victoria Rd and Cassino, with frequent accidents now add in 24 residents trying to turn into their parking lot a few feet further away! More accidents! Will it take a child being hit before traffic safety and already existing congestion be noticed?

I can tell you that over the past 11 years that I have been on parent council at St. John that we discuss traffic and safety of our students and parking at every meeting. I know that City officials have been to the school before regarding our concerns and still nothing has been done. The thought of more traffic coming scares me! I cannot imagine the scenario we will encounter with 24 more families in the area. FAMILIES.... not people.....FAMILIES! Even with 3 people per unit you are looking at 75-100 more people adding into that tiny space!

Traffic issues aside, let's focus more on the safety of our children if this is allowed to continue. Who will be watching the children while big construction vehicles are going in and out of the site? Who will ensure that this site is fully locked down so that nothing happens to the little ones out at recess for play? Kids will be curious and we all know that accidents happen. Will the construction impact their outdoor time? Will it be a point of that for the kids safety outdoor time is cancelled? Will they overtake into the parking area and cause more congestion there?

It also appears to me that they are trying to down play the fact that there is an ELEMENTARY school there. All the plans I have seen on the website are noted as St. James Catholic HIGH School. Like they are trying to say that it is all older kids there and not little ones and draw the attention away.

I strongly do not feel that this is the right type of development for the safety of our children and our neighborhood. Please vote against this Proposal.

Thank you for your time.

Please feel free to contact me.

Ellen Sorbara

I writing regarding about the proposed development at 77 Victoria rd. I am against the proposal because of traffic issues and parking on my street (Palermo cres). THE 3 Stories high is of concern to me it does not fit the surrounding area, I feel my privacy will be I fringed on. I will also have a negative impact in the school and church.

Kind regards,
Jane Morrison
