

City Council - Planning Meeting Agenda

Monday, September 13, 2021, 5:00 p.m.

Remote meeting live streamed on guelph.ca/live

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

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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 (2021)-20590.

2. Call to Order

3. Authority to move into closed meeting

Recommendation:

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

3.1. Declaration of Pecuniary Interest and General Nature Thereof (closed items)

3.2. Memorandum of Agreement between the City of Guelph and the Amalgamated Transit Union Local 1189, 2021-276

Section 239 (2)(d), of the Municipal Act relating to labour relations or employee negotiations.

3.3. Planning Act Conformity - Legal Update, 2021-258

Section 239 (2)(e) and (f) of the Municipal Act relating to litigation or potential litigation, including matters before administrative tribunals, and affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

4. Open Meeting – 6:30 p.m.

4.1. Closed Meeting Summary

4.2. O Canada

4.3. Silent Reflection

4.4. First Nations Acknowledgement

4.5. Disclosure of Pecuniary Interest and General Nature Thereof

5. 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.

**5.1. Decision Report 29-31 Fountain Street Zoning Bylaw
Amendment File OZS21-005 - 2021-256**

1

Recommendation:

1. That the application submitted by Van Harten Surveying Inc. on behalf of 2782552 Ontario Ltd. c/o Thomas MacKillop to amend the Zoning By-law from the current "Residential Single Detached" (R.1B) Zone to the "Residential Semi-Detached/Duplex" (R.2) Zone to recognize the existing semi-detached dwelling on lands municipally known as 29-31 Fountain Street, and legally described as All of Lot 175 and Part of Lot 174, Registered Plan 8, City of Guelph, be approved in accordance with Attachment-6 of the Infrastructure, Development and Enterprise Report 2021-256, dated September 13, 2021.

5.2. Technical Amendment to Bylaw (2019)-20366 to Address Pre-1989 Conveyances, 2021-269

30

Recommendation:

1. That the technical amendment to By-law Number (2019)-20366 to address pre-1989 conveyances, as described in report 2021-269, dated September 13, 2021, to ensure conformity with the Planning Act, be approved.

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

(delegations permitted a maximum of 10 minutes)

6.1. Public Meeting 710 Woolwich Street Zoning By-law Amendment OZS21-010 - 2021-234

33

Staff Presentation:

Katie Nasswetter, Senior Development Planner

Recommendation:

1. That report 2021-234 regarding a proposed Zoning By-law Amendment application (File OZS21-010) by IBI Group on behalf of the owner, 2776563 Ontario Inc., to permit a mixed use development containing commercial lands and 96 stacked townhouses on the lands municipally known as 710 Woolwich Street, from Infrastructure, Development and Enterprise dated September 13, 2021, be received.

6.2. Statutory Public Meeting Report - 103-105 Victoria Road North Zoning By-law Amendment (OZS21-008) - 2021-245

57

Staff Presentation:

Michael Witmer, Senior Development Planner

Delegation:

Mary Gobbi

Correspondence:

Stephany Collins, Carl Embro and Patricia Balcovy
Michael Dougherty

Recommendation:

1. That report 2021-245 regarding proposed Zoning By-law Amendment application (File OZS21-008) by MHBC Planning Limited, on behalf of the owners, Gemini Homes and Alex Maziarz, to permit a 44 unit cluster townhouse development as well as 3 single detached dwellings on the lands municipally known as 103-105 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C', City of Guelph from Infrastructure, Development and Enterprise dated

6.3. Statutory Public Meeting Report 151 Bristol Street Proposed Zoning Bylaw Amendment File OZS21-011 - 2021-257

92

Staff Presentation:

Ryan Mallory, Planner II Development and Urban Design

Delegations:

Jeff Buisman, Van Harten Surveying

John Cox, JL Cox Planning Consultants

Zachary Fischer, Mezcon Construction

Katrina Bell

Bianca Iannitelli

Kris Lentsch

Correspondence:

Barbara Allen

Recommendation:

1. That Report 2021-257 regarding proposed Zoning By-law Amendment application submitted by Van Harten Surveying Inc. on behalf of Madalikat Developments Ltd. to amend the Zoning By-law for the lands municipally known as 151 Bristol Street, and legally described as Lots 35 & 36, Plan 42, City of Guelph from Infrastructure, Development and Enterprise dated September 13, 2021, be received.

7. By-laws

Resolution to adopt the By-laws. (Councillor O'Rourke)

8. Mayor's Announcements

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

9. Adjournment

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 13, 2021
Subject	Decision Report 29-31 Fountain Street Zoning Bylaw Amendment File: OZS21-005 Ward 5

Recommendation

1. That the application submitted by Van Harten Surveying Inc. on behalf of 2782552 Ontario Ltd. c/o Thomas MacKillop to amend the Zoning By-law from the current "Residential Single Detached" (R.1B) Zone to the "Residential Semi-Detached/Duplex" (R.2) Zone to recognize the existing semi-detached dwelling on lands municipally known as 29-31 Fountain Street, and legally described as All of Lot 175 and Part of Lot 174, Registered Plan 8, City of Guelph, be approved in accordance with Attachment-6 of the Infrastructure, Development and Enterprise Report 2021-256, dated September 13, 2021.
-

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to recognize the existing semi-detached dwelling.

Key Findings

Planning staff support the proposed Zoning By-law amendment subject to the recommended zoning regulations and conditions in Attachment-3.

Financial Implications

No new development is proposed. The existing annual tax levy is not anticipated to be impacted by this Zoning By-law amendment application.

Development Charges do not apply since no development is proposed through this application.

Report

Background

An application was received from Van Harten Surveying Inc. on behalf of 2782552 Ontario Ltd. c/o Thomas MacKillop to amend the Zoning By-law for the lands

municipally known as 29-31 Fountain Street West. The application was received by the City on April 19, 2021 and deemed to be complete on May 18, 2021.

The application proposed to recognize the existing semi-detached dwelling and permit a future consent application to divide the property into two lots. Site-specific zoning regulations were requested, but have been determined to no longer be required since the Accessory Residential Dwelling Unit regulations were adopted.

Location

The subject lands are located along the north side of Fountain Street West, east of Dublin Street South and Fountain Street West intersection. The lands front onto Fountain Street West and are approximately 581 square metres in size with 18 metres of frontage and a depth of 32.3 metres.

The property is currently occupied by a semi-detached dwelling containing a total of two dwelling units, each with their own address.

Surrounding land uses include:

- To the north: single and semi-detached dwellings with frontage on Fountain Street West and downtown commercial uses with frontage on Gordon Street;
- To the south: single and semi-detached dwellings with frontage on Fountain Street W;
- To the east: Fountain Street West, beyond which are lands zoned for a specialized downtown mixed use and developed with a medical office building; and,
- To the west: single and semi-detached dwellings with Nottingham Street beyond.

Existing Official Plan Land Use Designation and Policies

The Official Plan land use designation that applies to the subject lands is "Residential 1" in the Downtown Secondary Plan. This designation applies to residential areas within the Downtown Secondary Plan which are predominantly low-density in character. "Residential 1" applies General Residential policies within the Official Plan. The predominant land use in this designation is residential and includes single and semi-detached dwellings. The relevant Official Plan policies for the applicable land use designation are included in Attachment-4.

Existing Zoning

The subject lands are currently zoned "Residential Single Detached" (R.1B) Zone according to Zoning By-law (1995)-14864, as amended. The existing zoning is shown in Attachment-4. The existing zoning is shown in Attachment-5.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law amendment is to change the zoning from the "Residential Single Detached" (R.1B) Zone to the "Residential Semi-Detached/Duplex" (R.2) Zone to recognize the existing semi-detached dwelling.

Development is proposed in accordance with the standard R.2 Zone and no site-specific zoning regulations are recommended.

The details of the proposed zoning regulations and conditions are shown in Attachment-3, with a map of the proposed zoning shown in Attachment-6.

Proposed Development

The site is existing with a semi-detached building comprised of two dwelling units. Only interior changes are proposed to add one accessory residential dwelling unit to each side of the semi-detached building for a total of two accessory residential dwelling units and four total dwelling units. The accessory dwelling units require Building Permits and unit registration. No changes to the driveway or parking are proposed.

Future consent applications to the Committee of Adjustment will be required to sever the subject lands into separate parcels. The conceptual site plan is included in Attachment-7.

Staff Review and Planning Analysis

The staff review and planning analysis for this application is provided in Attachment-9. The analysis addresses all related planning considerations, including issues that were raised by Council at the statutory Public Meeting held on June 14, 2021. Final comments on the revised 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 in accordance with the policies of the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluate how the application conforms to the Official Plan land use designations and policies;
- Review of the proposed zoning;
- Consideration of the applicable sections of the Community Energy Initiative (CEI) Update; and
- Address all comments and issues raised during the public review of the applications.

Staff Recommendation

Planning staff are satisfied that the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan. Planning Staff recommend that Council approve the Zoning By-law Amendment subject to the zoning regulations and conditions to be imposed through consent applications as outlined in Attachment-3.

Financial Implications

No new development is proposed. The existing annual tax levy is not anticipated to be impacted by this Zoning By-law amendment application.

Development Charges do not apply since no development is proposed through this application.

Consultations

The combined Notice of Complete Application and Notice of Public Meeting was mailed on May 20, 2021 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Public Meeting was

also advertised in the Guelph Mercury Tribune on May 20, 2021. Notice of the application has also been provided by signage on the property and all supporting documents submitted with the application have been posted on the City's website. The statutory Public Meeting was held on June 14, 2021.

On August 20, 2021, the Notice of Decision Meeting was sent to members of the public and parties that provided comments on the applications or requested to receive further notice. See Attachment-11 for a full consultation summary.

Strategic Plan Alignment

Priority

Sustaining our Future

Direction

Plan and Design an increasingly sustainable city as Guelph grows

Alignment

The proposed development application shall be 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 applications are in conformity with the City's Official Plan will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Recommended Zoning Regulation and Conditions

Attachment-4 Official Plan Land Use Designations and Policies

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Conceptual Site Plan

Attachment-8 Existing Building Photos

Attachment-9 Staff Review and Planning Analysis

Attachment-10 Departmental and Agency Comment Summary

Attachment-11 Public Notification Summary

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Ryan Mallory, MCIP, RPP, Planner 2 – Development and Urban Design

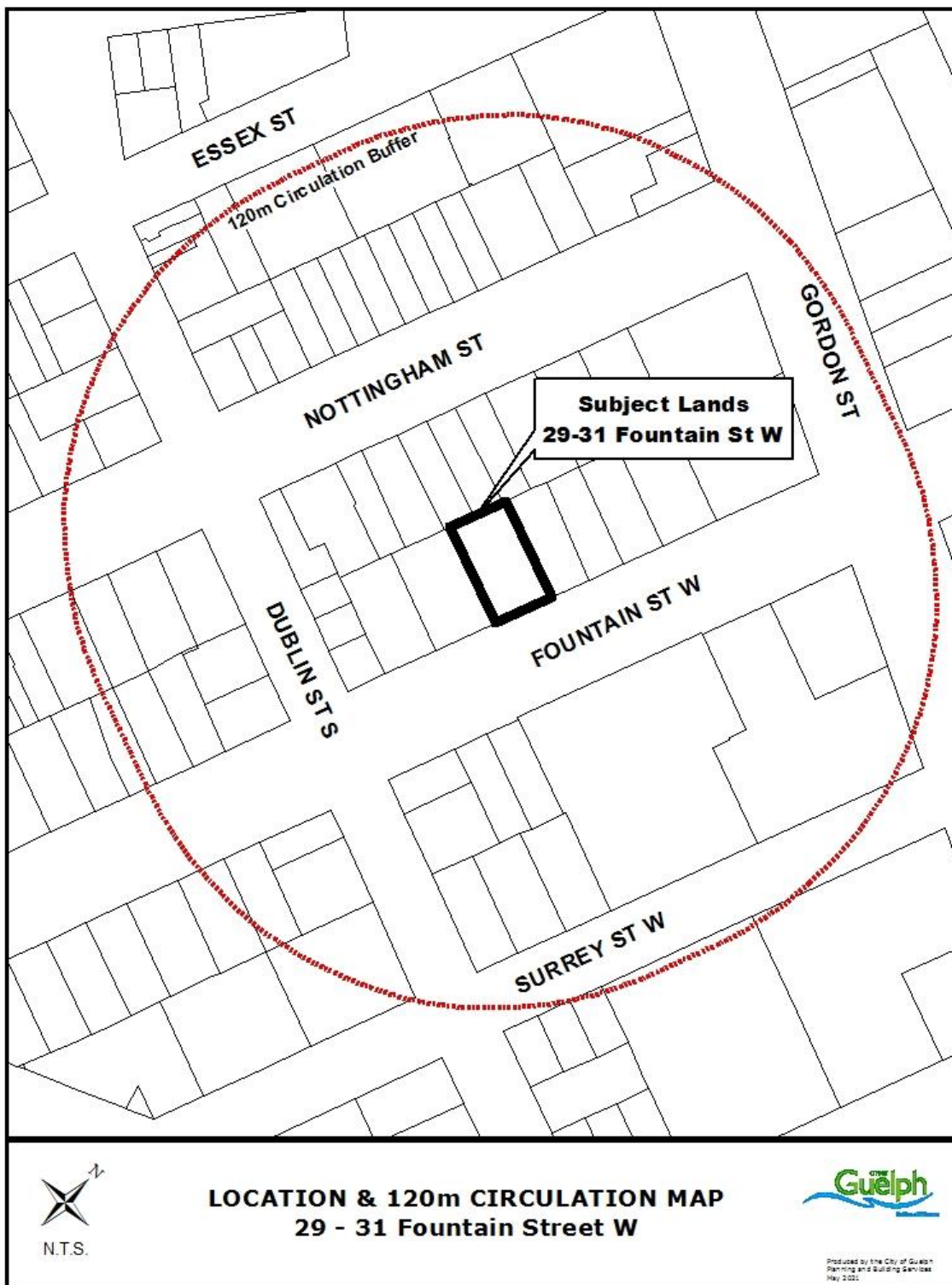
This report was approved by:

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:

Jayne Holmes, P.Eng, PMP
Deputy Chief Administrative Officer
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2248
jayne.holmes@guelph.ca

Attachment 1 - Location Map and 120m Circulation



Attachment 2 - Aerial Photograph



Attachment 3 – Recommended Zoning Regulations and Conditions

3A – Zoning Regulations

The following zone is proposed on the subject site as shown in the proposed zoning map in Attachment 6:

“Residential Semi-Detached/Duplex” (R.2) Zone

The regulations are set out in Section 5.2 and Table 5.2.2 for the “Residential Semi-Detached/Duplex” (R.2) Zone of Zoning By-law (1995)-14864, as amended shown in Attachment 6.

3B – Proposed Conditions of future Consent:

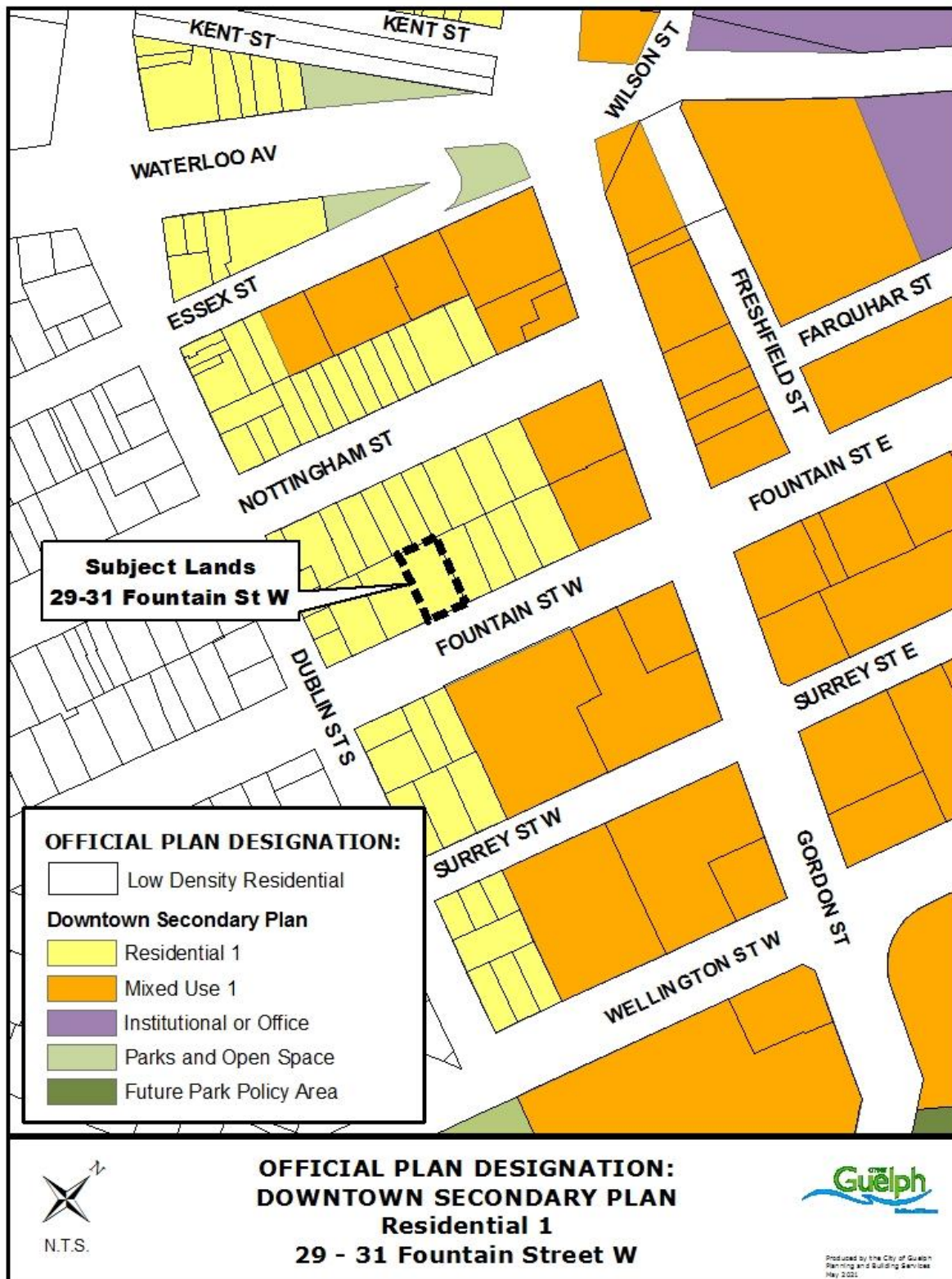
The following conditions are provided as information to Council and will be imposed through future Consent to Sever applications.

1. The Owner commits and agrees that the details of the layout and design for the development of the subject lands shall be generally in conformance with the development plan attached in Attachment 7 of the September 13, 2021 Planning Recommendation Report 2021-256;
2. The Owner shall be responsible for a payment in lieu of conveyance of parkland to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 51.1 and s. 53(13) of the Planning Act and in accordance with the official Plan policies, prior to the issuance of the Certificate of Official.
3. The amount of payment in lieu of parkland would be calculated at a rate of 5% of the appraised property value in accordance with s. 51.1 and s. 53(13) of the Planning Act and in accordance with Official Plan policies.
4. Prior to the issuance of the Certificate of Official, the Owner shall provide to the Deputy CAO of Public Services or their designate, a satisfactory narrative appraisal report for the severed portion of the property, prepared for The Corporation of the City of Guelph for the purposes of calculating the amount for payment in lieu of conveyance of parkland pursuant to s.51.1 and s.53 (13) of the Planning Act. The narrative 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 or their designate. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, acting reasonably, the City reserves the right to obtain an independent narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.
5. That Educational Development Charges shall be collected prior to the issuance of a building permit(s).

Attachment 3 – Recommended Zoning Regulations and Conditions (continued)

6. That prior to issuance of a Certificate of Official, the Owner/Developer 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.
7. That the Owner/Developer shall pay all Development Charges prior to the issuance of any building permits.
8. That prior to issuance of a Certificate of Official, the Owner/Developer shall demonstrate compliance with the City's Waste Management By-law (2011)-19199.

Attachment 4 - Official Plan Land Use Designations and Policies



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

11.1.7.7 Residential 1 Areas

11.1.7.7.1 Residential 1 areas include portions of broader residential neighbourhoods that extend into Downtown. They are mostly occupied by low-rise forms of housing, including detached and semi-detached houses, townhouses and apartment buildings. The intent is to generally maintain the character of these areas.

11.1.7.7.2 Notwithstanding Schedule D, the Zoning By-law may establish maximum building heights less than the maximum shown on Schedule D of 3 storeys in Residential 1 Areas to ensure new development is compatible with the surrounding neighbourhood.

11.1.7.7.3 The policies of the Official Plan, applicable to General Residential shall apply to Residential 1 areas

11.1.7.7.4 In addition to the General Residential policies, it is the intent of the Downtown Secondary Plan that the existing properties containing small-scale employment uses in the area east of the Speed River may continue and be recognized through the Zoning By-law, where impacts, such as noise, odour, loading, dust and vibration, on surrounding residential uses are minimal.

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

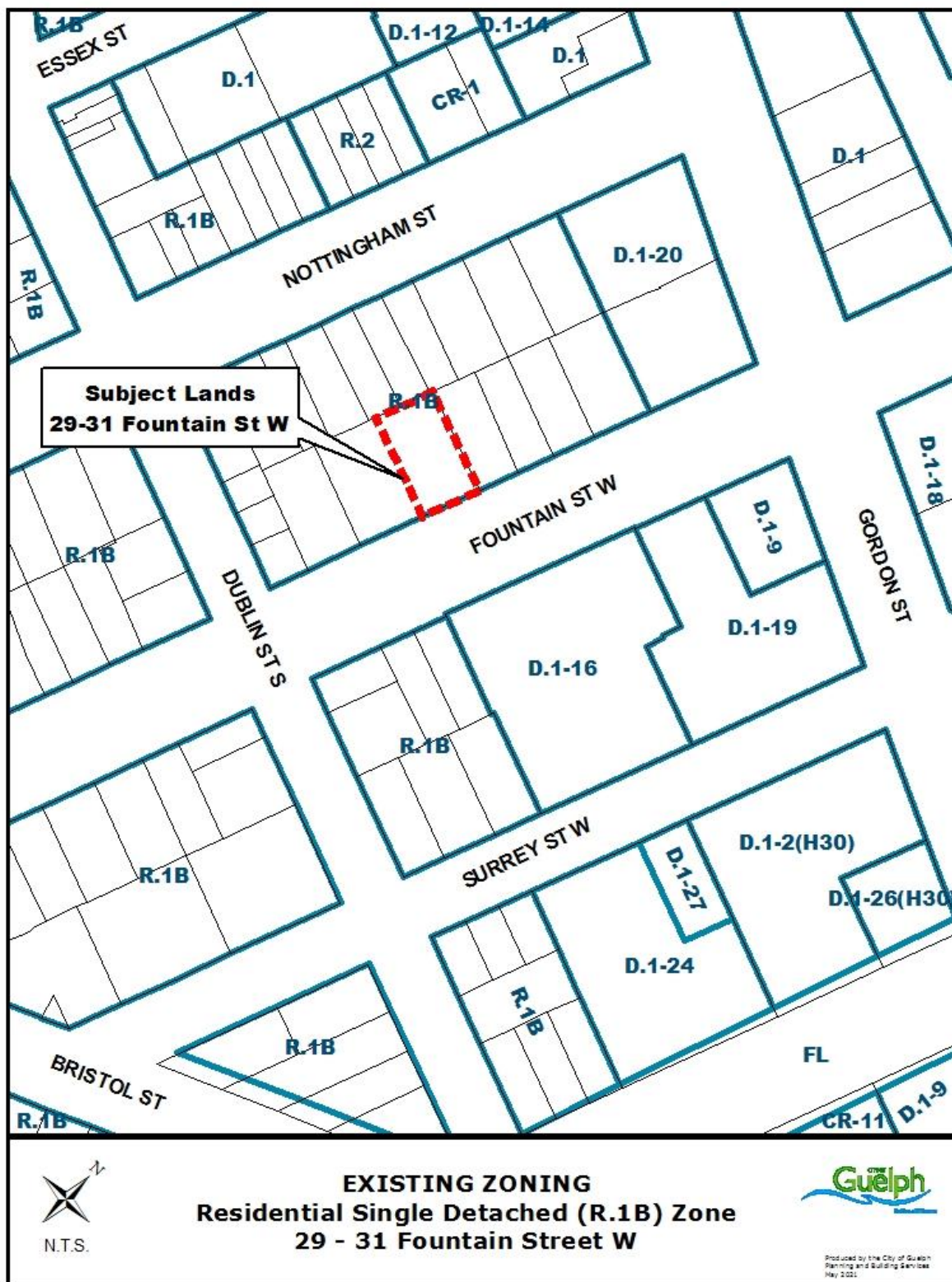
1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

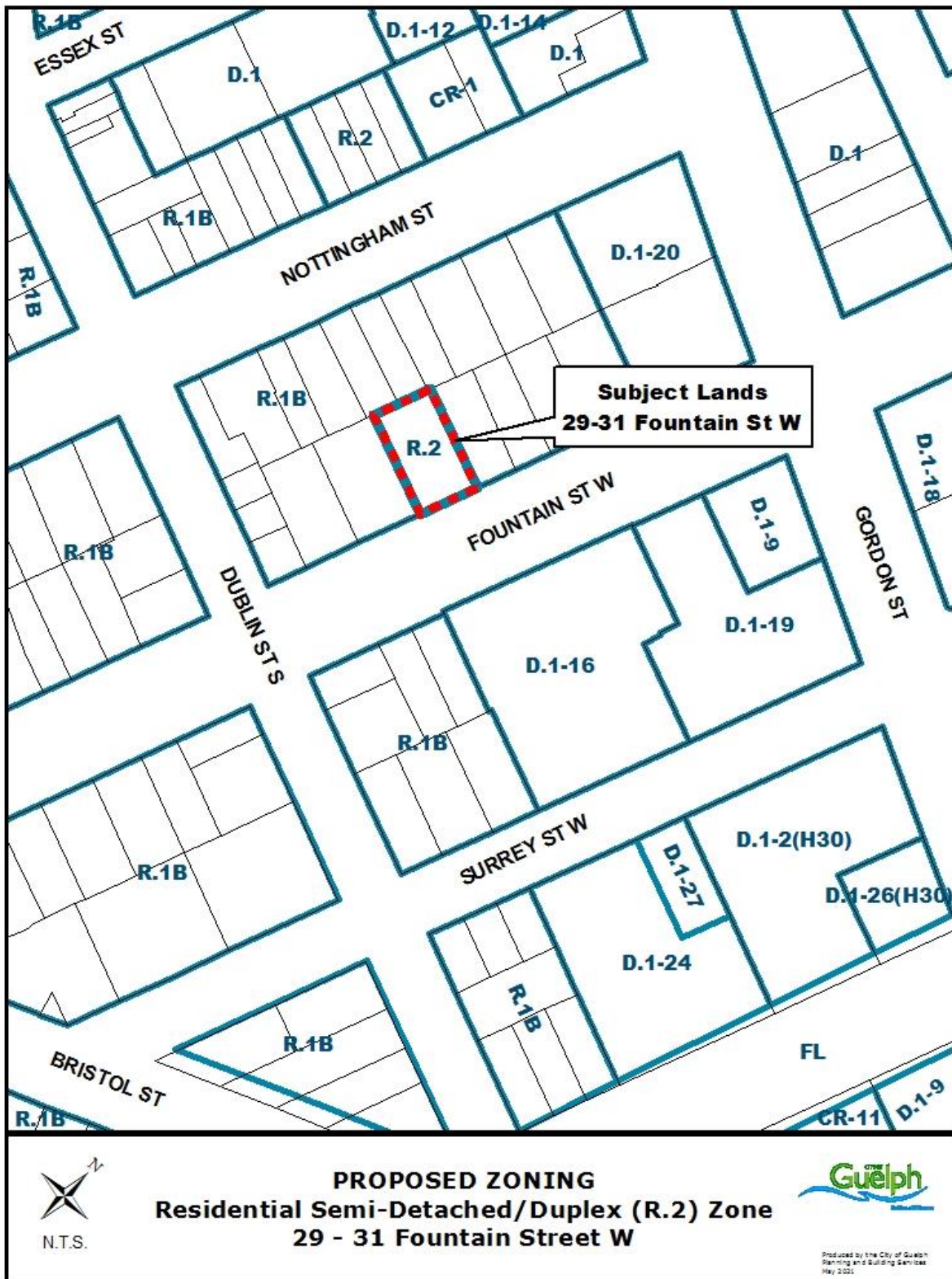
The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within 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.

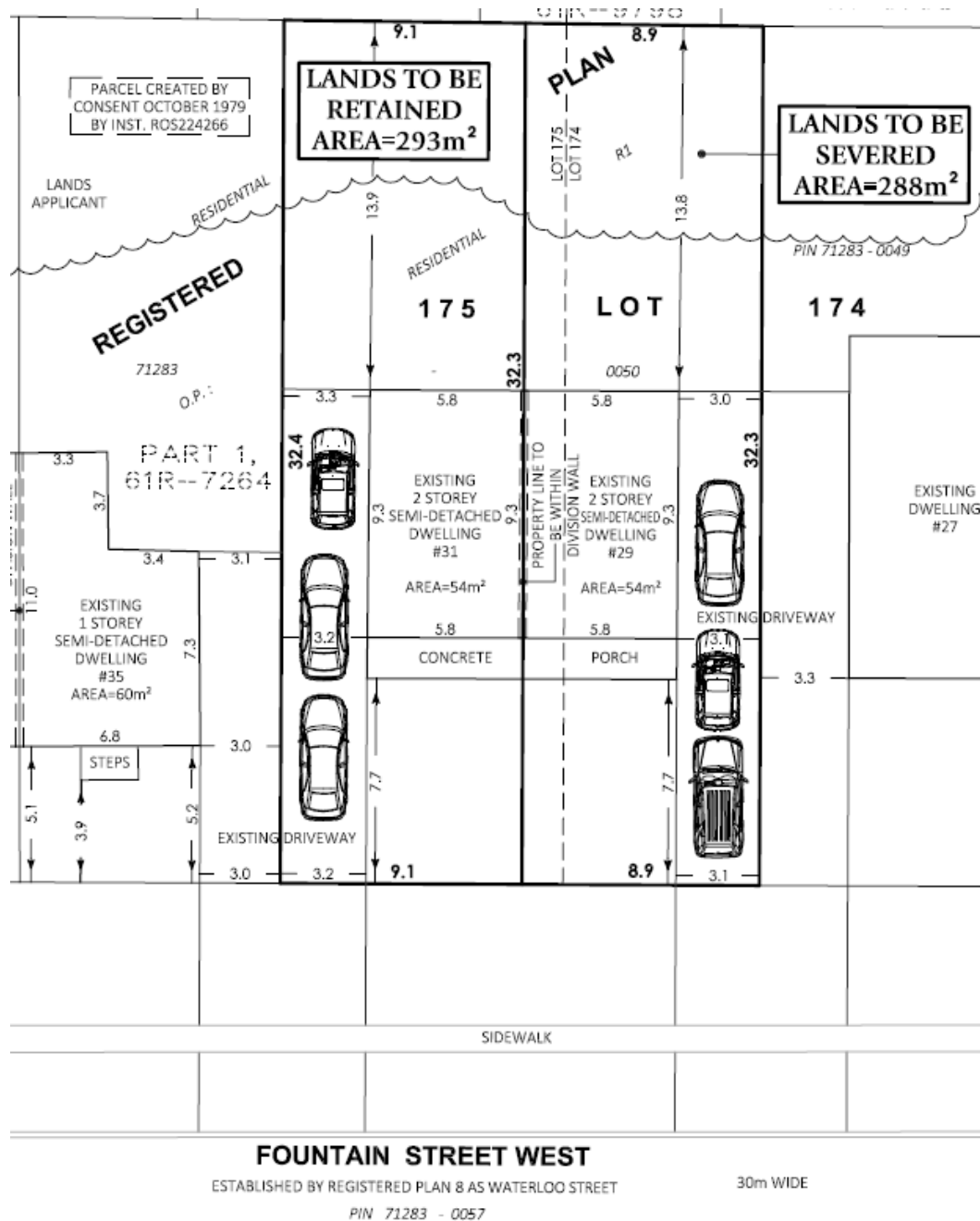
Attachment 5 - Existing Zoning



Attachment 6 - Proposed Zoning



Attachment 7 – Conceptual Site Plan



Attachment 7 – Existing Building Photos



View looking northwest from Fountain Street West towards #31



View looking west from Fountain Street West towards #29

Attachment 9 – Staff Review and Planning Analysis

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) provides direction on matters of provincial interest related to land use planning and development and is issued under the authority of Section 3 of the Planning Act. All planning decisions shall be consistent with the PPS. Section 1.0 of the PPS – Building Strong and Healthy Communities, speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 1.1.1 of the PPS speaks to accommodating an appropriate range and mix of residential uses (including second units, affordable housing and housing for older persons) and focusing growth within settlement areas. Section 1.1.3.2 outlines that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and which are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion. Section 1.1.3.3 also promotes opportunities for intensification and redevelopment including brownfield sites where it can be accommodated taking into account existing building stock or areas.

The purpose of this application is to place the existing semi-detached dwelling in an R.2 zone, which would also allow further intensification by providing additional residential dwelling units under the Additional Residential Dwelling Units Bylaw. The R.2 zone is more appropriate to recognize the existing building type, than the current R.1B zone. The existing semi-detached dwelling is on full municipal services and is using existing infrastructure and public service facilities. This zone will allow for intensification of the site by allowing additional accessory residential dwelling units. The proposed additional dwelling units will add density which is permitted in the standard zone, similar to and compatible with adjacent land use patterns. The dwellings will also efficiently use land, infrastructure and public service facilities that are available.

The proposed Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement, 2020.

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

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.

Attachment 9 – Staff Review and Planning Analysis (continued)

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 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 by directing growth to built-up areas, the promotion of transit-supportive densities, and a healthy mix of residential, employment and recreational land uses.

The guiding principles of the plan include:

- Building compact, vibrant and complete communities;
- Optimizing the use of existing and new infrastructure to support growth in a compact and efficient form;
- Providing for different approaches to managing growth that recognize the diversity of communities in the Growth Plan.

The subject property is located within the City's "Built-Up Area" as shown on Schedule 1: Growth Plan Elements of the Official Plan.

Section 2.2.1 and 2.2.2 of the Growth Plan identify how population growth will be accommodated within the "Delineated Built-up Areas". These sections introduce policies related to intensification, reducing dependence on the automobile, complete communities and efficient use of infrastructure and public service facilities. The proposed Zoning By-law Amendment conforms with the policies of this section by:

- Directing development to the built-up area;
- Promoting development that supports active and public transportation options;
- Proposing different housing forms in the neighbourhood that contributes to the mix of housing types in the area;
- Contributing to the objective of a 'complete community' by encouraging development in close proximity to services, public transit and public open space; and,
- Making efficient use of existing infrastructure and public service facilities (e.g. roads, water and sewer, etc.).

The proposed Zoning By-law Amendment is consistent with and conforms to the Growth Plan.

Attachment 9 – Staff Review and Planning Analysis (continued)

Conformity with the Official Plan

The Official Plan land use designation that applies to the subject property is “Residential 1” in the Downtown Secondary Plan. These areas include portions of the broader residential neighbourhoods that extend into Downtown. They are mostly occupied by low-rise forms of housing, including detached and semi-detached houses, townhouses and apartment buildings. The designation is intended to generally maintain the character of these areas. The policies of the Official Plan, applicable to the General Residential designation (now Low Density Residential designation) shall apply to Residential 1 area. The Low Density Residential 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. This 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 of the Official Plan. Detached, semi-detached and duplex dwellings as well as multiple unit residential buildings, such as townhouse and apartments may be permitted. The maximum height shall be three storeys and the maximum net density is 35 units per hectare and not less than 15 units per hectare.

The proposed Zoning By-law amendment will recognize an existing semi-detached dwelling and allow for future development of additional residential dwelling units, which is a permitted use within the land use designations and is therefore considered to conform to the policies of the Official Plan.

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 a variety of residential uses, including mixed use developments. 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.

Attachment 9 – Staff Review and Planning Analysis (continued)

The proposed application recognizes the existing semi-detached dwelling and permits the development of two accessory residential dwelling units. This is anticipated to contribute to the City meeting its overall affordable housing target.

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.

Community Energy Initiative Update

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 consents, to ensure that new residential development includes sustainable design features.

Staff are recommending a condition to be implemented through consent applications that would require the Owner/Developer to provide a commitment to incorporate features into future dwellings that will contribute to meeting the action items from the CEI (see condition in Attachment 3).

Proposed Zoning

The applicant has requested that the zoning on the subject property be changed to the "Residential Semi-Detached/Duplex" (R.2) zone to recognize the existing semi-detached dwelling and permit future development of accessory residential dwelling units. No specialized regulations have been requested by the applicant.

Staff have no concerns with the requested zoning as it will recognize the existing semi-detached dwelling and permit the creation of two additional accessory residential dwelling units within appropriate lot layouts.

Statutory Public Meeting Comments

At the Public Meeting on June 14, 2021, comments were provided by Council related to the stacked parking configuration for each side of the semi-detached dwelling. It was questioned how this stacked parking arrangement would function between occupants in the main dwelling and accessory dwelling unit for each side of the semi-detached dwelling. The existing driveway allows for three vehicles to be parked in a stacked arrangement (see concept plan in Attachment 7). The applicant has proposed the driveway will remain as is, without changes.

The proposal would comply with the standard R.2 zone and the Residential Intensification regulations (section 4.15 of the Zoning By-law, as amended). Regulation 4.15.1.4 states that "the required off-street **Parking Spaces** for **Additional Residential Dwelling Units** may be stacked behind the required off-

Attachment 9 – Staff Review and Planning Analysis (continued)

street **Parking Space** of the primary **Dwelling Unit** in the **Driveway (Residential)**.” There is no limit to the number of stacked parking spaces in the Zoning By-law. One parking space is required for the main dwelling and one additional parking space is required for each accessory residential dwelling unit. In this case the third parking space is provided in addition to the required two spaces (one for main dwelling unit and one for accessory residential dwelling unit). It is the responsibility of the future occupants to establish private arrangements regarding off-street parking allocation.

The existing driveway widths are 3.1 metres and 3.2 metres for 29 and 31 Fountain Street West respectively. The maximum driveway width in an R.2 zone is 3.5 metres. The minimum exterior parking space dimensions for a semi-detached dwelling is 2.5 metres wide by 5.5 metres long. Therefore, the driveways could not be widened further to allow for vehicles to park side by side. The driveway would need to be 5.0 metres wide, but only 3.5 metres wide is permitted in the R.2 zone. Additionally, two existing street trees in the front yard would be negatively impacted by any proposed driveway widening. The one tree closest to 29 Fountain Street is a very large mature tree.

The proposed development will retain the existing semi-detached dwelling and provide new accessory residential dwelling units within the existing structure, resulting in a modest increase in density on the site, without enlargement or additions. This will happen within the existing neighbourhood and avoid the need to extend infrastructure. The compact nature of the new development within currently developed lands will contribute to meeting the action items from the CEI. Further to this, staff are recommending, through future consent conditions, that the Owner/Developer shall provide a commitment to incorporate features into future dwellings that will contribute to meeting the action items from the CEI (see condition in Attachment 3).

The Zoning By-law permits up to 3 storeys in R.2 zones. The existing semi-detached dwelling is two storeys. The number of storeys for dwellings in the immediate vicinity range from 1 to 2 storeys. The Surrey Street Medical Centre is a two storey commercial building across Fountain Street West from this site.

A listed heritage property at 35 and 37 Fountain Street is located next to the subject site. This one storey semi-detached dwelling has been severed in the past and is now two separate lots. Heritage Planning staff have provided comments that, since no exterior changes are proposed to 29 and 31 Fountain Street West, there is no negative impacts to the listed heritage property.

The proposed development of two accessory residential dwelling units on this site represents an appropriate residential infill opportunity. This would also increase the overall mix of housing forms in the area.

The requested zoning regulations recognize the existing semi-dwelling and allow for future development of two accessory residential dwelling units in accordance with the standard R.2 Zone and Residential Intensification regulations. Staff recommend that the proposed zoning by-law amendment be approved.

Attachment 9 – Departmental and Agency Comment Summary

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning		√	Future consents required; Subject to conditions in Attachment 3
Engineering*		√	Subject to conditions in Attachment 3
Parks Planning*		√	Subject to conditions in Attachment 3
Zoning*		√	
Heritage	√		
Traffic	√		
Landscape Planning*		√	
Guelph Police Service	√		

*Letter/memo attached

Attachment 9 – Departmental and Agency Comment Summary (continued)



MEMO

FILE: 16.131.001

TO: Ryan Mallory, Development Planner
FROM: Shophan Daniel, Engineering Technologist III
DEPARTMENT: Engineering and Transportation Services
DATE: July 28, 2021
SUBJECT: 29-31 Fountain Street West – (OZS21-005)

The applicant has applied to change the zoning from the “Residential Single Detached” (R.1B) Zone and to a “Specialized Residential Semi-Detached” (R.2-??) zone to recognize the existing semi-detached dwelling. The standard R2 zone would permit accessory residential dwelling units. The applicant is proposing a specialized regulation to permit three (3) stacked parking spaces instead of the required maximum of two (2) parking spaces for a semi-detached dwelling with an accessory apartment. Future Consent applications to the Committee of Adjustment will be required to separate the subject lands into individual parcels.

The comments below are based on the review of the following plans:

- Zone Change Sketch, prepared by Van Harten Inc. dated April 19, 2021
- Servicing Plan, prepared by Van Harten Inc. dated April 14, 2021

1. Road Infrastructure:

Fountain Street West abutting the subject property is designated as a two (2) lane local road with grass boulevard on both sides, asphalt pavement, concrete curb and sidewalk on both sides of the street. The ultimate right-of-way width of Fountain street west abutting the property is 30.18-metres. No road widening is required as per the City’s Official Plan.

2. Municipal Services:

Existing City services (Water & Sanitary) are available within the City’s Right-Of-Way. The existing dwellings are fully serviced with both water and sanitary services. No new construction is proposed for the semi-dwellings, and the existing lateral connections are not being altered. If any modifications are proposed during the consent application, engineering will review a revised servicing plan.

3. Environmental:

The City considers this application as a minor Rezoning application, such as for applications that are not introducing a more sensitive land use within the existing building/development. Therefore, we require the applicant to provide a Site Screening Questionnaire (SSQ) at

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

Attachment 9 – Departmental and Agency Comment Summary (continued)



MEMO

minimum, and a Phase One Environmental Site Assessment (ESA) or other studies may or may not be required depending on the information in the SSQ. Please note that the SSQ will be required and shall be provided to the City during the Committee of Adjustment application process.

Please see the link below, and find the SSQ within appendix B of the City of Guelph Guidelines for Development of Contaminated or Potentially Contaminated Sites.

<http://guelph.ca/wp-content/uploads/DevelopmentGuidelinesContaminatedSites.pdf>

4. Staff Conclusion / Recommendations:

Engineering has reviewed the above-noted plans and supports the zone change application. However, please be advised that engineering conditions may be imposed during the Committee of Adjustment process.

Shophan Daniel, C.E.T
Engineering Technologist III

Mary Angelo, P.Eng
Manager, Development and Environmental
Engineering

Attachment 9 – Departmental and Agency Comment Summary (continued)

Internal Memo



Date	July 13, 2021
To	Ryan Mallory
From	Tiffany Hanna, Park Planner
Service Area	Public Services
Department	Park and Trail Development
Subject	29-31 Fountain Street West Proposed Zoning By-Law Amendment OZS21-005

Parks and Trails Development has reviewed the application for the above noted Proposed Zoning By-Law Amendment and offers the following comments:

Zoning Bylaw Amendment and Official Plan Amendment

Park & Trail Development has no objection to the proposed Zoning By-Law Amendment to rezone the property from the "Residential Single Detached" (R.1B) Zone and to a "Specialized Residential Semi-Detached" (R.2-??) Zone to recognize the existing semi-detached dwelling. The standard R2 zone would permit accessory residential dwelling units. The applicant is proposing a specialized regulation to permit three (3) stacked parking spaces instead of the required maximum of two (2) parking spaces for a semi-detached dwelling with an accessory apartment.

Parkland Dedication

Payment in lieu of Conveyance of Parkland is required for the severed portion of development. This will be assessed and reviewed as part of the future Consent application to the Committee of Adjustment.

The payment in lieu of parkland for the current proposal is 5% of the market value of the subject property, however the final cash in lieu of parkland amount will depend on the details of Consent application and the estimated market value of the land a day before issuance of the Certificate of Official.

Prior to issuance of the Certificate of Official, the owner shall provide a satisfactory narrative appraisal report prepared for The Corporation of the City of Guelph for the purposes of calculating the amount of payment in lieu of parkland conveyance pursuant to s. 51.1 and s. 53(13) of the Planning Act. The value of the land shall be determined as of the day before the day the issuance of the Certificate of Official. The narrative 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 or their designate. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, acting

Attachment 9 – Departmental and Agency Comment Summary (continued)

reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the amount of payment in lieu of parkland conveyance.

Appraisals are considered valid for a maximum period of one year in accordance with Section 21 of Parkland Dedication By-law (2019) 20366. We recommend providing the appraisal to Park and Trail Development staff at least two months prior to the first building permit submission to avoid delays.

Future Consent application conditions will include:

- The Owner shall be responsible for a payment in lieu of conveyance of parkland to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 51.1 and s. 53(13) of the Planning Act and in accordance with the official Plan policies, prior to the issuance of the Certificate of Official.
- The amount of payment in lieu of parkland would be calculated at a rate of 5% of the appraised property value in accordance with s. 51.1 and s. 53(13) of the Planning Act and in accordance with Official Plan policies.
- Prior to the issuance of the Certificate of Official, the Owner shall provide to the Deputy CAO of Public Services or their designate, a satisfactory narrative appraisal report for the severed portion of the property, prepared for The Corporation of the City of Guelph for the purposes of calculating the amount for payment in lieu of conveyance of parkland pursuant to s.51.1 and s.53 (13) of the Planning Act. The narrative 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 or their designate. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, acting reasonably, the City reserves the right to obtain an independent narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.

Summary

The above comments represent Park & Trail Development's review of the proposed development. Based on the current information provided, we would support the proposed development subject to the conditions outlined above.

Regards,

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

Attachment 9 – Departmental and Agency Comment Summary (continued)

INTERNAL MEMO



DATE May 26, 2021
TO **Ryan Mallory**
FROM Pat Sheehy
DIVISION Building Services
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT Zoning Services comments- 29-31 Fountain Street W (OZS21-005)

Zoning has reviewed the proposed zoning amendment for the subject property and has the following comments.

The new Accessory Residential Dwelling Unit regulations now only require two parking spaces that are allowed to be stacked in the driveway. The application is requesting permission for three, when only two are required.

Thanks
Pat

Attachment 9 – Departmental and Agency Comment Summary (continued)

INTERNAL MEMO



DATE July 26, 2021
TO **Ryan Mallory**
FROM Rory Barr Templeton
DIVISION Planning Services
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT 29-31 Fountain Street OZS21-005

Ryan,

I have had the opportunity to review the above noted application and provide the following comments.

Reports and Plans Reviewed:

- Site Plan by Van Harten Surveying Inc., dated April 19, 2021

Hi Ryan,

As per the City's Street Tree Inventory almost all the trees along Fountain Street (except for a few up against the house at 15 Fountain Street) are City owned and maintained. This is important to note as injury and/or destruction of City trees as part of a development application would generally be discouraged by Landscape Planning and Forestry Services unless all other alternatives have been exhausted. Therefore when reviewing the Site Plan noted above, maintaining the width of the existing driveways is strongly encouraged as there are two large Sugar Maples fronting 29 and 31 Fountain Street. These trees are quite tolerant of urban conditions, however, they prefer to grow in areas where soil compaction and salt are not significant issues, which may be the case if the driveways were modified. The one tree closest to the driveway of #29 is mature and very large at 81cm DBH and its health may deteriorate if its existing root system were disturbed.

Consistent with the Official Plan, trees within the City's right-of-way which make up part of the urban forest need to be appropriately considered and protected. This is important for applications which contemplate changes to the City right-of-way (location of driveway, servicing, etc.). Protection of City trees must be optimized as removal of a City tree may not be granted and must be approved by the General Manager of Parks. If driveway widening was contemplated, a Tree Inventory and Preservation Plan (TIPP) would need to be undertaken by a Certified Arborist, at the homeowners expense, to assess the health and condition of the trees, and any potential impacts the proposed development may have on them. Only after the TIPP was completed would injury and/or destruction of City trees be considered by the General Manager of Parks.

Attachment 9 – Departmental and Agency Comment Summary (continued)

Ryan
July 26, 2021
RE: 29-31 Fountain Street
Page 2 of 2

I trust these comments are sufficient please let me know if you have any questions.

Regards,



Rory Barr Templeton
Landscape Planner

Planning
Infrastructure, Development and Enterprise
Location: City Hall

T 519-822-1260 x 2436
E rory.templeton@guelph.ca

Attachment 11 – Public Notification Summary

April 19, 2021	Zoning By-law Amendment Application received by the City of Guelph
May 18, 2021	Zoning By-law Amendment Application deemed complete
May 20, 2021	Notice of Complete Application & Public Meeting for a Zoning By-law Amendment mailed to prescribed agencies, City Department and surrounding property owners within 120 metres
May 20, 2021	Notice of Public Meeting for a Zoning By-law Amendment Application advertised in the Guelph Mercury Tribune
May 20, 2021	Notice sign for Zoning By-law Amendment Application placed on property
June 14, 2021	Statutory Public Meeting of Council held for a Zoning By-law Amendment Application
August 20, 2021	Notice of Decision Meeting sent to parties that commented or requested notice
September 13, 2021	City Council Meeting to consider staff recommendation

Staff Report



To	City Council
Service Area	Corporate Services
Date	Monday, September 13, 2021
Subject	Technical Amendment to By-law (2019)-20366 to Address Pre-1989 Conveyances

Recommendation

1. That the technical amendment to By-law Number (2019)-20366 to address pre-1989 conveyances, as described in report 2021-269, dated September 13, 2021, to ensure conformity with the Planning Act, be approved.
-

Executive Summary

Purpose of Report

To approve the completion of a technical amendment to the City's Parkland Dedication By-law Number (2019)-20366 (the "PDBL") to conform with the Planning Act (the "Act") as it impacts land, or cash-in-lieu payments of associated land, for which parkland was conveyed to the City prior to November 7, 1989.

Key Findings

City staff have determined that section 31 of the PDBL should be repealed to comply with the Act in respect of crediting previous dedications of parkland or cash-in-lieu of parkland, which date back prior to November 1989.

Financial Implications

The City is required to comply with the Act. There is no direct financial implication to this recommended by-law amendment.

Report

The power of a municipality to require parkland to be dedicated as a condition of development or redevelopment is governed by the Act. Under section 42 of the Act, the conveyance of land or cash-in-lieu ("CIL") must occur before a building permit is issued. Subsection 42(9) of the Act further provides that the landowner is to be given credit for any prior parkland or CIL that was previously paid in connection with development of the same property.

Section 30 of the PDBL properly gives landowners credit for prior payment or land dedicated for parks purposes in conformity with the Act. However, section 31 of the PDBL purports to restrict City staff to taking into account CIL or dedications of land in respect of the same property dating only from November 7, 1989 or later.

Section 31 should be repealed to permit compliance with the Act in respect of pre-November 7, 1989 dedications of parkland and/or payments of CIL.

Financial Implications

There are no direct financial implications to this recommended amendment. The City is not entitled to charge more than the Act authorizes.

Consultations

Colleen Clack-Bush, Deputy Chief Administrative Officer, Public Services.

Gene Matthews, General Manager, Parks Operations and Forestry

Strategic Plan Alignment

Building our Future – supporting the development of new assets to support the City's future growth, while adhering to the City's core values of integrity and service.

Attachments

Attachment 1 - Draft Amending By-Law Number (2021)-20624

Departmental Approval

Christopher C. Cooper

General Manager, Legal, Realty and Court Services / City Solicitor

Report Author

Allison Thornton, Associate Solicitor, Land Use Planning and Development

This report was approved by:

Christopher C. Cooper

General Manager of Legal, Realty and Court Services / City Solicitor

Corporate Services

519-822-1260, extension 2288

christopher.cooper@guelph.ca

This report was recommended by:

Trevor Lee

Deputy Chief Administrative Officer

Corporate Services

519-822-1260, extension 2281

trevor.lee@guelph.ca

The Corporation of the City of Guelph

By-law Number (2021) - 20624

A By-law of The Corporation of the City of Guelph amending the Parkland Dedication By-Law Number (2019)–20366 with respect to conveyances of land and payments-in-lieu of conveyances of land made prior to November 7, 1989.

WHEREAS under section 42 of the *Planning Act* (Ontario), as amended (the “*Act*”), municipalities have the power and discretion to impose a requirement that land, or cash-in-lieu of land, be conveyed to the municipality for parkland as a consequence of development or redevelopment of land;

AND WHEREAS subsection 42(9) of the *Act* directs that land that has been conveyed or is required to be conveyed or payment of money that has been received or that is owing to the municipality in respect of a prior development or redevelopment of the same land shall be included in determining the amount of land or payment of money-in-lieu of it that may subsequently be required;

AND WHEREAS section 31 of the City of Guelph’s Parkland Dedication By-Law Number (2019)–20366 (the “PDBL”), enacted pursuant to section 42 of the *Act*, currently restricts City staff from considering land that was conveyed or money paid as a condition of development or redevelopment prior to November 7, 1989;

NOW THEREFORE the Council of The Corporation of the City of Guelph enacts as follows:

1. Section 31 of the PDBL is repealed in its entirety.

Passed this 13th day of September, 2021

Cam Guthrie, Mayor

**Stephen O’Brien, City Clerk [or]
Dylan McMahon, Deputy City Clerk**

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 13, 2021
Subject	Statutory Public Meeting Report 710 Woolwich Street Proposed Zoning By-law Amendment File: OZS21-010 Ward 4

Recommendation

1. That report 2021-234 regarding a proposed Zoning By-law Amendment application (File OZS21-010) by IBI Group on behalf of the owner, 2776563 Ontario Inc., to permit a mixed use development containing commercial lands and 96 stacked townhouses on the lands municipally known as 710 Woolwich Street, from Infrastructure, Development and Enterprise dated September 13, 2021, be received.
-

Executive Summary

Purpose of Report

The purpose of this report is to provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 710 Woolwich Street to permit a mixed use development requesting a range of commercial uses together with 96 stacked townhouse units. This report has been prepared in conjunction with the Statutory Public Meeting for the application.

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 staff recommendation report to Council.

Report

Background

An application for a Zoning By-law amendment has been received for the property municipally known as 710 Woolwich Street by IBI Group on behalf of the owner, 2776563 Ontario Inc. The application was received by the City on June 23, 2021 and was deemed to be complete on July 22, 2021.

Location

The subject site is approximately 1.4 hectares in size and located on the west side of Woolwich Street, to the south of the intersection of Woolwich Street and Marilyn Drive (see Attachment-1 and Attachment-2 for Location Map and Aerial Photograph). The site contains an existing retail establishment, the Beer Store, which is proposed to be demolished and rebuilt closer to Woolwich Street.

Surrounding land uses include:

- To the north, is the Woodlawn Memorial Cemetery
- To the east, across Woolwich Street, is Riverside Park;
- To the south, are commercial uses, two restaurants and a medical office;
- To the west, the site is bounded by the Guelph Junction railway, on the other side of the rail line is a sports field that is part of Bailey Park.

Existing Official Plan Land Use Designations and Policies

The site is designated as Mixed Office/Commercial in the Official Plan. This designation allows for a variety of freestanding, small-scale commercial, office, residential or mixed use buildings. A maximum height of four storeys and a maximum residential density of 100 units per hectare are permitted in this designation.

Further details of the land use designation is included in Attachment 3.

Existing Zoning

The subject site is currently zoned "SC.1-28", a specialized Service Commercial Zone that limits the uses permitted on site. The existing zoning is shown in Attachment-4.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to amend the regulations within the existing "SC.1-28" Zone by requesting additional residential and commercial uses be permitted together with specialized regulations to permit an increased density for stacked townhouses, not require private amenity area for stacked townhouses, an alternate parking ratio, and a reduced side yard setback and parking setback.

See Attachment-5 for details of the proposed uses and regulations.

Proposed Development

The applicant proposes to redevelop the site by demolishing the existing retail building and constructing a new retail building closer to Woolwich Street. The retail portion of the site is approximately 0.3 hectares in size with a 600 square metre building proposed. Parking is proposed to the side and rear of the building, with a total of 32 parking spaces provided.

On the rear half of the site, the applicant is proposing to develop 96 stacked townhouse units in four buildings, each containing 24 units. The applicant has proposed 117 at grade parking spaces together with a central common amenity area. One vehicular access from Woolwich Street is proposed on the south side of the Woolwich Street frontage, for shared access to both the retail and residential portions of the site.

The proposed site concept plan and building elevations are shown in Attachment-6.

Supporting Documents

The following information was submitted in support of the application:

- Planning Justification and Urban Design Report, prepared by IBI Group, dated August 4, 2021;
- Site Plan and Architectural Drawings, prepared by MartinSimmons Architects, dated August 5, 2021;
- Stage 1 Archaeological Assessment of 710 Woolwich Street, prepared by ASI, dated August 24, 2018;
- Transportation Impact Study, prepared by IBI Group, dated June 8, 2021;
- Stormwater Management Report, Functional Servicing Report, Site Servicing Plan and Grading Plan, prepared by MTE Consultants, dated June 10, 2021;
- Tree Management Plan, prepared by Hill Design Studio, dated June 19, 2021;
- Noise and Vibration Feasibility Study, prepared by HGC Engineering, dated February 19, 2021;
- Phase One Environmental Site Assessment, prepared by MTE Consultants, dated May 25, 2021;
- Phase Two ESA Report, prepared by MTE Consultants, dated May 25, 2021;
- Letter of Reliance – Phase One and Two Environmental Site Assessment Reports, prepared by MTE Consultants, dated June 15, 2021;

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed concept plan layout;
- Review of the proposed site servicing and grading.
- Review of the proposed zoning, including the need for specialized regulations;
- Evaluation of the proposal against the Community Energy Initiative (CEI) Update;
- Review of supporting documents submitted in support of the application; and,
- Address all comments and issues raised during the review of the application.

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 Application and Public Meeting was mailed August 6, 2021 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was advertised in the Guelph Mercury Tribune on August 19, 2021. Notice of the applications have also been provided by signage on the property, which was installed on August 12, 2021.

All supporting documents and drawings received 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.

Priority

Working together for our future

Direction

Improve how the City communicates with residents and delivers services.

Alignment

The Public Meeting being held on the proposed development applications provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Official Plan Land Use Designation and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning and Details

Attachment-6 Proposed Site Plan and Building Elevation

Attachment-7 710 Woolwich Street South Public Meeting Staff Presentation

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Katie Nasswetter, MCIP, RPP, Senior Development Planner

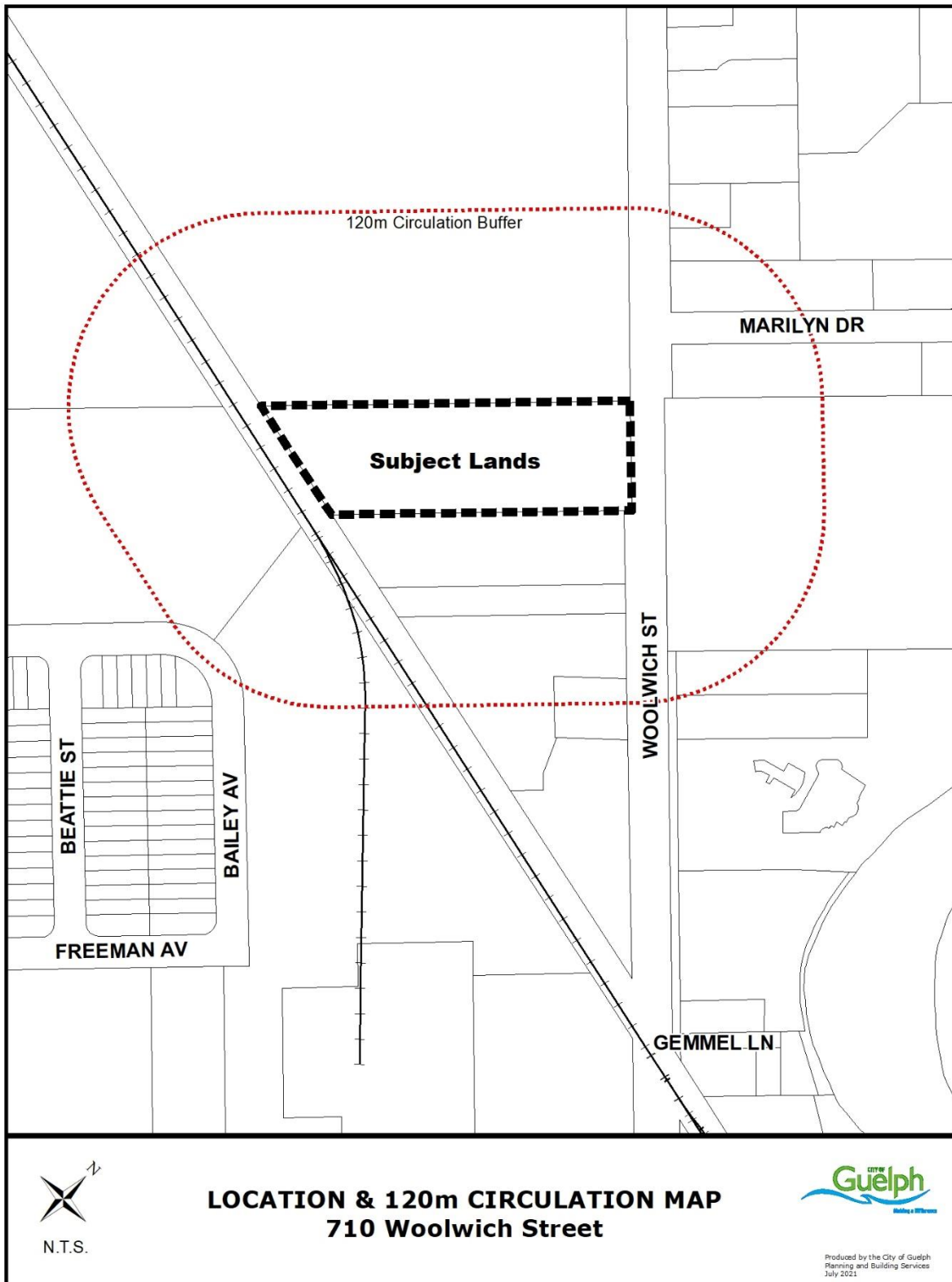
This report was approved by:

Krista Walkey, MCIP, RPP
General Manager, Planning and Building Services
Infrastructure, Development and Enterprise Services
519-837-5615, extension 2395
krista.walkey@guelph.ca

This report was recommended by:

Jayne Holmes, P.Eng., PMP
Deputy Chief Administrative Officer
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2248
jayne.holmes@guelph.ca

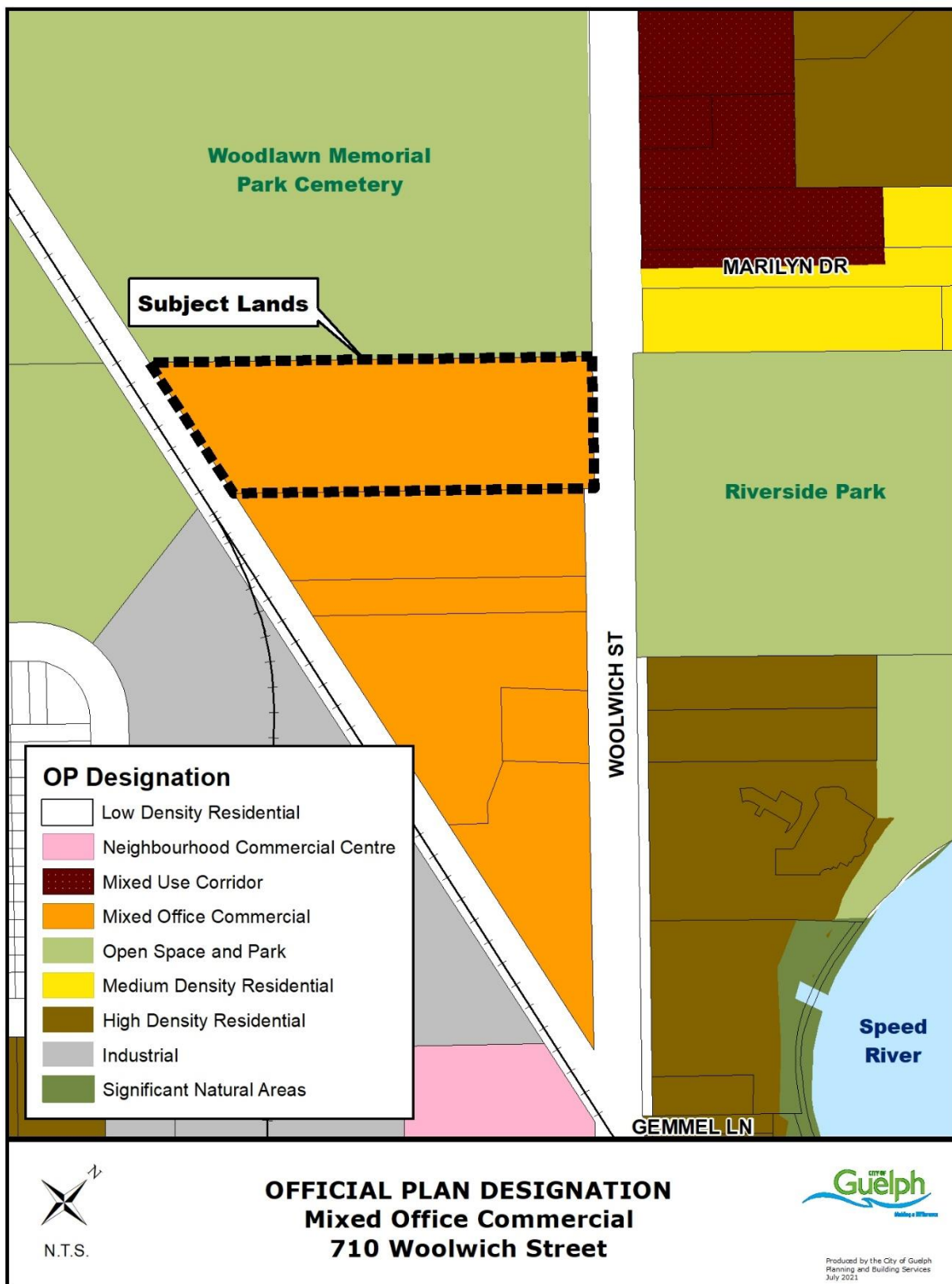
Attachment-1 Location Map



Attachment-2 Aerial Photograph



Attachment-3 Official Plan Land Use Designation and Policies



Attachment-3 continued: Official Plan Land Use Designations 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-4 Existing Zoning



Attachment-4 continued

Existing Zoning Regulations

6.4.3.1.28 **SC.1-28**

21 and 25 Speedvale Ave. W., 710 Woolwich St.

As shown on Defined Area Map Number 22 of Schedule "A" of this **By-law**.

6.4.3.1.28.1 **Permitted Uses**

- ***Cleaning Establishment***
- ***Convenience Store***
- ***Food Vehicle*** in accordance with Section 4.30

- ***Hardware Store***
- ***Liquor Store***
- ***Restaurant (take-out)***
- ***Restaurant***
- ***Vehicle Parts Establishment***

- ***Accessory Uses*** in accordance with Section 4.23
- ***Occasional Uses*** in accordance with Section 4.21

Attachment-5 Proposed Zoning



Attachment-5 continued

Proposed Zoning Regulations

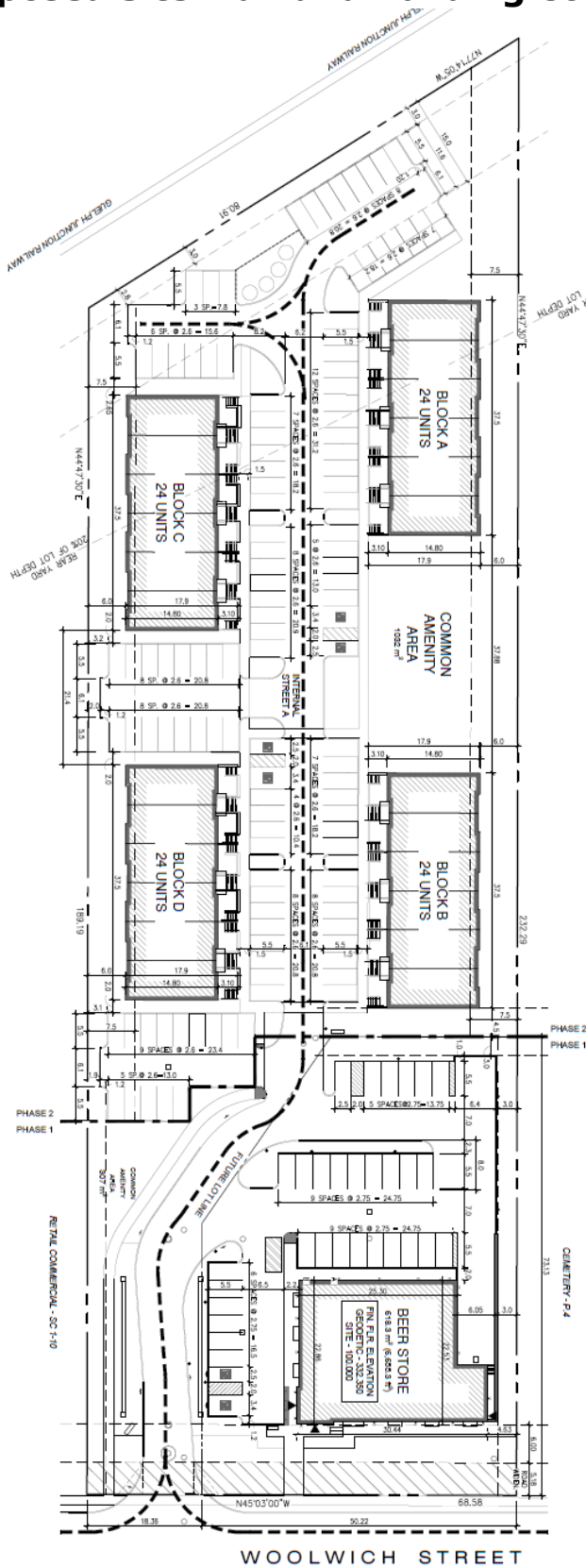
The following specialized uses have been requested:

- Stacked Townhouses, in accordance with the standard R.3A regulations meant for Stacked Townhouses, together with the specialized regulations listed below.
- Apartments, in accordance with the standard R.4A regulations.
- Convenience Retail
- Drug Store / Pharmacy
- Medical Office
- Medical Clinic
- Optical Dispensary
- Laundry and Dry Cleaning Facilities
- Office
- Personal Service Establishment
- Retail Establishment

The following specialized regulations are proposed:

- That stacked townhouses be permitted at a density of 86.5 units per hectare be permitted where the standard R.3A regulations permit a maximum density of 75 units per hectare.
- That private amenity area not be required for stacked townhouses, where the standard regulations require a minimum of 20 square metres of private amenity for ground floor units and 10 square metres of private amenity for above grade units.
- That stacked townhouses be permitted to have a side yard setback of 5 metres, where the standard R.3A regulations require half the building height or 3 metres, whichever is greater.
- That parking be permitted within 1.5 metres of the habitable portion of a dwelling, where the standard regulations require a minimum of 3 metres.
- That a severability provision be added that would permit these regulations to be applied to the site as a whole despite any future severance.

Attachment-6 Proposed Site Plan and Building Concepts



Attachment-6 continued

Proposed Stacked Townhouse Front Elevation



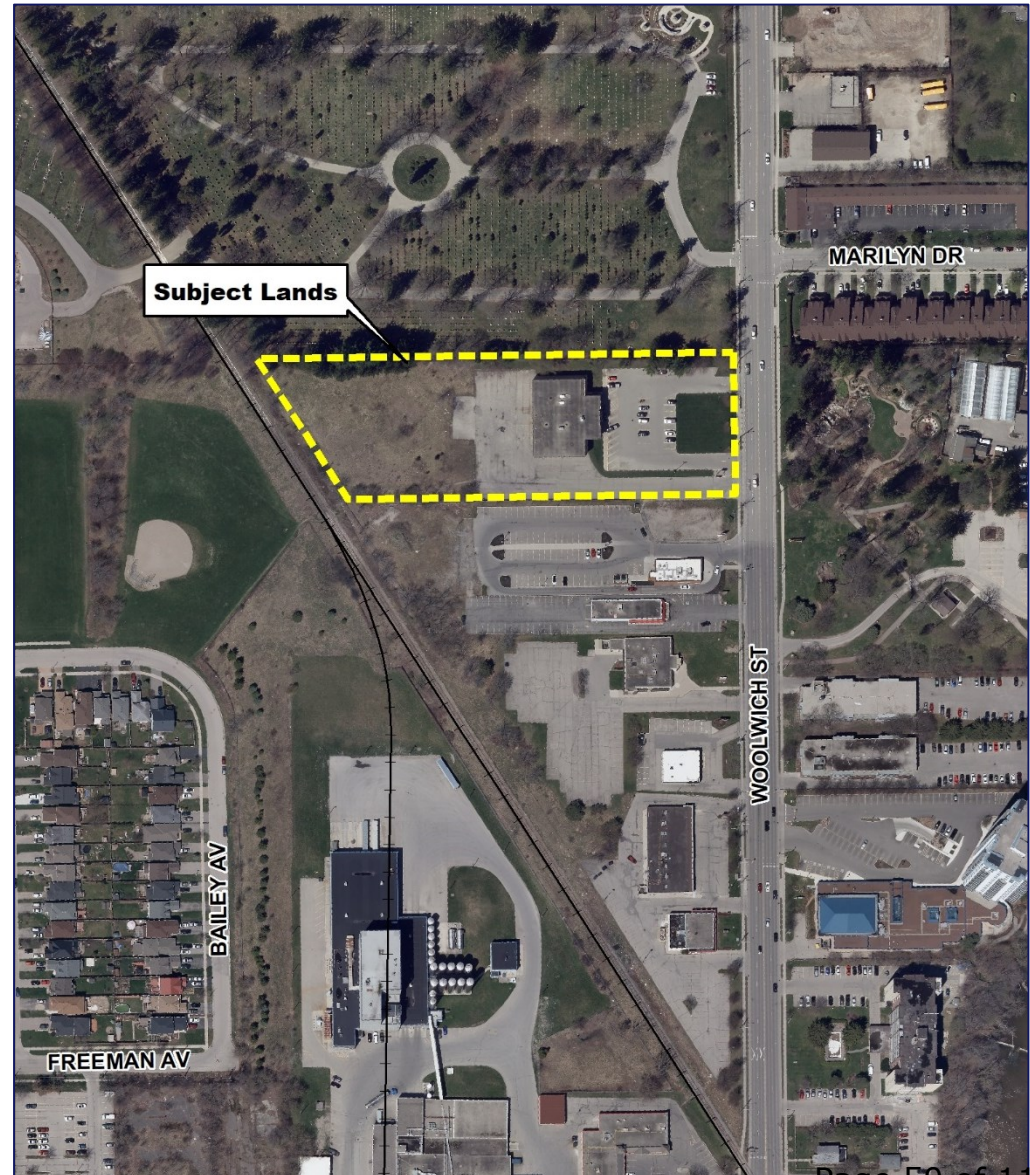
710 Woolwich Street:

Statutory Public Meeting for a Proposed Zoning By-law Amendment

September 13, 2021

Site Context

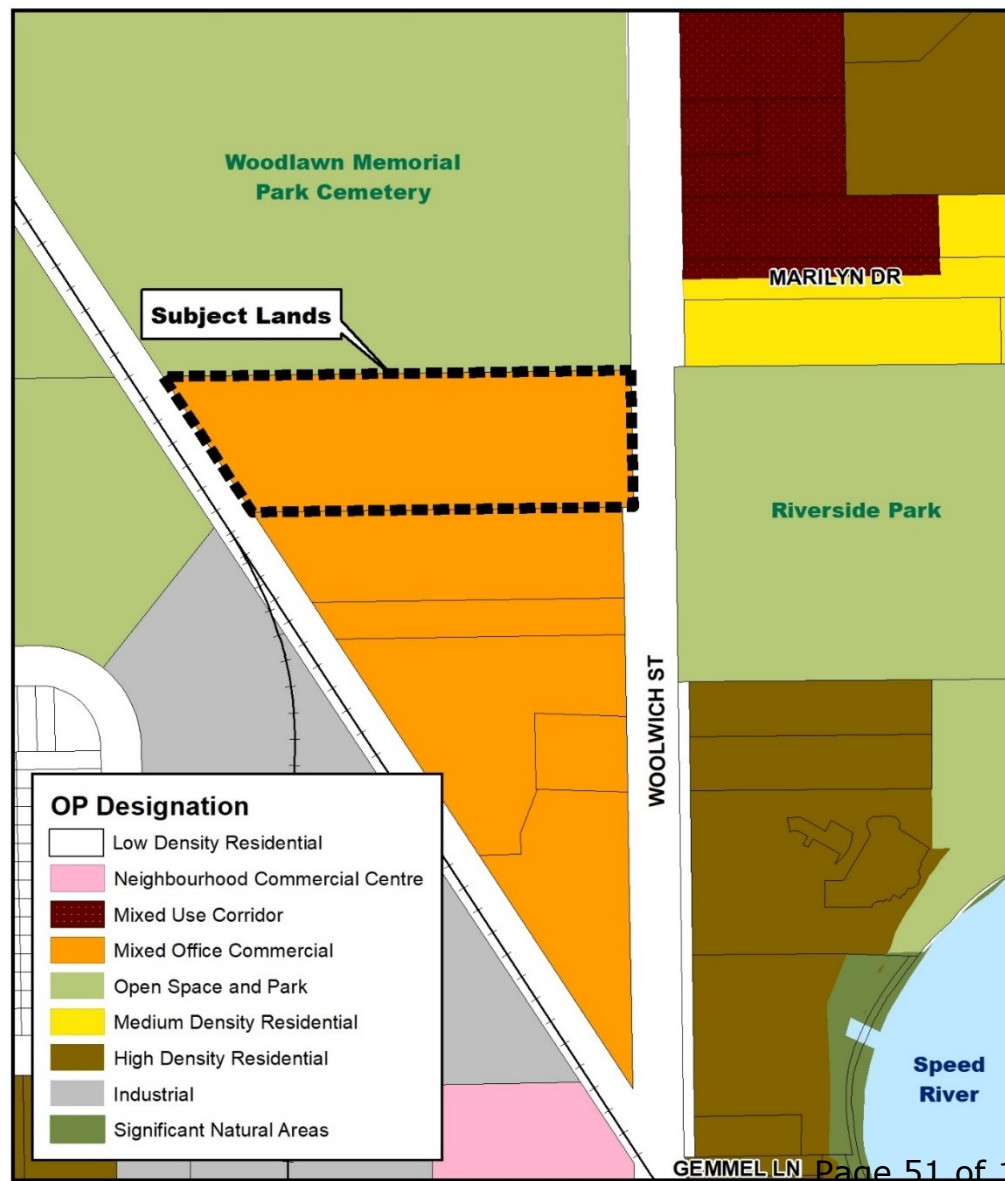
- 1.4 hectares in size
- Contains one retail building, proposed to be demolished



Official Plan

OP Designation:

- Mixed Office Commercial



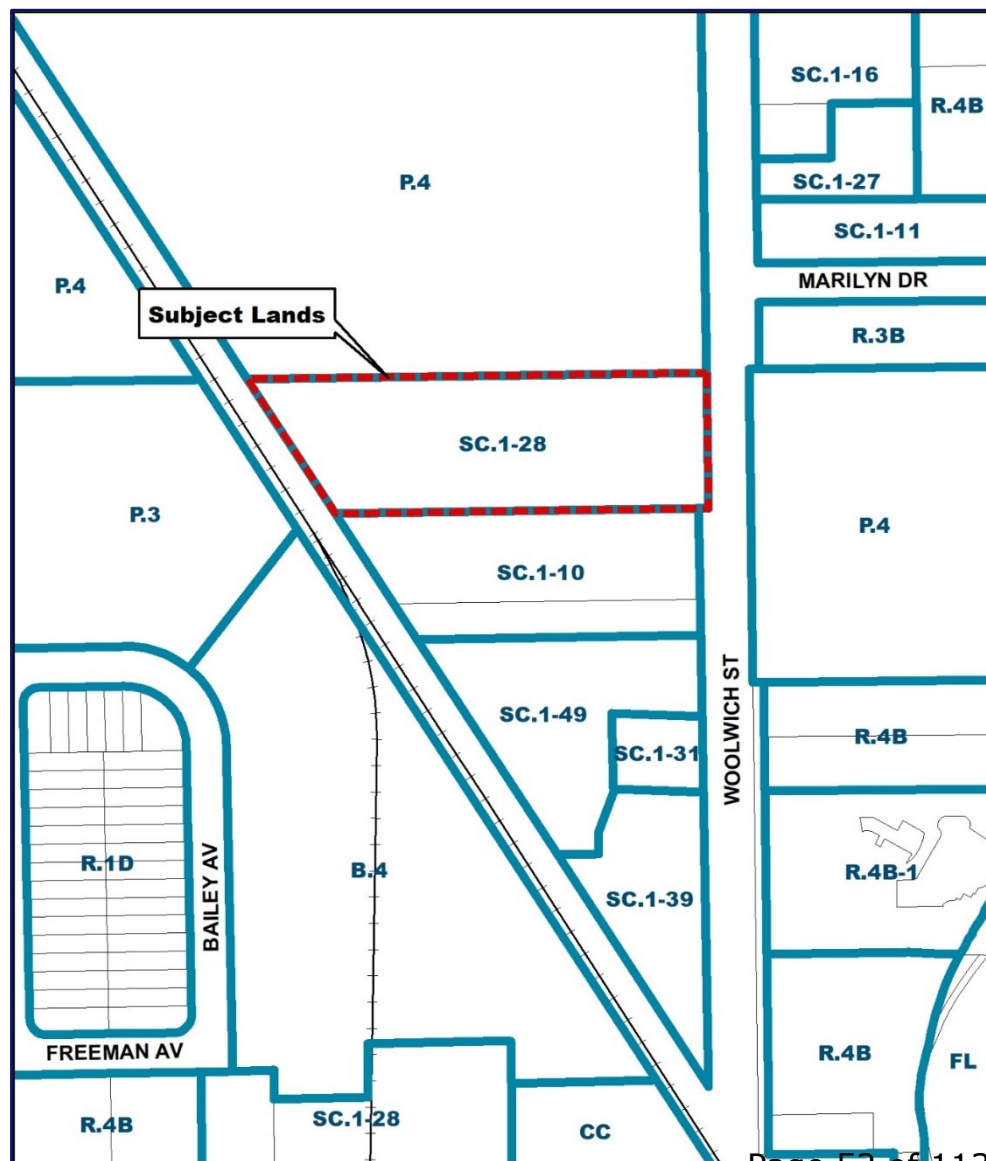
Zoning

Current Zoning:

- SC.1-28 (Specialized Service Commercial)

Proposed Zoning:

- Revisions to the uses and specialized regulations permitted in the SC.1-28 Zone



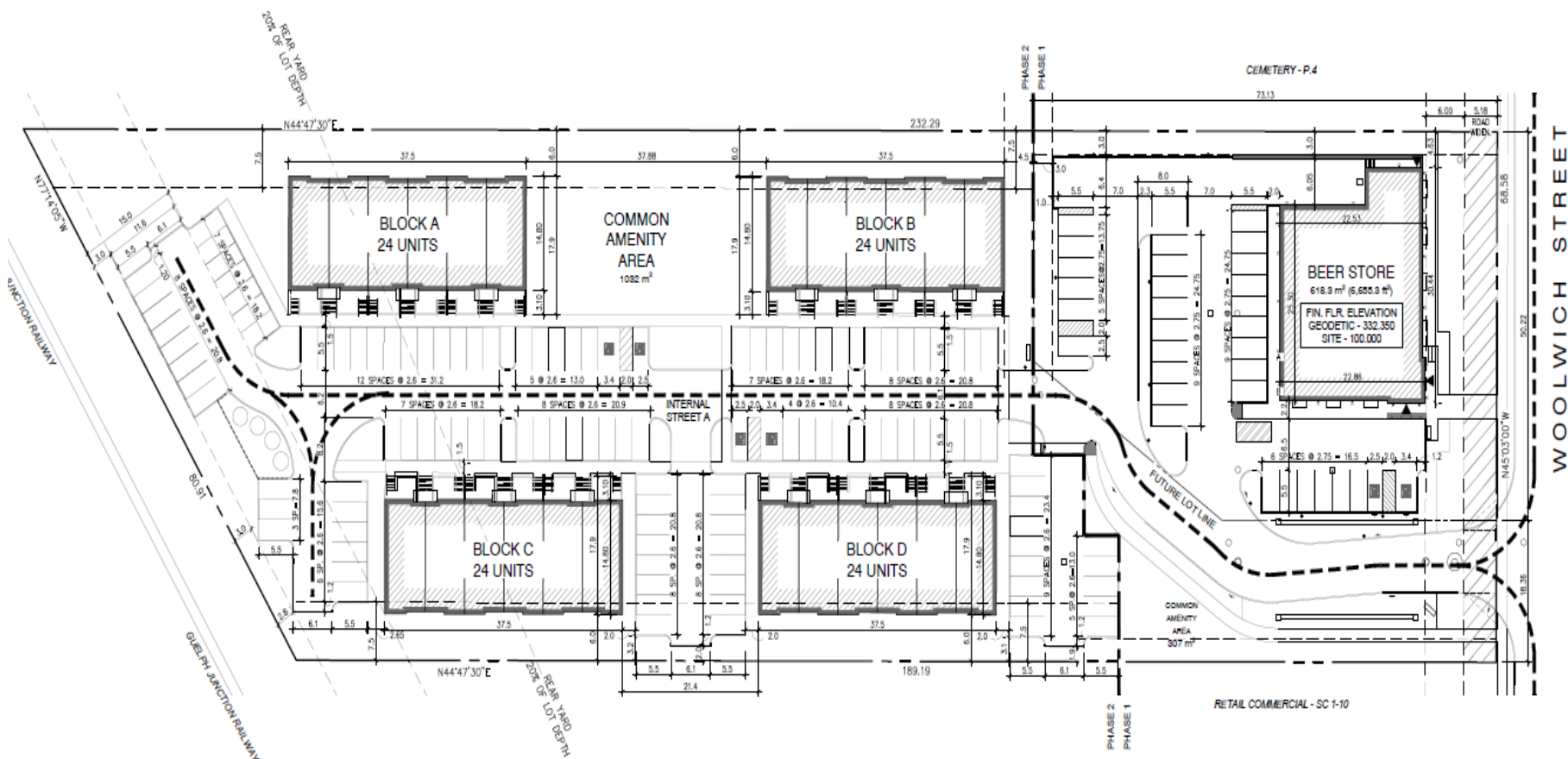
Requested Zoning Uses

- Stacked Townhouses, based on the standard R.3A and specialized regulations
- Apartments, in accordance with the standard R.4A regulations.
- Convenience Retail
- Drug Store / Pharmacy
- Medical Office
- Medical Clinic
- Optical Dispensary
- Laundry and Dry Cleaning Facilities
- Office
- Personal Service Establishment
- Retail Establishment

Requested Specialized Regulations

- A maximum stacked townhouse density of 86.5 units per hectare
- That stacked townhouses not be required to have private amenity area
- A reduced side yard setback of 5 metres
- A reduced parking setback of 1.5 metres
- A severability provision that would permit zoning regulations to apply to the site as a whole despite any severance of the lands

Proposed Site Plan



Proposed Stacked Townhouses



Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 13, 2021
Subject	Statutory Public Meeting Report 103-105 Victoria Road North Proposed Zoning By-law Amendment File: OZS21-008 Ward 1

Recommendation

1. That report 2021-245 regarding proposed Zoning By-law Amendment application (File OZS21-008) by MHBC Planning Limited, on behalf of the owners, Gemini Homes and Alex Maziarz, to permit a 44 unit cluster townhouse development as well as 3 single detached dwellings on the lands municipally known as 103-105 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C', City of Guelph from Infrastructure, Development and Enterprise dated September 13, 2021, be received.
-

Executive Summary

Purpose of Report

To provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 103-105 Victoria Road North to permit a 44 unit cluster townhouse development as well as 3 single detached dwellings. This report has been prepared in conjunction with the Statutory Public Meeting for the application.

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

An application for a Zoning By-law Amendment has been received for the properties municipally known as 103 and 105 Victoria Road North from MHBC Planning Limited on behalf of the property owners, Gemini Homes and Alex Maziarz. The application was received by the City on June 4, 2021 and deemed to be complete on July 12, 2021.

Location

The subject lands are located directly at the northeast corner of Victoria Road North and Cassino Avenue (see Attachment-1 – Location Map and Attachment-2 – Aerial Photo). Currently, two separate properties make up the subject lands, being both 103 and 105 Victoria Road North. 103 Victoria Road North is occupied by a single detached dwelling. 105 Victoria Road is also presently occupied by a single detached dwelling as well as a large rear yard with a detached garage. 105 Victoria Road North wraps around 103 Victoria Road North. Cumulatively, the subject lands are rectangular in shape and have a frontage of 90 metres on Victoria Road North and a frontage of 154 metres on Cassino Avenue.

Surrounding land uses include:

- To the north: a cluster townhouse development at 129 Victoria Road North;
- To the east: single detached dwellings on Cassino Avenue and Hadati Road;
- To the south: single detached dwellings on Cassino Avenue, beyond which are additional single detached dwellings on Palermo Crescent; and
- To the west: single detached dwellings on Victoria Road North.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is “Low Density Residential” (see Attachment-3). The “Low Density Residential” land use designation permits single detached, semi-detached and duplex dwellings, as well as multiple unit residential buildings, such as townhouses and apartments. The net density of developments within the “Low Density Residential” land use designation is to be between 15 and 35 units per hectare.

Existing Zoning

The subject lands are currently zoned “Urban Reserve” (UR) according to Zoning By-Law (1995)-14865, as amended (See Map in Attachment-4). In general, the UR Zone permits agricultural, environmental, and recreational uses. The UR Zone does not permit residential uses.

The Official Plan allows for the UR Zone in situations where, at the time the Zoning By-law was passed, there was insufficient information to determine specific zoning categories to implement the policies and provisions of the Official Plan. Further, the UR Zone may also be applied where development of lands at the time is considered to be premature because adequate municipal services are not available.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment would change the zoning from the current “Urban Reserve” (UR) Zone to a “Specialized Residential Cluster Townhouse” (R.3A-?) Zone for a portion of the subject lands. This zone would apply to approximately the eastern two-thirds.

The applicant has requested to redevelop this portion of property to 44 cluster townhouses in accordance with the permitted regulations of the standard R.3A zone, with the following site specific exceptions and regulations:

- To permit a minimum lot area per unit of 219 square metres, whereas a minimum lot area per unit of 270 square metres is required;
- To permit a minimum distance of 11 metres between the front, exterior side and rear yard of one townhouse building and the front, exterior side or rear yard of

another townhouse building each containing windows to habitable rooms; whereas a minimum distance of 15 metres is required;

- Note: This has been requested to apply between townhouse buildings A and E and buildings A and F only; see proposed site plan in Attachment-6.
- To permit a minimum distance of 6.5 metres between the private amenity areas to walls in another building containing windows to habitable rooms facing the private amenity area; whereas a minimum distance of 10.5 metres is required;
- To permit private amenity areas to be a minimum setback of 0 metres from side and rear lot lines, whereas a minimum setback of 3 metres is required; and
- To permit a maximum net density of 45.5 units per hectare, whereas net density is limited to a maximum of 37.5 units per hectare.

The Zoning By-law Amendment is also proposing to change the UR Zone on the western third of the subject lands to the "Residential Single Detached" (R.1A) Zone. No site specific exemptions or regulations have been requested for the proposed R.1A zoned portion of the lands. The R.1A zone has been requested to recognize the two existing single detached dwellings as well as to permit one new single detached dwelling.

The proposed zoning and the requested specialized regulations are included in Attachment-5.

Proposed Development

The property owners are proposing to redevelop the subject lands in part to a cluster townhouse development with 44 units. The remaining part of the development will consist of three single detached dwellings on Victoria Road North.

The cluster townhouse development will be on the eastern two thirds of the lands. A future severance would separate this portion of the subject lands to eventually form a new parcel with a site area of approximately 0.96 hectares. This new cluster townhouse parcel will front onto Cassino Avenue. A private roadway will connect the townhouse development and align with the existing intersection of Cassino Avenue and Palermo Crescent. The conceptual site plan shows a total of six townhouse blocks. The two northern townhouse blocks are proposed to be three storeys in height. The four southern townhouse blocks are proposed to be two storeys in height.

Five of the townhouse blocks will be accessed from the new private roadway, and the sixth townhouse block will front and have private unit driveways directly onto Cassino Avenue. Each townhouse unit will have a total of two parking spaces – one in an attached garage, and one in a private driveway. In addition, nine visitor parking spaces are proposed on the site (20% of the total required off-street parking spaces). In total, 97 off-street parking spaces are proposed for the townhouse development.

The single detached dwelling component will be on the western third of the lands. Two of the single detached dwellings are existing and front onto Victoria Road North. A new single detached dwelling parcel is proposed directly at the corner of Victoria Road North and Cassino Avenue. The existing single detached dwelling parcel at 105 Victoria Road North wraps around 103 Victoria Road North and has a large rear yard extending onto Cassino Avenue. This rear yard would be severed from 105 Victoria Road North to form the townhouse component of the

development described above. A detached garage exists in this rear yard which is proposed to be demolished.

The proposed conceptual site plan is included in Attachment-6.

Supporting Documents

The following information was submitted in support of the application:

- Planning Justification Report, prepared by MHBC Planning Limited, dated June 2021, including:
 - i. draft proposed Zoning By-law;
 - ii. affordable housing summary;
 - iii. Community Energy Initiative letter;
- Concept Plan, prepared by MHBC Planning Limited, dated June 3, 2021;
- Urban Design Brief, prepared by MHBC Planning Limited, dated May 2021;
- Landscape Plan, prepared by MHBC Planning Limited, dated June 3, 2021;
- Tree Inventory and Preservation Plan, prepared by MHBC Planning Limited, dated June 2021;
- Functional Servicing Report, prepared by Stantec Consulting Limited, dated June 2021;
- Geotechnical Investigation Report, prepared by MTE Consultants, dated April 30, 2021, including:
 - i. Existing Conditions and Erosion and Sediment Control (ESC) Plan;
 - ii. Site Servicing Plan;
 - iii. Grading Plan;
- Traffic/Transportation Impact Brief, prepared by Stantec Consulting Limited, dated April 14, 2021, including:
 - i. Traffic Geometric Plan;
- Noise Feasibility Study, prepared by HGC Engineering, dated June 4, 2021;
- Phase I Environmental Site Assessment, prepared by MTE Consultants, dated May 5, 2021; and
- Phase II Environmental Site Assessment, prepared by MTE Consultants, dated May 5, 2021.
- Salt Management Plan, prepared by Stantec Consulting Limited, dated March 23, 2021; and
- Stage 1 Archaeological Assessment, prepared by Amick Consultants Limited, dated June 29, 2020.

Staff Review

The review of this application will address the following:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the proposal's conformity with the Official Plan land use designations and policies, including any related amendments;
- Review of the proposed zoning, including specialized regulations;
- Review of the overall layout and design of the development;
- Review of the redevelopment proposal's compatibility with adjacent and established land uses and overall built form;

- Review of site servicing and grading;
- Review of parking and traffic impacts on abutting and surrounding roadways and the need for any traffic improvements influenced by the development;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative (CEI) update; and
- Address all comments and issues raised during the public 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 Application and Public Meeting was emailed on July 27, 2021 to local boards and agencies, City service areas, property owners within 120 metres of the subject lands, and other individuals and parties who requested notice in writing. The Notice of Public Meeting was advertised in the Guelph Mercury Tribune on August 19, 2021. Notice of the application has also been provided by signage on the property, which was installed on July 23, 2021. All supporting documents and drawings submitted with the application 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 this development application 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.

Priority

Working Together for our Future

Direction

Improve how the City communicates with residents and delivers services.

Alignment

The Public Meeting being held on the proposed development application provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development prior to any decisions being made.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designation Map and Policies

Attachment-4 Existing Zoning Map

Attachment-6 Proposed Zoning Map and Details

Attachment-7 Proposed Site Plan

Attachment-8 Two-storey Townhouse Building Rendering

Attachment-9 Public Meeting Presentation

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Michael Witmer, MCIP, RPP, Senior Development Planner

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Infrastructure, Development and Enterprise Services

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This report was recommended by:

Jayne Holmes, P.Eng, PMP

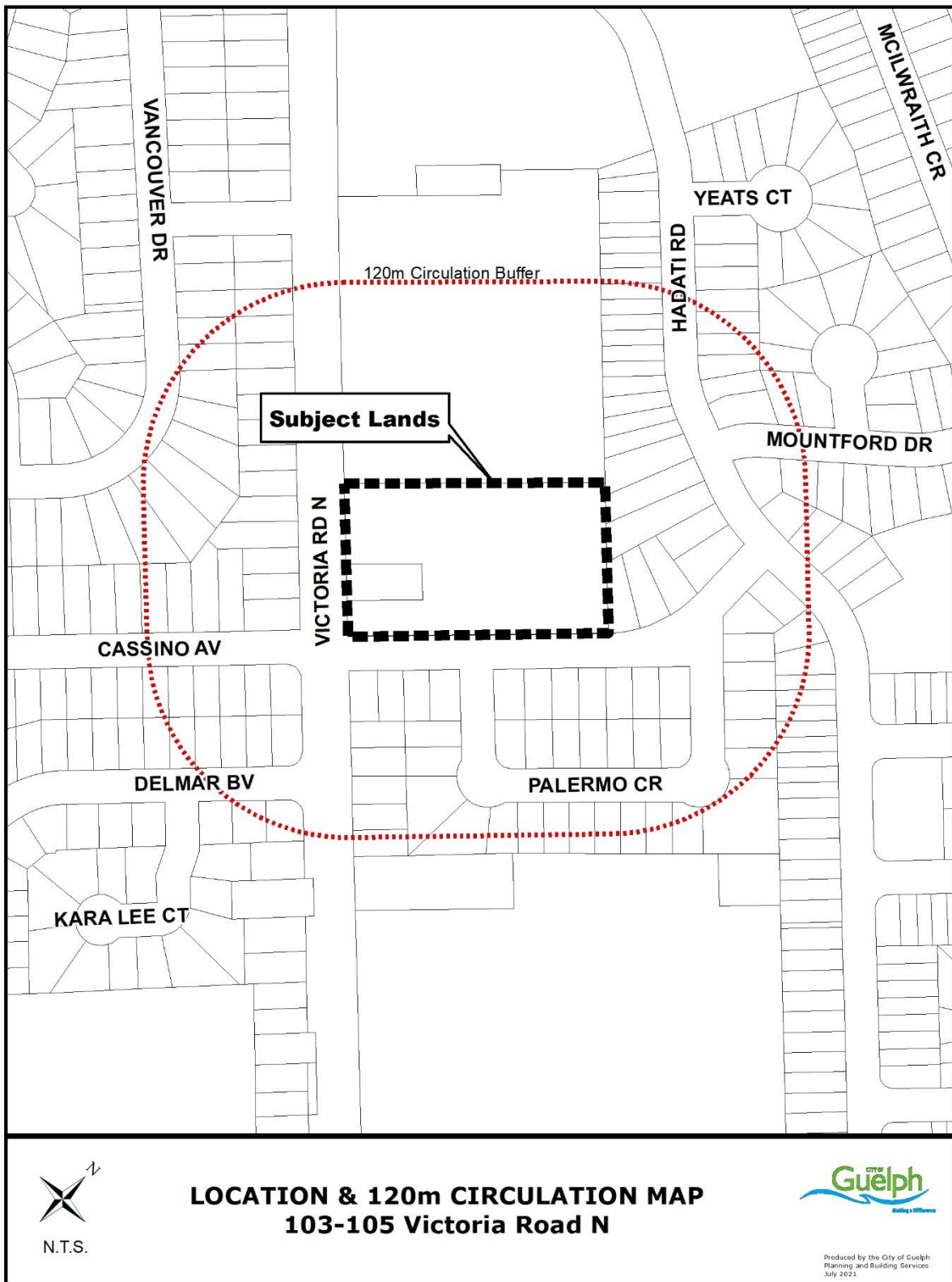
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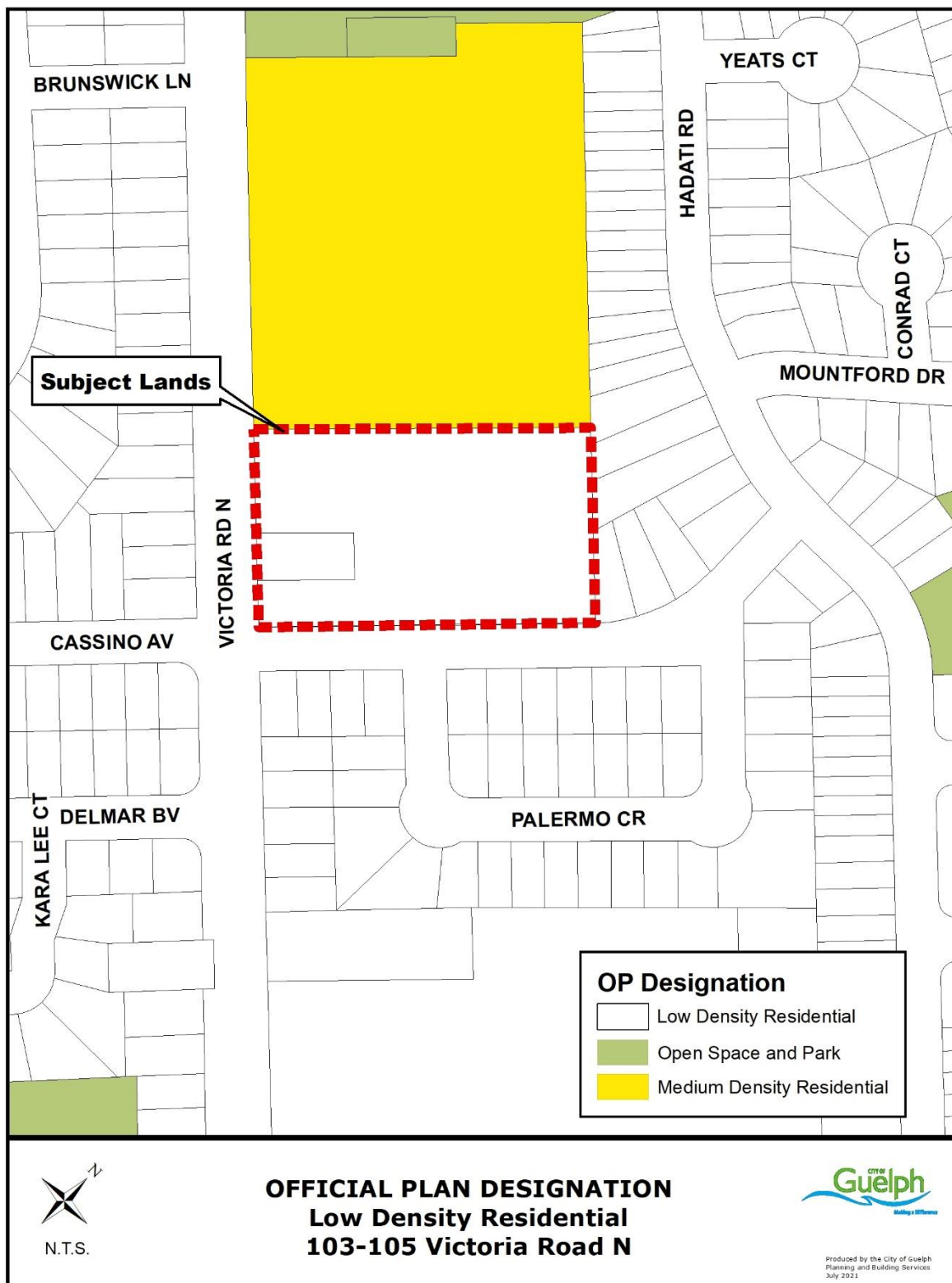
Attachment 1 – Location Map and 120 m Circulation



Attachment 2 – Aerial Photograph



Attachment 3 – Existing Official Plan Land Use Designation Map and Policies



Attachment 3 (continued) - Existing Official Plan Land Use Designation Map and Policies

9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the city which are currently low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

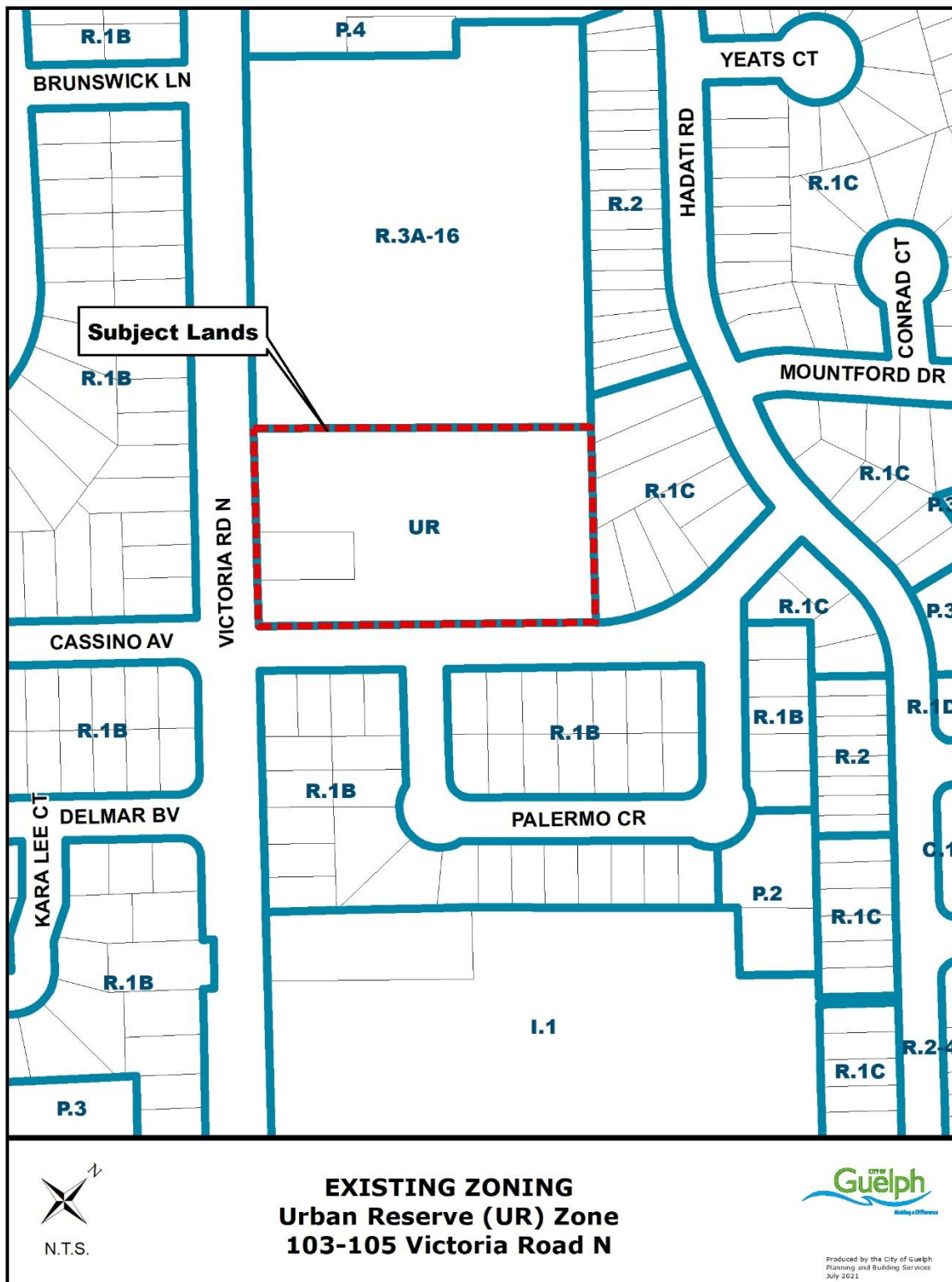
1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

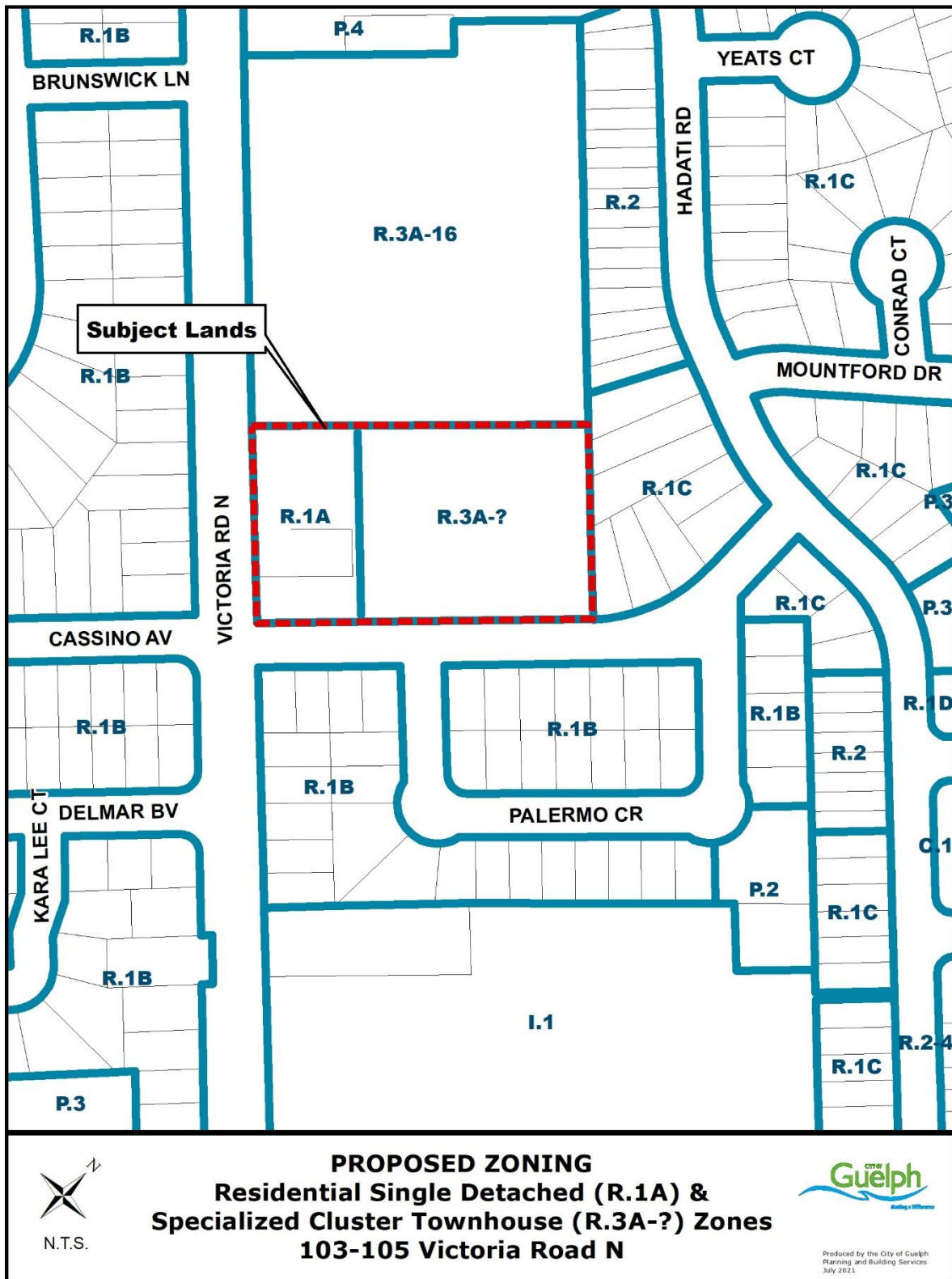
The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within this designation.

1. The minimum height shall be three (3) storeys.
2. The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.
3. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this plan.

Attachment 4 – Existing Zoning



Attachment 5 – Proposed Zoning and Details



Attachment 5 (continued) – Proposed Zoning and Details

5-1

SECTION 5 – RESIDENTIAL ZONES

5.1 RESIDENTIAL SINGLE DETACHED (R.1) ZONES

5.1.1 PERMITTED USES

The following are permitted **Uses** within the R.1A, R.1B, R.1C, and R.1D **Zones**:

- **Single Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25

18116

5.1.2 REGULATIONS

Within the Residential 1 (R.1) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:

15378 5.1.2.1 Despite Row 7 of Table 5.1.2, where a **Garage, Carport** or **Parking Space** is not provided in accordance with Section 4.13.2.1, one **Side Yard** shall have a minimum dimension of 3 metres.

15006 5.1.2.2 Despite any required **Side Yard** on a residential **Lot**, **Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**.

20134 5.1.2.3 In the event that there is a transformer easement on a particular **Lot**, portions of the **Single Detached Dwelling** may be required to be **Setback** further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 3 metres may be maintained between the transformer easement and any part of the dwelling.

5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.

5.1.2.5 Despite Row 4 of Table 5.1.2, the minimum **Lot Frontage** for a **Corner Lot** in a R.1D **Zone** shall be 12 metres.

15006 5.1.2.6 Despite Row 4 of Table 5.1.2, the **Lots** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Lot Frontage** of the average **Lot Frontage** established by the existing

Attachment 5 (continued) – Proposed Zoning and Details

5-2

Lots within the same **City Block Face**, but in no case less than 9 metres. Nothing in this section shall require the minimum **Lot Frontage** to be greater than the minimum **Lot Frontage** established in Table 5.1.2. Where the average **Lot Frontage** of the existing **Lots** on the **Block Face** cannot be determined, the minimum **Lot Frontage** shall be as indicated in Table 5.1.2.

15006 5.1.2.7 Despite Row 6 of Table 5.1.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this **By-law**, shall be:

- 15006
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- i) The minimum **Front Yard** or **Exterior Side Yard** shall be 6 metres or the average of the **Setbacks** of the adjacent properties. Where the off-street **Parking Space** is located within a **Garage** or **Carport**, the **Setback** for the **Garage** or **Carport** shall be a minimum of 6 metres from the **Street Line**.
 - ii) In accordance with Section 4.6 and 5.1.2.3; and
 - iii) In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to **Buildings**.

Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out in Section 5.1.2.7, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

15006 5.1.2.8 Despite Row 7 of Table 5.1.2, properties **Zoned** R.1B or R.1C with **Buildings** over 2 **Storeys** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Side Yard** requirement of 1.5 metres.

15006 5.1.2.9 Deleted.

15692 5.1.2.10 Despite Row 7 of Table 5.1.2 in the R.1A Zone, where a **Building** has a one **Storey** portion and a 1.5 to 2 **Storey** portion, the required **Side Yard** shall be 1.5m from the **Side Lot Line** to the foundation wall of the 1 **Storey** portion and 2.4m from the **Side Lot Line** to the wall of the 1.5 to 2 **Storey** portion.

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18116 5.1.2.11 Where **Lots** have less than 12 metres of **Frontage**, the **Garage** is limited to a maximum of 55% of the **Lot** width (as measured at the **Front Yard Setback**).

Attachment 5 (continued) – Proposed Zoning and Details

5-3

15006, 15378, 17187, 18116, 19063, 19691

TABLE 5.1.2 - REGULATIONS GOVERNING R.1 ZONES

1	Residential Type	<i>SINGLE-DETACHED DWELLINGS</i>			
2	Zones	R.1A	R.1B	R.1C	R.1D
3	Minimum Lot Area	555 m ²	460 m ²	370 m ²	275 m ²
4	Minimum Lot Frontage	18 metres and in accordance with Section 5.1.2.6.	15 metres and in accordance with Section 5.1.2.6.	12 metres and in accordance with Section 5.1.2.6.	9 metres and in accordance with Sections 5.1.2.5 and 5.1.2.6.
5	Maximum Building Height	3 Storeys and in accordance with Section 4.18.			
6	Minimum Front Yard	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.			
6a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.			
7	Minimum Side Yard 1 to 2 Storeys Over 2 Storeys	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	1.2 metres 1.2 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	0.6 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.
8	Minimum Rear Yard	7.5 metres or 20% of the Lot Depth , whichever is less and in accordance with Section 5.1.2.4.			
9	Accessory Buildings or Structures	In accordance with Section 4.5.			
10	Fences	In accordance with Section 4.20.			
11	Off-Street Parking	In accordance with Section 4.13.			
12	Minimum Landscaped Open Space	The Front Yard on any Lot , excepting the Driveway (Residential) shall be landscaped and no parking shall be permitted within this Landscaped Open Space . Despite the definition of Landscaped Open Space , a minimum area of 0.5 metres between the Driveway (Residential) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.			
13	Garbage, Refuse and Storage	In accordance with Section 4.9.			
14	Garages	For those Lots located within the boundaries indicated on Defined Area Map Number 66, attached Garages shall not project beyond the main front wall of the Building . Where a roofed porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the porch to a maximum of 2 metres.			

Attachment 5 (continued) – Proposed Zoning and Details

5-9

5.3 RESIDENTIAL **TOWNHOUSE** (R.3) ZONES

5.3.1 PERMITTED **USES**

The following are permitted **Uses** within the Residential **Townhouse** R.3 **Zone**:

15692 5.3.1.1 R.3A – **Cluster Townhouse Zone**

- **Maisonette** dwelling
- **Stacked Townhouse**
- **Cluster Townhouse**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

15692 5.3.1.2 R.3B – **On-Street Townhouse Zone**

- **On-Street Townhouse**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

5.3.2 REGULATIONS

Within the Residential **Townhouse** R.3 **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.3.2, and the following:

5.3.2.1 Maximum **Building** Coverage

20134 Despite Row 8 of Table 5.3.2, in an R.3A, **Cluster Townhouse Zone**, where one **Parking Space** per unit is provided underground or **Garages** are attached or designed as an integral part of the dwelling units, the maximum coverage for the **Buildings** shall be 40 per cent.

5.3.2.2 Minimum **Side** and **Rear Yards** – R.3A **Zones**

5.3.2.2.1 No **Building** shall be located closer to any **Rear** or **Side Lot Line** than a distance equal to one-half the **Building Height**, and in no case less than 3 metres from any **Rear** or **Side Lot Line**.

19063 5.3.2.2.2 Deleted by **By-law** (2010)-19063

Attachment 5 (continued) – Proposed Zoning and Details

5-10

5.3.2.3 Minimum Distance Between **Buildings** and **Private Amenity Areas**

R.3A Zones

- 20134 5.3.2.3.1 The distance between the front, exterior side and rear face of one **Building** and the front, exterior side and rear face of another **Building**, each of which contains windows to **Habitable Rooms** shall in no case be less than 15 metres.
- 19063 5.3.2.3.2 Deleted by **By-law** (2010)-19063
- 17187 5.3.2.3.3 The distance between the interior **Side Yard** of any two **Buildings** on the same **Lot** shall in no case be less than 3 metres.
- 19063 5.3.2.3.4 No part of a **Private Amenity Area** shall be located within 10.5 metres of a wall in another **Building** containing windows of **Habitable Rooms** which face the **Private Amenity Area**.
- 17187 5.3.2.3.5 The minimum distance between the **Private Amenity Areas** of two separate **Buildings** shall be 6 metres where one **Private Amenity Area** faces any part of the other **Private Amenity Area** or 3 metres where the **Private Amenity Areas** are side by side and aligned parallel to each other. The minimum distance between a **Private Amenity Area** and the wall of another **Building** shall be 6 metres.

5.3.2.4 Minimum **Common Amenity Area** - R.3A Zone

- 5.3.2.4.1
- a) Except for developments which contain less than 20 dwellings, a minimum of 5 m² of **Amenity Area** per dwelling shall be provided and be developed as **Common Amenity Area**. This **Common Amenity Area** shall be aggregated into areas of not less than 50 m².
 - b) Despite Section 5.3.2.4.1 a), the following shall apply to **Stacked Townhouse** developments:
 - i) Except for developments which contain less than 20 dwellings, a minimum of 10 m² of **Amenity Area** per dwelling shall be provided and be developed as **Common Amenity Area**, and be aggregated into areas of not less than 50 m².
 - c) Where combined **Cluster** and **Stacked Townhouses** occur, the **Common Amenity Area** for the site shall be calculated by using the provisions of Section 5.3.2.4.1 b) for the proportion of units which are stacked and utilizing the provisions of Section 5.3.2.4.1 a) for the proportion of units which are **Cluster Townhouse**.

Attachment 5 (continued) – Proposed Zoning and Details

5-11

- 5.3.2.4.2 **Amenity Areas** shall be designed and located so that the length does not exceed 4 times the width.
- 5.3.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.
- 5.3.2.4.4 **Landscaped Open Space** areas, **Building** rooftops, patios and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges and landscaped areas).
- 5.3.2.5 Minimum **Private Amenity Area** Per **Dwelling Unit**
- 5.3.2.5.1 R.3A **Zone** - **Cluster Townhouses** and Ground Level **Stacked Townhouse Units**
- A **Private Amenity Area** shall be provided for each unit and it shall:
- a) have a minimum area of 20 m²;
 - b) have a minimum depth (from the wall of the dwelling unit) of 4.5 metres;
 - c) have a minimum width equal to the width of the unit when the layout of the unit permits. If the preceding cannot be accomplished, the minimum width of the **Private Amenity Area** shall be 4.5 metres;
 - d) not form part of a required **Front** or **Exterior Side Yard**;
 - e) not face onto a public **Street**;
 - f) be accessed through a doorway to a hall or **Habitable Room**, other than a bedroom;
 - g) be separate and not include walkways, play areas, or any other communal area; and
 - h) be defined by a wall or **Fence**.
- 17187 i) to be a minimum distance of 3.0 metres from a side or rear **Lot Line**.
- 19063
- 5.3.2.5.2 Despite Section 5.3.2.5.1, for **Stacked Townhouse** units above grade, each **Private Amenity Area** shall:
- a) have a minimum area of 10 m²;
 - b) consist of a patio or terrace; and
 - c) be defined by a wall or railing between adjacent units to a height of 1.8 metres.
- 5.3.2.5.3 For both **Cluster** and **Stacked Townhouse** developments, **Private Amenity Areas** shall be screened in a manner which prevents viewing into a part of it from any adjacent areas to a height of 1.8 metres. The extent of screening may be reduced if such screening would impair a beneficial outward and open orientation of view and

Attachment 5 (continued) – Proposed Zoning and Details

5-12

there is not adverse effect on the privacy of the **Private Amenity Area**.

5.3.2.6 Maximum Density of Site

15378 5.3.2.6.1 The maximum density of **Cluster Townhouse** developments shall be 37.5 dwellings per hectare.

5.3.2.6.2 The maximum density for **Stacked Townhouse** Developments shall be 60 dwellings per hectare. This shall be increased by 1 dwelling per hectare for every 6 required resident **Parking Spaces** and associated manoeuvring aisles which are provided underground, up to a maximum density of 75 dwellings per hectare.

5.3.2.6.3 For **Townhouse** developments which consist of a mix of **Stacked** and **Cluster Townhouses**, the densities shall be determined separately for blocks on the property.

15006 5.3.2.7 Additional Front and Exterior Side Yard Regulations

Despite Row 5 of Table 5.3.2, for R.3 blocks not located on **Streets** listed in Section 4.24 and located within the boundaries of Defined Area Map Number 66 of Schedule "A" of this **By-law**, the **Front** or **Exterior Side Yard** shall be the average of the existing **Yards** within the same **City Block Face** and where the average of the existing **Yards** within the same **City Block Face** cannot be determined, the minimum **Front** or **Exterior Side Yard** shall be as set out in Row 5 of Table 5.3.2. Where legal off-street **Parking Spaces** are provided within an enclosed **Structure**, a minimum vehicular access of 6 metres between the **Street Line** and **Structure** shall be provided. In addition, location of units within this Defined Area shall be subject to the provisions of a Sight Line Triangle in Section 4.6.2.

Where a road widening is required in accordance with Section 4.24, the calculation of **Front** or **Exterior Side Yards** shall be as set out in Section 5.3.2.7, provided that the **Yard** is not less than the new **Street Line** established by the required road widening.

17187
19691 5.3.2.8 Maximum Driveway Width R.3B Zone On-Street Townhouses
Maximum **Driveway (Residential)** Width of R.3B **Zone On-Street Townhouses** shall comply with 4.13.7.2.5.

Attachment 5 (continued) – Proposed Zoning and Details

5-13

17187, 19691

TABLE 5.3.2 - REGULATIONS GOVERNING R.3 ZONES

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

Attachment 5 (continued) – Proposed Zoning and Details

Specialized R.3A-? (Residential Cluster Townhouse) Zone

Regulations

In accordance with Section 4 (General Provisions) and Section 5.3 and Table 5.3.2 (Regulations Governing R.3 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

- To permit a minimum lot area per unit of 219 square metres, whereas a minimum lot area per unit of 270 square metres is required;
- To permit a minimum distance of 11 metres between the front, exterior side and rear yard of one townhouse building and the front, exterior side or rear yard of another townhouse building each containing windows to habitable rooms; whereas a minimum distance of 15 metres is required;
 - Note: This has been requested to apply between townhouse buildings A and E and buildings A and F only; see proposed site plan in Attachment-5.
- To permit a minimum distance of 6.5 metres between the private amenity areas to walls in another building containing windows to habitable rooms facing the private amenity area; whereas a minimum distance of 10.5 metres is required;
- To permit private amenity areas to be a minimum setback of 0 metres from side and rear lot lines, whereas a minimum setback of 3 metres is required; and
- To permit a maximum net density of 45.5 units per hectare, whereas net density is limited to a maximum of 37.5 units per hectare.

Attachment 6 – Proposed Site Plan



Attachment 7 – Townhouse Building Rendering



103-105 Victoria Road North

Statutory Public Meeting for Proposed Zoning By-law Amendment Application

File: OZS21-008

September 13, 2021

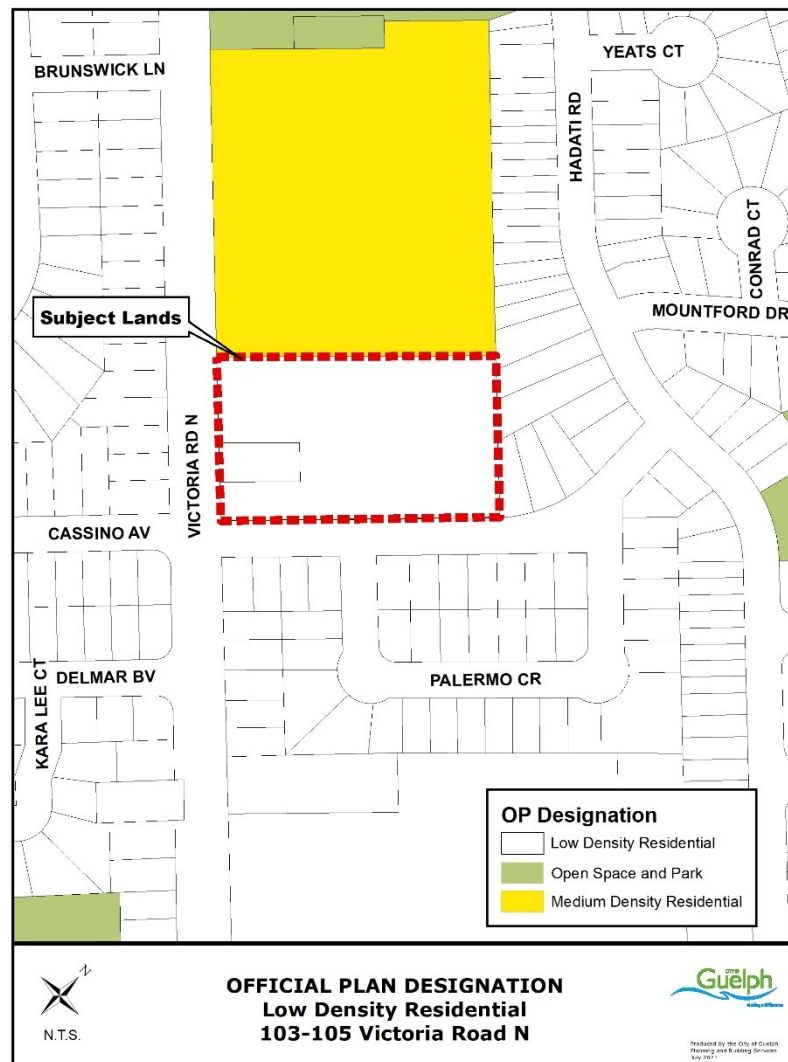
How to stay informed:

If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca

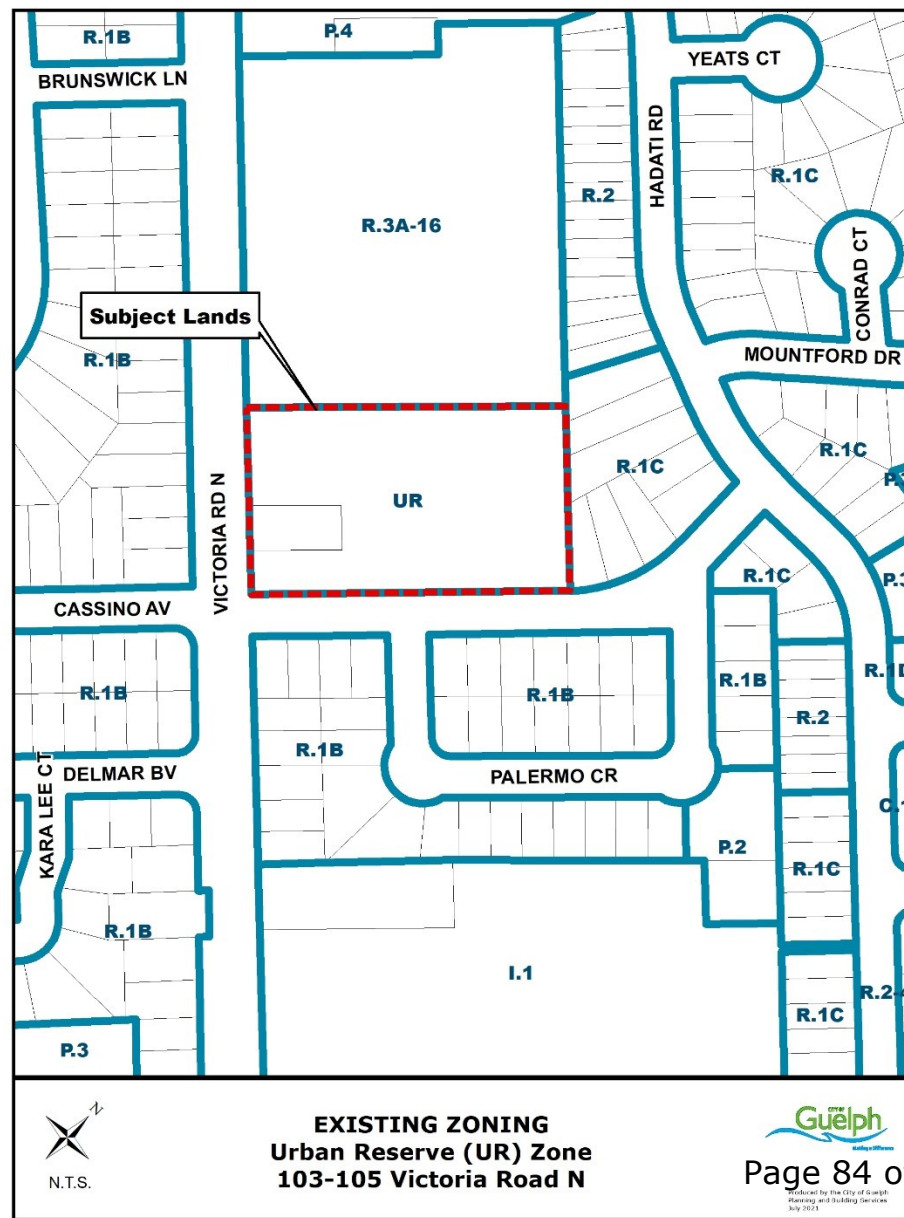
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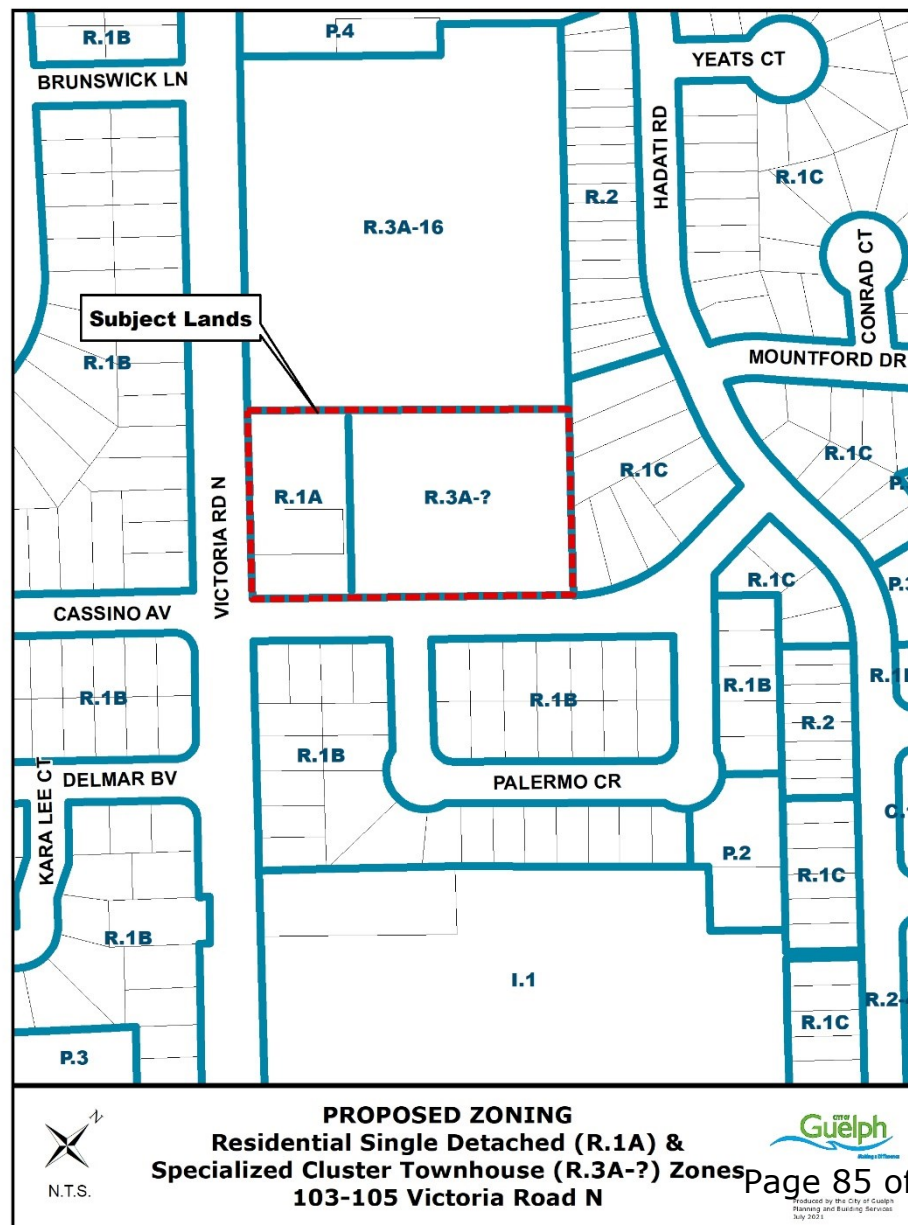
Existing Official Plan Land Use Designations



Existing Zoning



Proposed Zoning



Requested Specialized Zoning Regulations (1 of 2)

1. To permit a minimum lot area per unit of 219 square metres, whereas a minimum lot area per unit of 270 square metres is required.
2. To permit a minimum distance of 11 metres between the front, exterior side and rear yard of one townhouse building and the front, exterior side or rear yard of another townhouse building each containing windows to habitable rooms; whereas a minimum distance of 15 metres is required.
 1. Note: This has been requested to apply between townhouse buildings A and E and buildings A and F only.

Requested Specialized Zoning Regulations (continued)

3. To permit a minimum distance of 6.5 metres between the private amenity areas to walls in another building containing windows to habitable rooms facing the private amenity area; whereas a minimum distance of 10.5 metres is required.
4. To permit private amenity areas to be a minimum setback of 0 metres from side and rear lot lines, whereas a minimum setback of 3 metres is required.
5. To permit a maximum net density of 45.5 units per hectare, whereas net density is limited to a maximum of 37.5 units per hectare.

Proposed Conceptual Site Plan



Townhouse Building Rendering



Hello

I am again writing to show my concerns about all the housing proposals going on in our neighbourhood ,

I now see that they are wanting to add 44 townhouses in the vacant lot at 103-105 Victoria rd N at Cassino

44 unitis are proposed for this spot all which have their own garage and 1 parking space

I do believe 9 visitor parking , The entrance will be off of Cassino , the issue I have is traffic and overflow parking on the side streets

We all know Victoria rd is a nightmare and there are accidents every week at this intersection .

This will add approx 88 + cars daily

to a side street that can not take the traffic now . Then you are trying to add 18 units to 77

Victoria rd N with 5 visitor parking spots

which 2 are accessible, these units may not come with their own spot and may have to be purchased in addition to the unit according to

the developer, Anyone see a problem with this ?

Traffic and parking are going to be a disaster Cassino Palermo Delmar Ryan Grange Domo Montreal can not take the traffic let alone the

on street parking , Where are all the extra cars going ? St Johns School ? The surrounding neighbours should not have to suffer from these

developments ,

Thank you

Stephany Collins



Victoria rd

Carl Embro



Victoria rd

Patricia Balcovy



Victoria rd

Michael N. Dougherty

Victoria Road North

Guelph, Ontario N1E 6T8 Phone:

Email:

August 2, 2021

Guelph City Clerk

clerks@guelph.ca

Michael Witmer

michael.witmer@guelph.ca

1 Carden Street

Guelph, Ontario

Canada N1H 3A1

Dear Sir,

I am submitting comment related to the development planned for 103 – 105 Victoria Road North, Guelph. File Number OZS21-008.

Looks like a nice project based on the design provided in your communique. While I am not happy to see green spaces disappear, I have three concerns:

1. The developer stay true to the plans submitted, no variances for a high rise building more than two stories in height. This is to ensure I have continued exposure to sun light.
2. Trees located along the property line between the existing property located at 129 Victoria Road North and this project be maintained. They not be removed or willfully damaged during the construction period.
3. The property development included trees planted throughout the complex. There are numerous birds and other animal life in the area which need the protection and cover of trees.

I wish to be kept informed of the project and decisions made by City Council. My contact information is in the heading above.

Thank you.

Michael Dougherty

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 13, 2021
Subject	Statutory Public Meeting Report 151 Bristol Street Proposed Zoning By-law Amendment File: OZS21-011 Ward 5

Recommendation

1. That Report 2021-257 regarding proposed Zoning By-law Amendment application submitted by Van Harten Surveying Inc. on behalf of Madalikat Developments Ltd. to amend the Zoning By-law for the lands municipally known as 151 Bristol Street, and legally described as Lots 35 & 36, Plan 42, City of Guelph from Infrastructure, Development and Enterprise dated September 13, 2021, be received.
-

Executive Summary

Purpose of Report

To provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 151 Bristol Street. The proposed Zoning By-law Amendment is to permit five (5) on-street townhouse units in one (1) block. No site-specific zoning regulations have been requested. The existing one storey dwelling and detached garage are proposed to be demolished. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

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

An application was received from Van Harten Surveying Inc. on behalf of Madalikat Developments Ltd. to amend the Zoning By-law for the lands municipally known as

151 Bristol Street. The application was received by the City on June 24, 2021 and deemed to be complete on July 23, 2021.

Location

The subject lands are located along the north side of Bristol Street and south side of Emslie Street, east of McGee Street and west of Yorkshire Street South. The lands front onto both Bristol Street and Emslie Street and are approximately 1590 square metres in size with 38.2 metres of frontage along Bristol Street and 37.9 metres of frontage along Emslie Street. The lot depth is a maximum 44.1 metres.

The property is currently occupied by a one storey single detached dwelling and a detached garage.

Surrounding land uses include:

- To the north: Emslie Street beyond which are single detached dwellings lands
- To the south: Bristol Street beyond which are apartment buildings;
- To the east: single detached dwellings with frontage on Bristol or Emslie Streets, and semi-detached dwellings with frontage on Yorkshire Street South;
- To the west: single detached dwelling with frontage on both Bristol and Emslie Streets.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is Low Density Residential. This designation applies to residential areas within the built up area of the City that are currently predominantly low density in character. The predominant land use in this designation shall be residential. The maximum building height within this designation is three (3) storeys. Residential development may be permitted to a maximum net density of 35 units per hectare. The relevant policies for the applicable land use designation are included in Attachment-3.

Existing Zoning

The subject lands are currently zoned "Residential Single Detached" (R.1B) Zone according to Zoning By-law (1995)-14864, as amended. The existing zoning is shown in Attachment-4.

Proposed Zoning By-law Amendment

The intent of the application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to the "Residential On-Street Townhouse Zone" (R.3B) Zone to permit the development of five (5) on-street townhouses in one (1) block facing Emslie Street.

No site-specific zoning regulations have been requested. The proposed zoning is shown in Attachment-5.

Proposed Development

The applicant is proposing to construct five (5) on-street townhouse units in one (1) block facing Emslie Street. Each dwelling will have its own driveway and garage facing Emslie Street. Rear yards of the units will face Bristol Street. The existing one storey dwelling and detached garage are proposed to be demolished. The conceptual site plan is included in Attachment-6.

Supporting Documents

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

- Cover Letter, prepared by Van Harten Surveying Inc., dated June 24, 2021;
- Planning Justification Report, prepared by JL Cox Planning Consultants Inc., dated June 11, 2021;
- Conceptual Site Plan/Lot Grading Plan, prepared by Van Harten Surveying Inc, dated June 23, 2021;
- Elevation Plans, prepared by Groen Design & Drafting Services, dated January 28, 2021;
- Tree Preservation Plan and Tree Preservation Data and Details, prepared by Aboud & Associates Inc., dated April 15, 2021;
- Functional Servicing Report, prepared by Van Harten Surveying Inc., dated June 2, 2021;
- Geotechnical Investigation – Proposed 5-unit Townhouse Development – 151 Bristol Street Guelph, Ontario, prepared by CMT Engineering Inc., dated February 10, 2021;
- Phase One Environmental Site Assessment – 151 Bristol Street Guelph, Ontario, prepared by Bluewater Geoscience Consultants Inc., dated January 14, 2021;
- Phase Two Environmental Site Assessment – 151 Bristol Street Guelph, Ontario, , prepared by Bluewater Geoscience Consultants Inc., dated February 16, 2021;
- Human Health Risk Assessment – 151 Bristol Street, Guelph, Ontario, prepared by NovaTox Inc., dated April 2021;
- Stage 3 Archaeological Assessment, AjHb-93, 151 Bristol Street, prepared by Detritus Consulting Ltd., dated January 29, 2021.

The review of this application will address the following issues:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed concept plan;
- Review of the proposed zoning, including the need for any specialized regulations;
- Evaluation of the proposal against the Community Energy Initiative (CEI) Update;
- Review of supporting documents submitted in support of the application; and,
- Address all comments and issues raised during the review of the application.

Once the application is 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 combined Notice of Complete Application and Public Meeting was mailed on August 6, 2021 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 19, 2021. Notice of the application has also been provided by signage on the subject lands and all supporting documents submitted with the application 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 proposed development application shall be 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 applications are in conformity with the City's Official Plan will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning

Attachment-6 Conceptual Site Plan

Attachment-7 Staff Presentation

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Ryan Mallory, MCIP, RPP, Planner 2 – Development and Urban Design

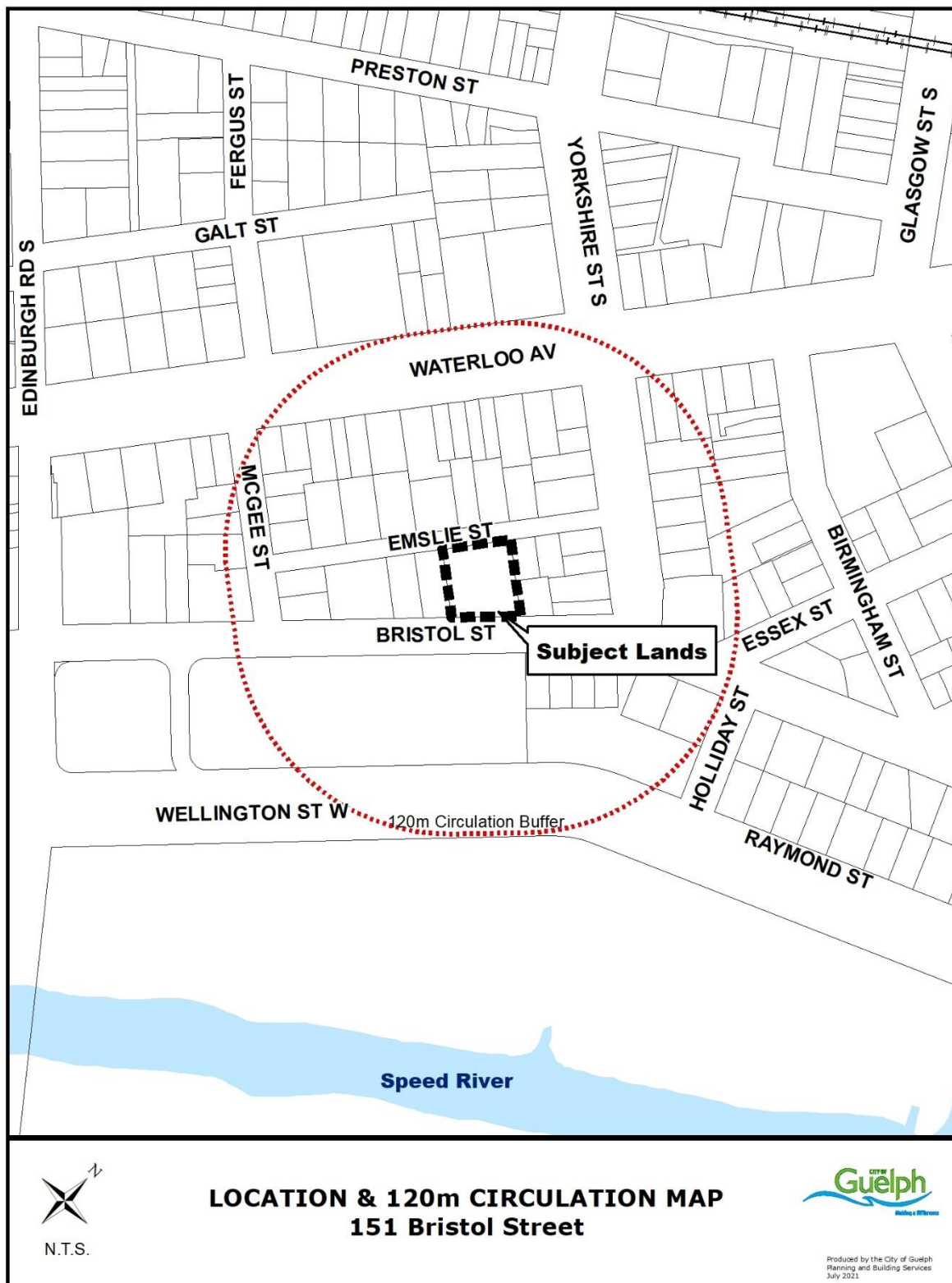
This report was approved by:

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:

Jayne Holmes, P.Eng, PMP
Deputy Chief Administrative Officer
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2248
jayne.holmes@guelph.ca

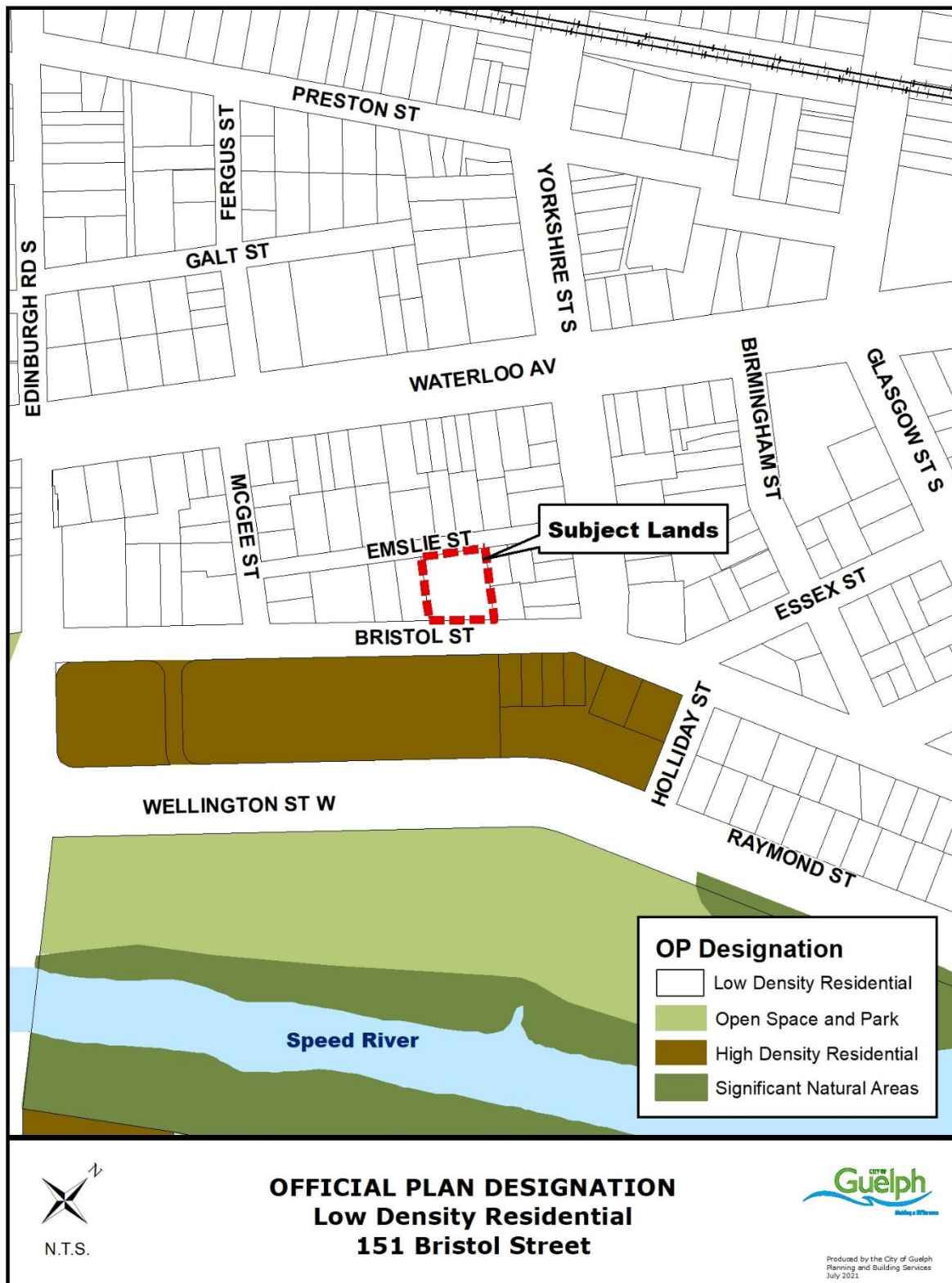
Attachment 1 - Location Map and 120m Circulation



Attachment 2 - Aerial Photograph



Attachment 3 - Official Plan Land Use Designations and Policies



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

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

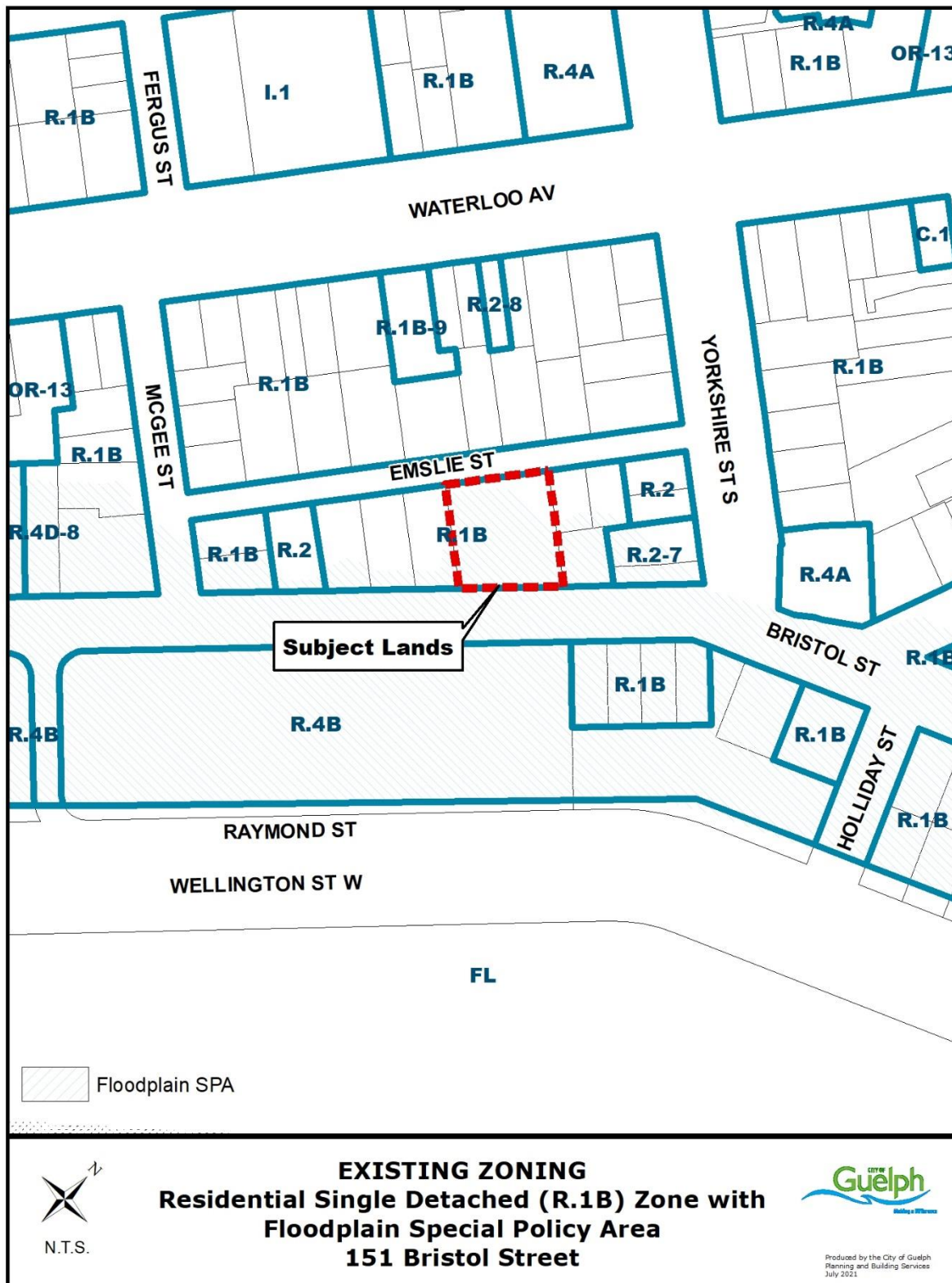
1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

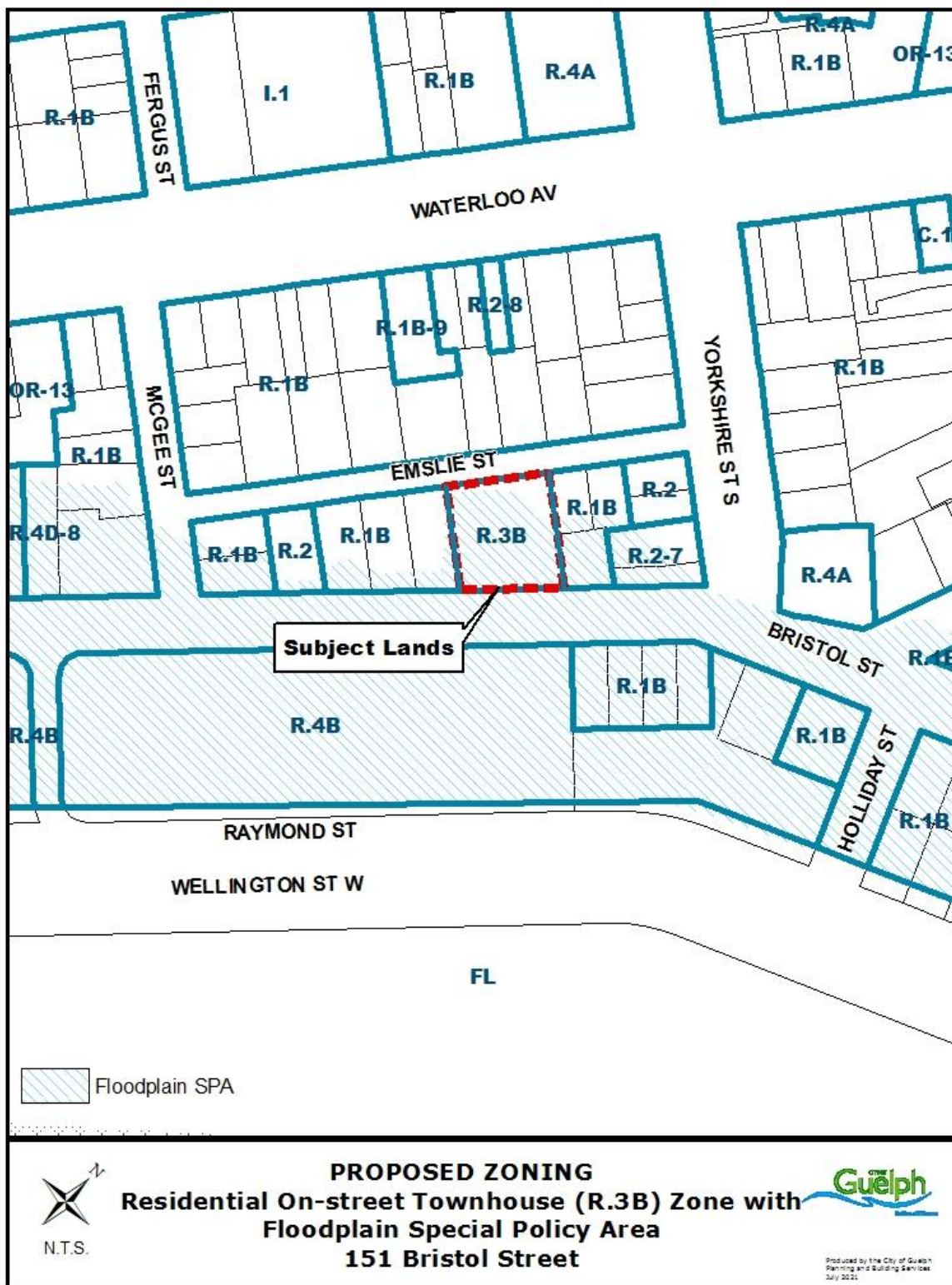
The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within 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.

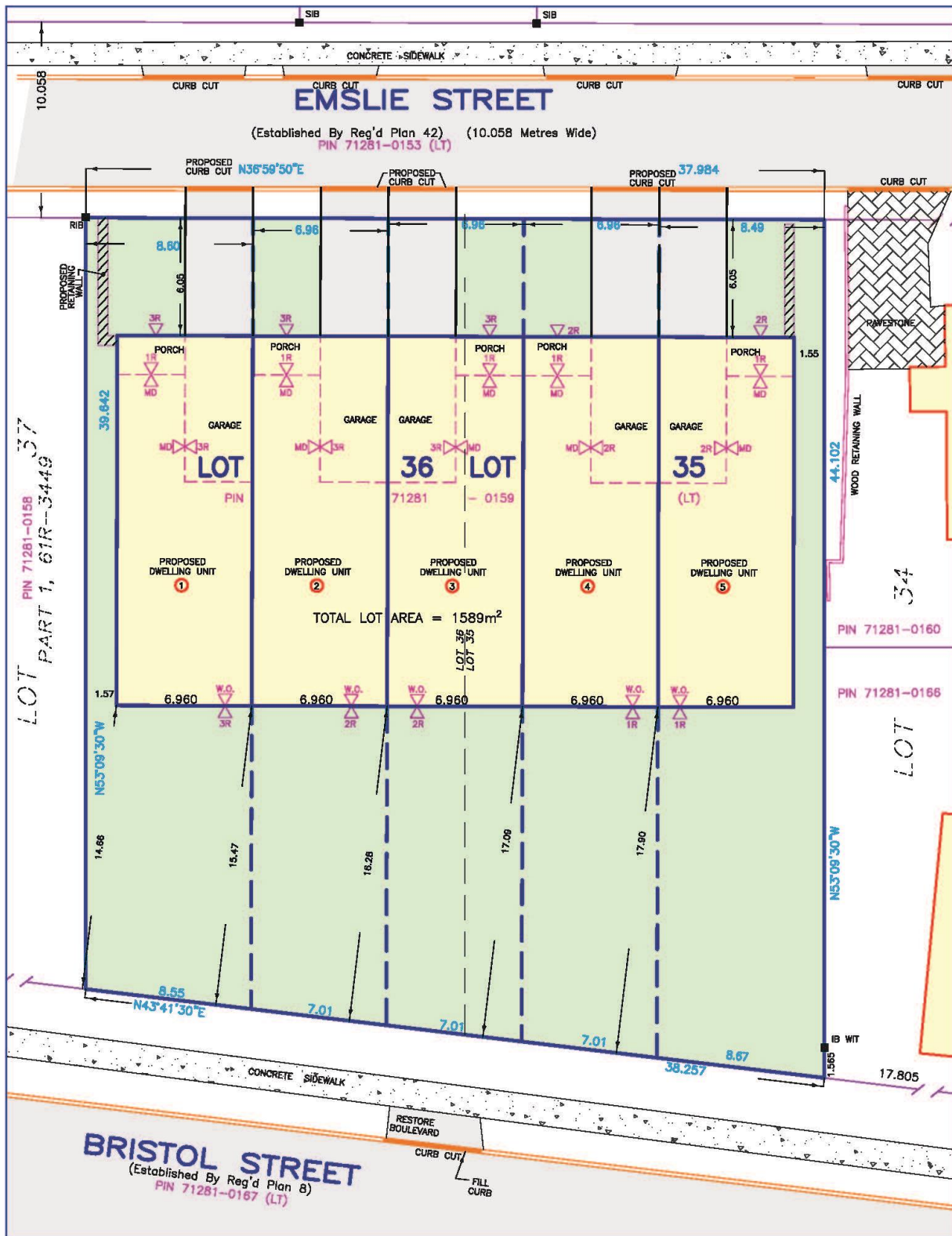
Attachment 4 - Existing Zoning



Attachment 5 - Proposed Zoning



Attachment 6 – Conceptual Site Plan



151 Bristol Street

**Statutory Public Meeting for
Proposed Zoning By-law Amendment
Application**

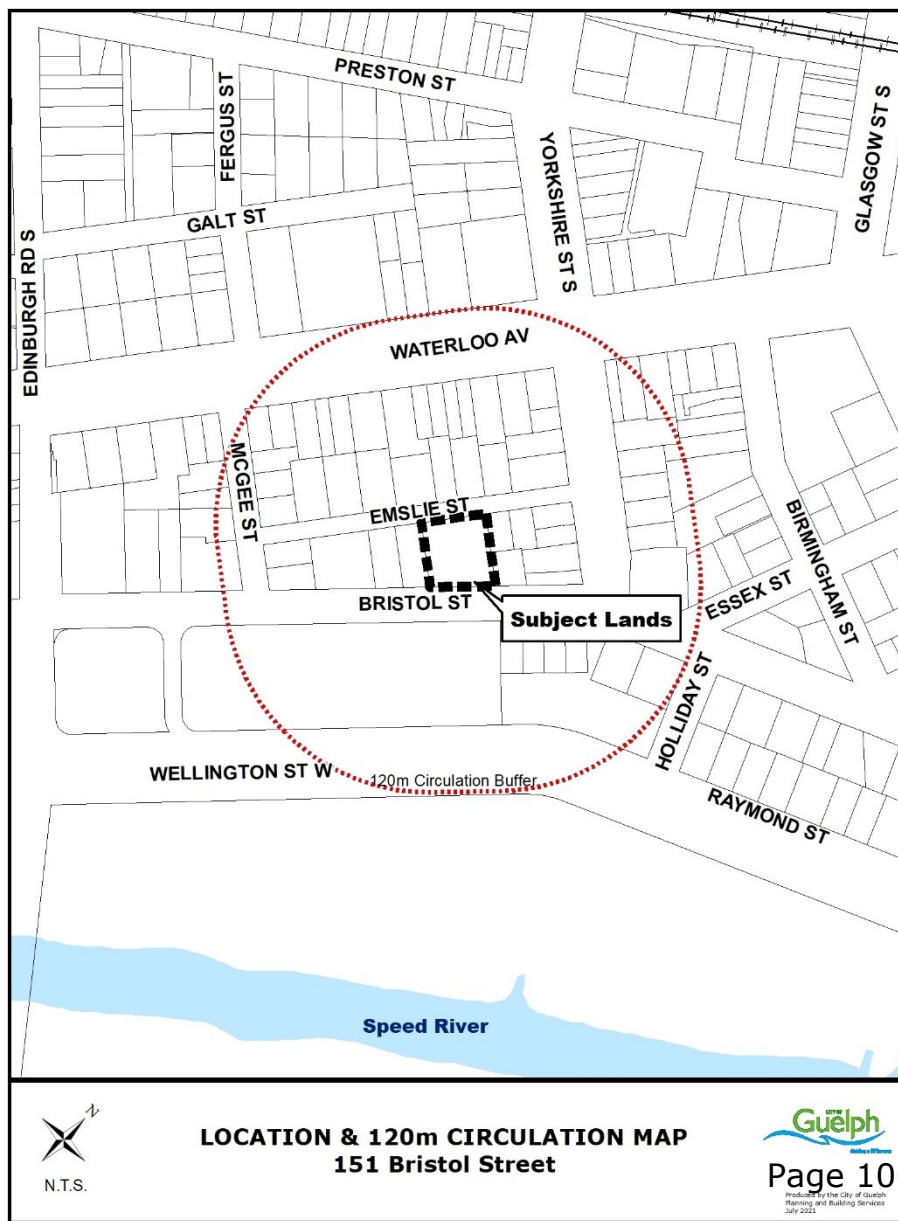
File: OZS21-011

September 13, 2021

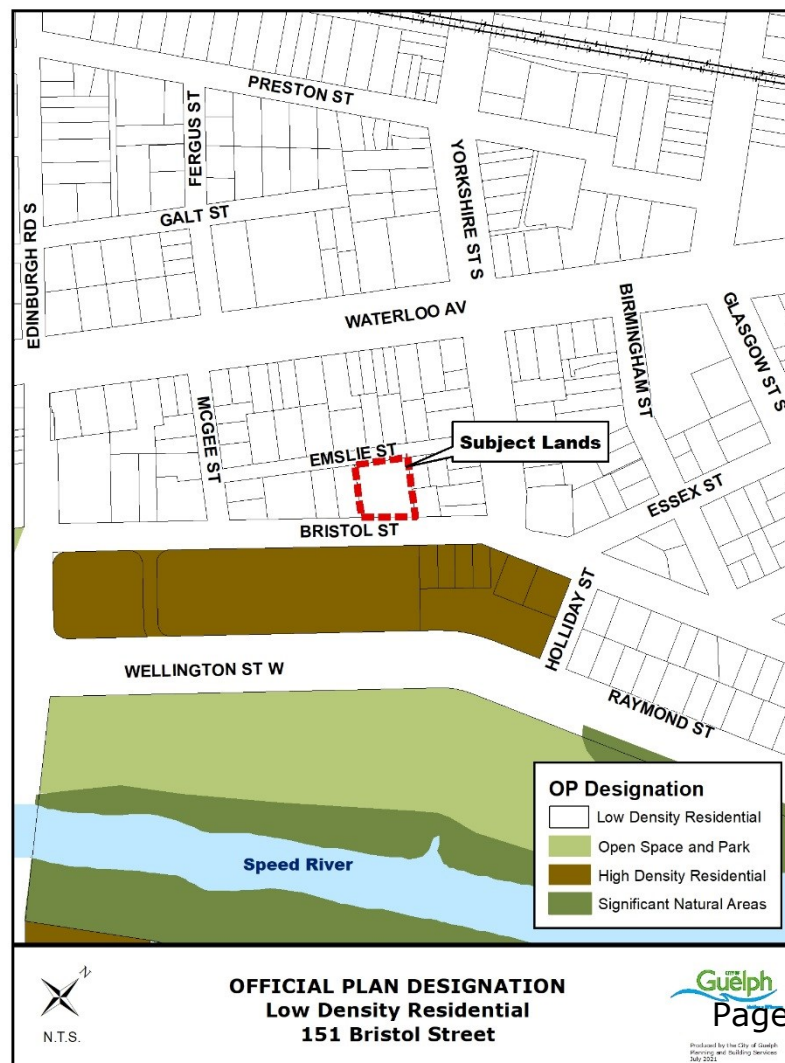
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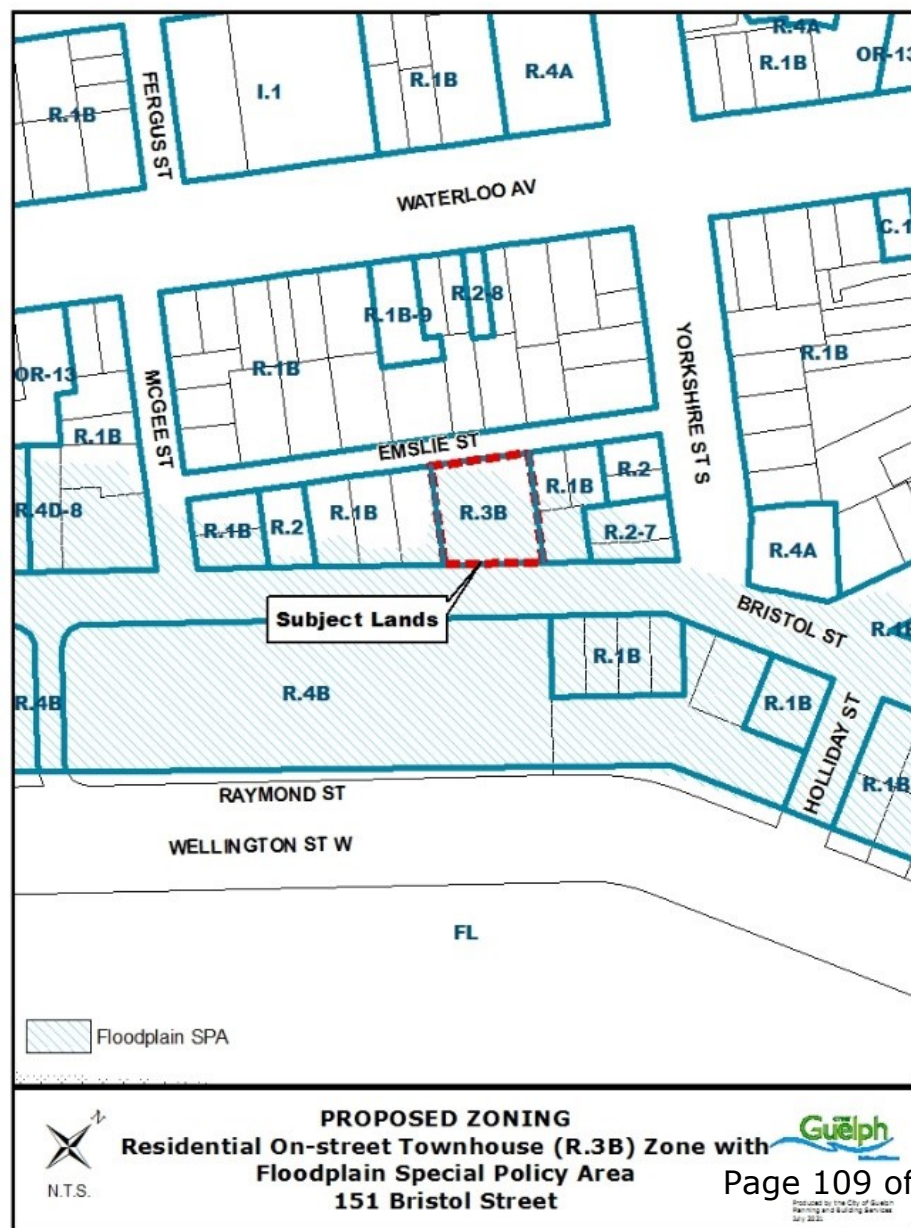
Location



Existing Official Plan Land Use Designations



Proposed Zoning

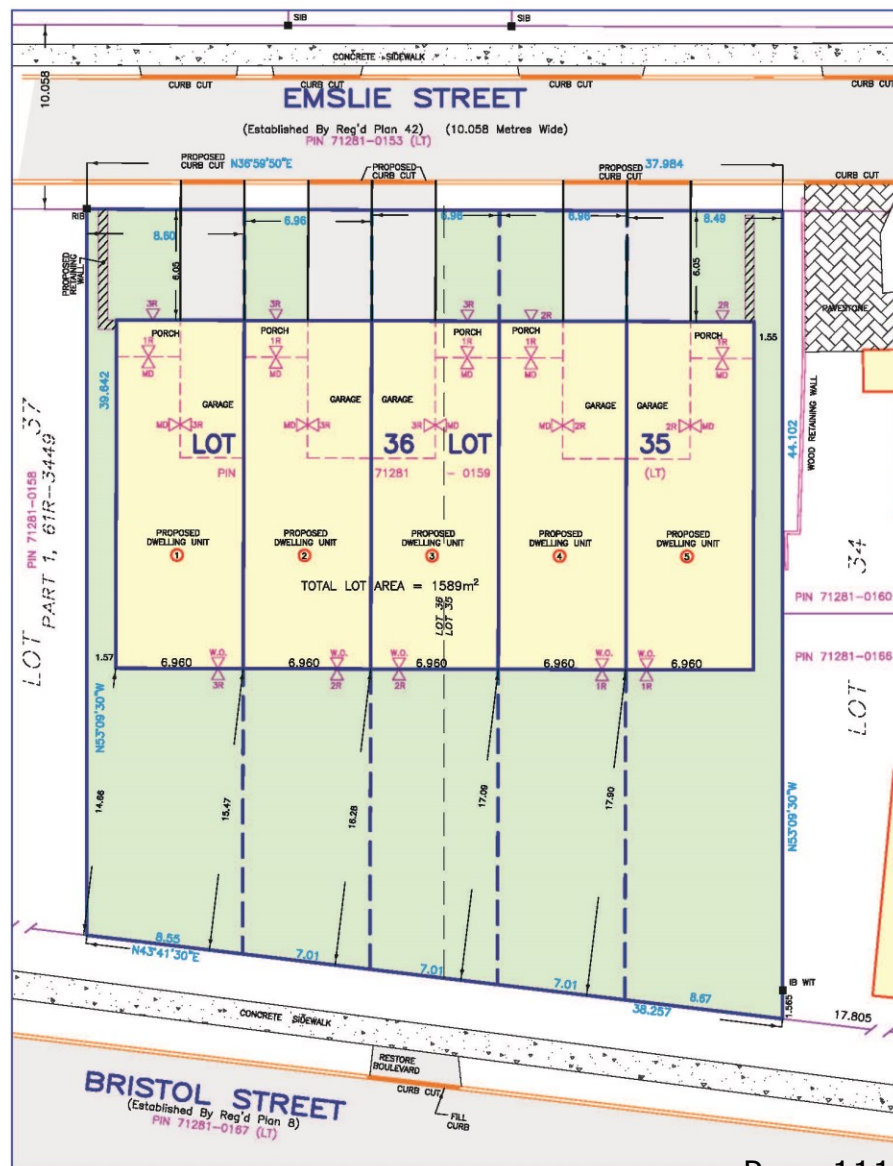


Requested Specialized Zoning Regulations

There are no specialized regulations requested by the applicant.

The regulations set out in Table 5.3.2 – Regulations Governing the R.3 Zone of Zoning By-law (1995)-14864, as amended, would apply.

Proposed Conceptual Site Plan



**Please keep me advised of upcoming developments/discussions
regarding this application.**

I am writing to express my opposition to the proposed rezoning and development of the property at 151 Bristol Street.

Cities are characterized by the retention and protection of neighbourhoods that preserve a city's unique heritage and character. Guelph should be no exception. We should preserve and protect this old Guelph neighbourhood against high intensity redevelopment.

A three-storey, multi-residential building should not be built in the middle, mid-block of a street comprised of small single-detached homes. The proposed five townhouse complex is too large for the lot size and is not in keeping with the smaller homes in the area. It will destroy the character of our quiet neighbourhood.

I am afraid that any additional traffic will destroy the unique nature of this area. The addition of a multi-residential dwelling will lead to unacceptable levels of both noise and light pollution. How will the additional noise from the property be managed?

Emslie Street will obviously bear the brunt of traffic influx. Five new driveways will spill onto narrow Emslie, and given today's norm, it won't only be one car per home. Potentially 10 new vehicles will navigate Emslie at any given time, as will additional maintenance vehicles, deliveries, waste pickup, etc. The traffic congestion generated cannot be safely and conveniently accommodated by the existing street networks. Emergency vehicle access has already proven difficult.

Where will an influx of visitors park? Parking is now banned on Emslie and Bristol Streets. Add a multi-residential structure to the mix with Yorkshire the only parking option. There has been a noticeable increase in the number of parked cars on Yorkshire, already a busy traffic area with drivers circumventing Wellington and Waterloo Avenue. A second part of the equation is the removal of the former Bristol and Yorkshire bus stops leaving the area without proximity to public transportation.

I am concerned with the impact on the wildlife and environmental nature of our neighbourhood. Any planned development on the property should consider the continuing impact to local wildlife habitat. The neighbourhood's character has already been marred by the removal of 27 trees (more to come as I understand) and an obvious decrease in wild / avian life.

I understand it's a difficult balance between development in mature neighbourhoods and keeping the flavour of a neighbourhood. Emslie Street is a true gem in our city; walking the quiet street is a relaxing throwback in time. The character of the neighbourhood began with an original design and took decades to build. I urge you to retain and preserve the existing neighbourhood; single family homes fit well within this quaint neighbourhood and community.

151 Bristol could ideally house two single-detached homes adequately while complementing the existing makeup of this older, established Guelph neighbourhood.

Do **not** to rezone this site from the current "Residential Single Detached" (R.1B) Zone to a "Residential On-Street Townhouse" (R.3B).

Please.

Barbara Allen
[REDACTED] Raymond St.
Apt. [REDACTED]
Guelph, ON
N1H 3S6