

## City Council - Planning Revised Meeting Agenda

Tuesday, October 13, 2020, 6:30 p.m.

Remote meeting live streamed  
on [guelph.ca/live](https://guelph.ca/live)

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

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

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

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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 (2020)-20515

##### \*1.2. Delegations to Item 3.3

Members of the public who have an interest in delegating to item 3.3 Pandemic Response - By-Law Exemption-2020-167 may register up until 10:00 a.m. on Tuesday, October 13, 2020.

You can register as a [delegation](#) or [submit written comments](#) by contacting the City Clerk's office by email or phone:

519-837-5603

TTY 519-826-9771

[clerks@guelph.ca](mailto:clerks@guelph.ca) (attachments must not exceed 20 MB)

When we receive your registration or written comments, we will send you a confirmation message and instructions for participating in the meeting.

#### 2. Call to Order

**2.1. O Canada**

**2.2. Silent Reflection**

**2.3. First Nations Acknowledgement**

**2.4. Disclosure of Pecuniary Interest and General Nature Thereof**

**3. Council Consent Agenda**

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

**3.1. 68 Albert Street - Heritage Permit HP20-0005 - 2020-144**

**1**

**Recommendation:**

1. That heritage permit application HP20-0005 be approved to allow the construction of a new detached rear yard garage at 68 Albert Street.

**3.2. Request for an Extension of Draft Plan of Subdivision 23T-11503 635 Woodlawn Rd. E - 2020-151**

**8**

**Recommendation:**

1. That in accordance with Section 51(33) of the Planning Act, the application by Astrid J. Clos Planning Consultants on behalf of the owners, Terra View Custom Homes Ltd. and Lambden Farm Trust for an extension to Draft Plan of Subdivision 23T-11503 approval, municipally known as 635 Woodlawn Road East be approved with a five (5) year lapsing date to November 18, 2025, subject to the original draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 18, 2015 contained in Attachment 4 of Infrastructure, Development and Enterprise Services Report 2020-151, dated October 13, 2020.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 18, 2015 to update standard wording and new service area names and staff titles, update By-law numbers and allow transition to the City's assumption model.

3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

**\*3.3. Pandemic Response – By-law Exemption - 2020-167**

30

**Recommendation:**

1. That Council enact the attached draft amending bylaw, amending the City's Parkland Dedication Bylaw 2019-20366 ("PDBL") to add to the exempt categories "Industrial or Commercial Development or Redevelopment that has as its principal purpose compliance with the recommendations of public health in respect of physical distancing, screening and/or testing for COVID-19, and/or the production of urgently required safety equipment and supplies for the primary purpose of supplying the local, provincial, national, and/or international response to the COVID-19 pandemic."

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

(delegations permitted a maximum of 10 minutes)

**\*4.1. Public Meeting 66 Duke Street Proposed Official Plan and Zoning By-law Amendments OZS20-008- 2020-134**

36

**Staff Presentation:**

Katie Nasswetter, Planner III, Senior Development Planner

**Delegations:**

Mike Barber

\*Barbara Mann, on behalf of The Ward's Resident Association

\*Scott Frederick

**Correspondence:**

\*Joanna Zycki

\*Robert White

\*Scott Frederick, on behalf of The Ward's Resident Association

**Recommendation:**

1. That report 2020-134 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-008) by GSP Group Inc., on behalf of the owner, IT Enterprises Inc., to permit a 22 unit, four storey apartment building on the lands municipally

known as 66 Duke Street and legally described as Part of Lots 86, 87 & 88, Registered Plan 161, City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2020, be received.

**\*4.2. Statutory Public Meeting Report - 520 Speedvale Avenue East  
File OZS20-006 - 2020-130**

60

**Staff Presentation:**

Michael Witmer, Planner III, Senior Development Planner

**Delegations:**

\*Astrid Clos, Agent for the Applicant (presentation)

\*Michael Watt, Owner (presentation)

Keri Lindsay

John Zadro

Kim Wakeford

Jenny McGregor

\*John Steggles

\*Cathie Moynihan

**Correspondence:**

Rebecca L.

Keri Lindsay

Phyllis Moffitt

Luciano Capovilla

Jenny McGregor

Brock Phillips

Janice Pugliese

Lorraine Bolton

John Steggles

Katherine Howitt

Evelyn Linton

Diane Devos

Richard Gazzola

\*Jim and Judy Sweeney

\*Leah B.

\*Evelyn Linton

\*Ian Renaud and Judith Renaud

\*Zac Martin

**Recommendation:**

1. That Report 2020-130 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-006) by Astrid J. Clos Planning Consultants, on behalf of the owner, 2601265 Ontario Inc., to permit



a cluster townhouse development with 64 stacked, back-to-back units on the lands municipally known as 520 Speedvale Avenue East and legally described as Block B, Plan 602, City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2020, be received.

## **5. Items for Discussion**

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

### **5.1. Recommended Cultural Heritage Action Plan - 2020-143**

139

#### **Staff Presentation:**

Stephen Robinson, Planner III, Senior Heritage Planner

Melissa Aldunate, Manager, Policy Planning and Urban Design

#### **Recommendation:**

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

## **\*6. By-laws**

(Councillor O'Rourke)

#### **Recommendation:**

That By-law Numbers (2020)-20531 to (2020)-20534 are hereby passed.

### **\*6.1. By-Law Number (2020)-20531**

228

A By-law of The Corporation of the City of Guelph providing for principled exemptions from the requirement to pay parkland dedication in respect of developments or redevelopments in specific response to the COVID-19 pandemic.

### **\*6.2. By-Law Number (2020)-20532**

230

A by-law to dedicate certain lands known as Block 26, Plan 826, City of Guelph as part of Kortright Road, City of Guelph.

**\*6.3. By-Law Number (2020)-20533** 231

A by-law to dedicate certain lands known as Block 70, Plan 61M-224, City of Guelph as part of Ryder Avenue, City of Guelph and Block 71, Plan 61M-224, City of Guelph as part of Lovett Lane, City of Guelph.

**\*6.4. By-Law Number (2020)-20534** 232

A by-law to confirm proceedings of a meeting of Guelph City Council held October 13, 2020.

**7. Mayor's Announcements**

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

**8. Adjournment**

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, October 13, 2020
Subject	<b>68 Albert Street – Heritage Permit HP20-0005</b>

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## Recommendation

1. That heritage permit application HP20-0005 be approved to allow the construction of a new detached rear yard garage at 68 Albert Street.
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## Executive Summary

### Purpose of Report

To recommend the approval of a heritage permit to allow the construction of a new detached rear yard garage at 68 Albert Street as proposed in plans prepared by the property owner.

### Key Findings

Proposed design for the new garage (Attachment 3) satisfies the requirements of the Brooklyn and College Hill Heritage Conservation District Plan and Guidelines. Heritage Guelph has reviewed the permit application and provided their support.

### Financial Implications

None

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## Report

As the subject property (68 Albert Street) is located within the Brooklyn and College Hill Heritage Conservation District, it is designated under Part V of the Ontario Heritage Act through By-law (2014)-19812.

The property owner has proposed a design for the construction of a new detached garage in the rear (southwest) corner of the lot.

According to Section 42 of the Ontario Heritage Act, any proposed new construction, alteration, demolition or removal that would affect the heritage character of the property or the district is required to obtain approval through the heritage permit process. The construction of a new building on the subject property requires a heritage permit application (as per Section 4.4 of the HCD Plan and Guidelines) and Council Approval.

During pre-consultation, the Senior Heritage Planner encouraged the owner to clad the detached garage in wood board and batten (or a cementitious material like HardiBoard or Maibec) rather than the proposed vinyl siding. The plan and

elevation drawings attached have been accepted as part of building permit application 2020-003622 RR. (Attachment 3).

Staff is of the opinion that heritage permit HP20-0005 for the construction of the proposed new detached garage in the rear yard of the lot at 68 Albert Street is in keeping with proper heritage conservation practice and satisfies Brooklyn and College Hill HCD Plan Guideline 4.1 - Alterations to Heritage Buildings:

viii) New design of alterations may be permitted where they:

- do not harm, damage or remove valued heritage property, features and other distinguishing historical, architectural, streetscape or cultural features, and
- are of size, location and material that is compatible with the character of the property, building, landscape or streetscape.
- are compatible with, distinguishable from, and subordinate to the original.

ix) Construction comprising new freestanding building masses within the heritage conservation district should fit with the prevailing character of adjacent properties, landscaping and existing grades and be compatible in design, size, location, height, setback, orientation to the street, materials, roof type, and fenestration.

The design as presented does not pose a negative impact to the heritage attributes protected by the heritage district designation by-law. Heritage permit application HP20-0005 is now recommended for approval under section 42 of Part V of the Ontario Heritage Act.

## **Financial Implications**

None

## **Consultations**

At their meeting of September 9, 2020 Heritage Guelph carried a motion that indicated their support for the proposed design of the detached rear yard garage at 68 Albert Street and that any required changes to the design that are minor in nature may be authorized by the Senior Heritage Planner.

## **Strategic Plan Alignment**

### **Priority**

Building our future

### **Direction**

Continue to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here

### **Alignment**

The conservation of cultural heritage resources is aligned with building and maintaining vibrant and resilient communities

## **Attachments**

Attachment-1 Location of subject property

Attachment-2 Current image of subject property

Attachment-3 Proposed site plan and design for new detached rear yard garage

## **Report Author**

Stephen Robinson, Senior Heritage Planner, Planning Services

## **Departmental Approval**

Melissa Aldunate, MCIP, RPP, Manager, Planning Policy 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:**

Kealy Dedman, P.Eng., MPA

Deputy Chief Administrative Officer

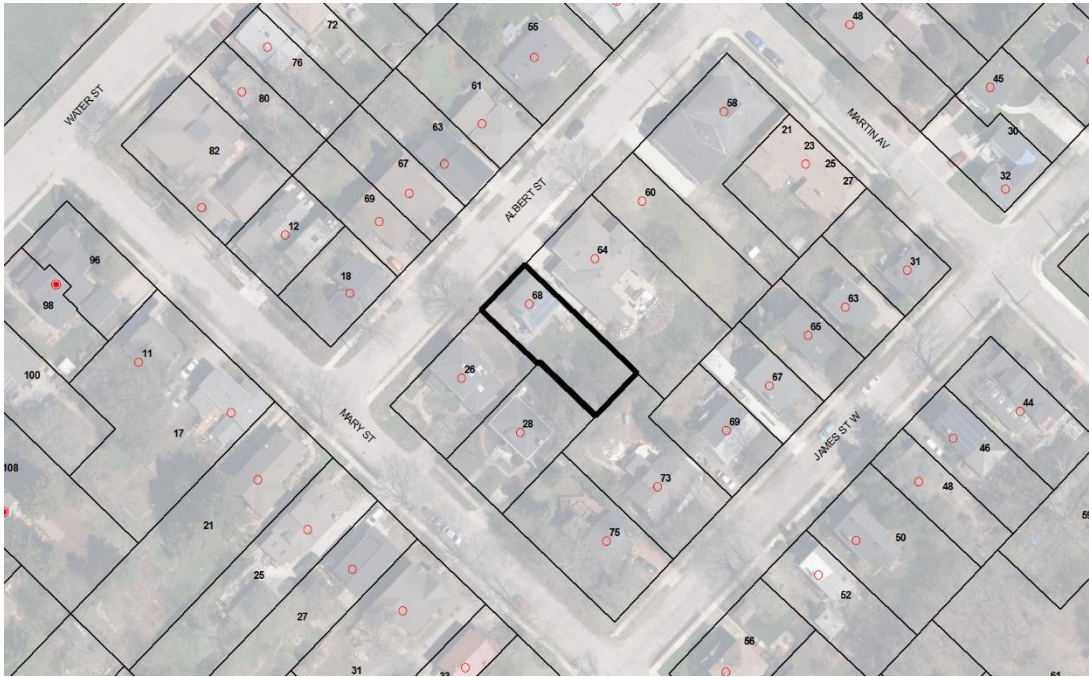
Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

kealy.dedman@guelph.ca



## ATTACHMENT-1 Location of subject property

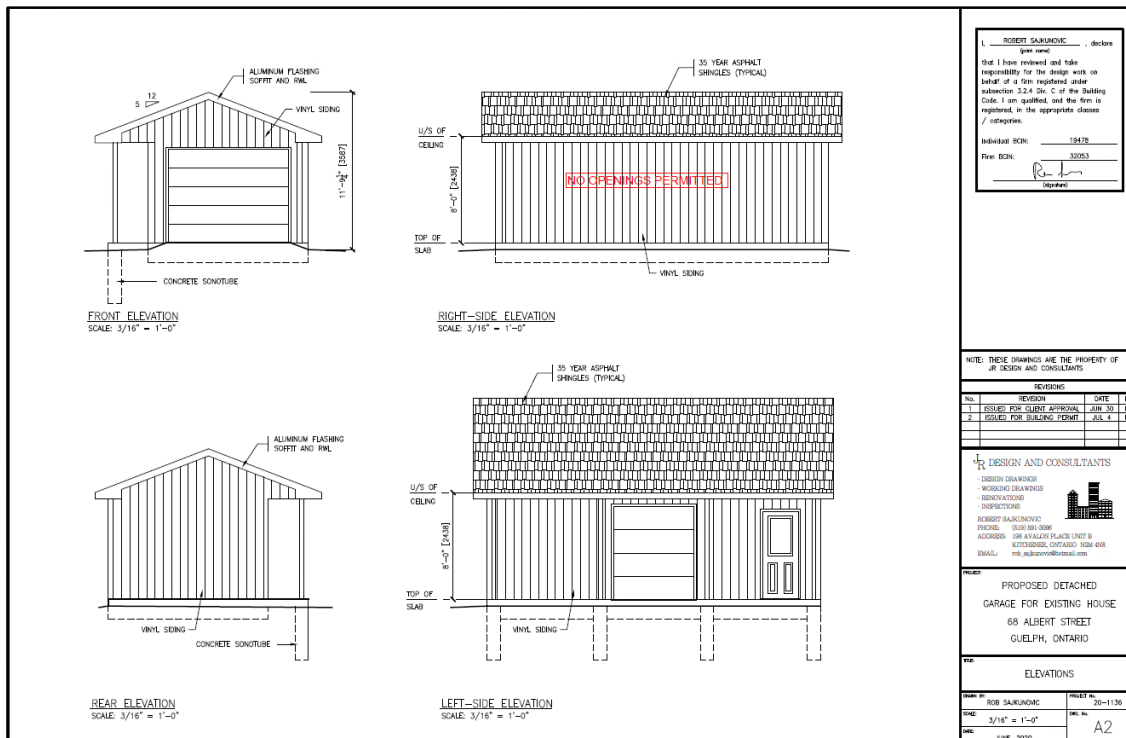
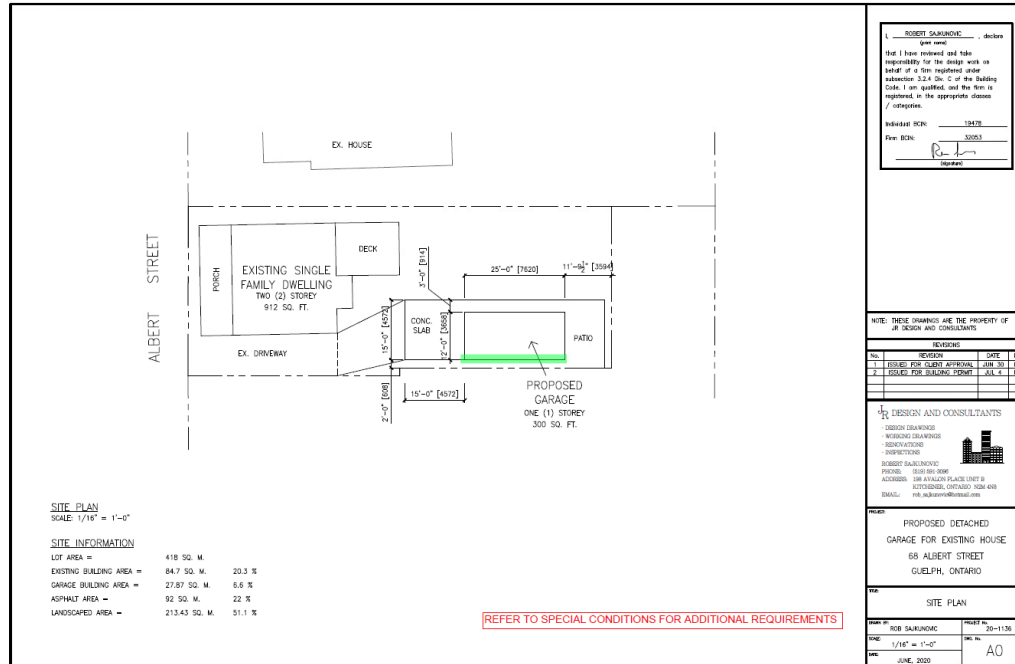


**ATTACHMENT-2 Current image of subject property**





# ATTACHMENT-3 Proposed site plan and design for new detached rear yard garage



# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, October 13, 2020
Subject	<b>Request for an Extension of Draft Plan of Subdivision Approval Nima Subdivision 635 Woodlawn Road East File: 23T-11503 Ward 2</b>

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## Recommendation

1. That in accordance with Section 51(33) of the Planning Act, the application by Astrid J. Clos Planning Consultants on behalf of the owners, Terra View Custom Homes Ltd. and Lambden Farm Trust for an extension to Draft Plan of Subdivision 23T-11503 approval, municipally known as 635 Woodlawn Road East be approved with a five (5) year lapsing date to November 18, 2025, subject to the original draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 18, 2015 contained in Attachment 4 of Infrastructure, Development and Enterprise Services Report 2020-151, dated October 13, 2020.
  2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 18, 2015 to update standard wording and new service area names and staff titles, update By-law numbers and allow transition to the City's assumption model.
  3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.
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## Executive Summary

### Purpose of Report

This report provides a staff recommendation to grant a five (5) year extension to approved draft plan of subdivision 23T-11503.

## **Key Findings**

Planning staff support the request for an extension to draft plan approval subject to administrative and technical amendments to the draft plan conditions approved by the former Ontario Municipal Board.

## **Financial Implications**

None arising from this report.

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## **Report**

### **Background**

On June 4, 2020 the City received a request from Astrid J. Clos Planning Consultants on behalf of the owners, Terra View Custom Homes Ltd. and Lambden Farm Trust for an extension to Draft Approved Plan of Subdivision 23T-11503.

The Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for the subject lands were approved by the former Ontario Municipal Board (OMB) in its Decision/Order on November 18, 2015.

### **Location**

The subject lands are located between Eramosa Road and Woodlawn Road East and to the east of Muskoka Drive. The subdivision has a total area of 14.723 hectares and consists of the following:

- 117 single detached lots
- 4 semi-detached units
- 61 on-street townhouse units
- 66 apartment units
- 86 residential units within mixed-use buildings including office and commercial uses
- 1 park block
- 3 open space blocks
- 2 stormwater management blocks
- hectare pumping station block

The Location Map and Orthophoto can be found in Attachment 1 and Attachment 2 to this report.

The subdivision will lapse on November 18, 2020, and the owner is requesting a five (5) year extension to November 18, 2025.

Phase 1A of the subdivision was registered as 61M-229 on January 8, 2019 and included 2 blocks zoned for commercial/residential purposes and 1 stormwater management block.

In the event the draft plan approval is not extended beyond November 18, 2020, the subdivision will lapse and there will be no planning approvals in place for the subdivision.

### **Official Plan Land Use Designations**

The applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment were received in 2011 and therefore were evaluated against the Greenlands system policies of the Official Plan. The existing Official Plan land

use designations that apply to the subject lands are "Low Density Greenfield Residential", "High Density Residential", "Mixed Office/Commercial", "Open Space and Park" and "Significant Natural Areas and Natural Areas" as shown in Attachment 5.

## Existing Zoning

The zoning for the subject lands was approved by the former OMB through its Decision/Order on November 18, 2015. Zoning for the subject lands permits a range of residential zones that permit single detached, semi-detached, townhouse and multiple residential units. There is also a park block, which is zoned "Neighbourhood Park" (P.2). The wetlands are zoned "Wetland" (WL) and the lands associated with stormwater management and associated setbacks and buffers are zoned "Conservation Land" (P.1). The existing zoning can be found in Attachment 6.

## Recommendation

Staff are recommending approval of the draft plan extension, subject to the draft plan conditions outlined in Attachment 4. The requested draft plan extension is supported on the basis that the plan remains an appropriate subdivision that will contribute towards meeting the intensification targets within the Greenfield Area as per "Places to Grow" policy. The draft plan continues to conform to the land use policies of the Official Plan and represents an appropriate subdivision development that is considered compatible with the surrounding neighbourhood in terms of its scale, intensity and design.

Planning staff support the request to extend draft plan approval with a 5 year lapsing date.

## Departmental and Agency Consultation

The Planning Act does not require a circulation to agencies for an extension of draft plan approval. The following internal City Departments/Divisions were circulated for input: Engineering, Environmental Planning and Parks Planning.

The following changes have been made to conditions 6 and 20 to allow transition to the construction of subdivision municipal services under the City's assumption model.

6. The Developer shall enter into an Engineering Services Agreement with the City, satisfactory to the City Engineer, **if required by the City Engineer**.
20. With the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, the Developer is responsible for the total cost of the design and construction of all municipal services within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including, **but not limited to**, such works as **lot grading and drainage**, sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City, including but not limited to reconstruction of Woodlawn Road along the frontage of the subdivision to an urban cross section and correcting the Woodlawn Road vertical curvature/sight distance limitation and constructing a left turn lane and sidewalk on Eramosa Road. This also includes the Developer paying the cost of the design, construction and removal of any works of a

temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses. **Prior to commencing construction, the Developer shall enter into a subdivision agreement with the City. The subdivision agreement shall, among other matters, require the Developer to post securities in a format approved by the City, in an amount of 100% of the estimated cost of constructing the municipal services to the satisfaction of the City. The Developer shall have a Professional Engineer administer the construction contract up to the end of the warrantee period and shall maintain the municipal services to the satisfaction of the City until assumption. Engineering, inspection and review fees will be collected based on the estimated cost of constructing the municipal services.**

The remaining conditions of draft plan approval included in Attachment 4 that apply to the subject lands remain relevant and include all of the same conditions approved by the former Ontario Municipal Board with administrative and technical revisions made to update standard wording and new service area names and staff titles. These revisions are considered to be minor and, therefore, no further notice under the Planning Act is required in accordance with Section 51(47) of the Planning Act.

### **Financial Implications**

None arising from this report.

### **Consultations**

A request for an extension to an approved draft plan of subdivision does not require public notification.

### **Strategic Plan Alignment**

#### **Priority**

Sustaining our future

#### **Direction**

Plan and Design and increasingly sustainable city as Guelph grows

#### **Alignment**

The draft plan of subdivision remains an appropriate subdivision that conforms to the land use policies of the Official Plan, which is the City's key document for guiding future land use and development.

### **Attachments**

Attachment 1 – Location Map

Attachment 2 - Orthophoto

Attachment 3 – Draft Approved Plan of Subdivision

Attachment 4 – Conditions of Draft Plan Approval

Attachment 5 – Official Plan Land Use Designations

Attachment 6 - Existing Zoning

## **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

## **Report Author**

Lindsay Sulatycki, MCIP, RPP, Senior Development Planner

## **This report was approved by:**

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260, extension 2395

krista.walkey@guelph.ca

## **This report was recommended by:**

Kealy Dedman, P. Eng., MPA

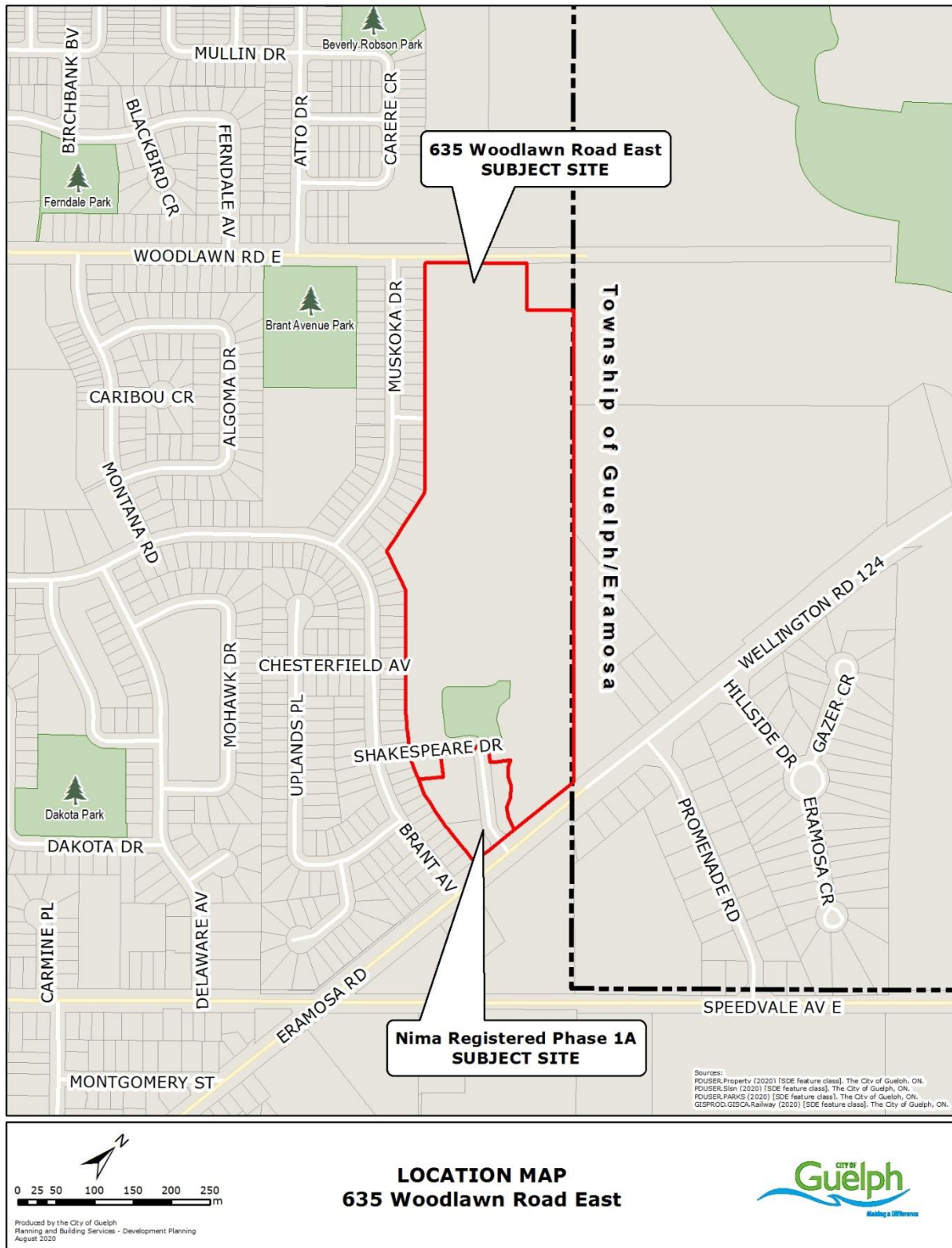
Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260, extension 2248

kealy.dedman@guelph.ca

## Attachment 1 – Location Map



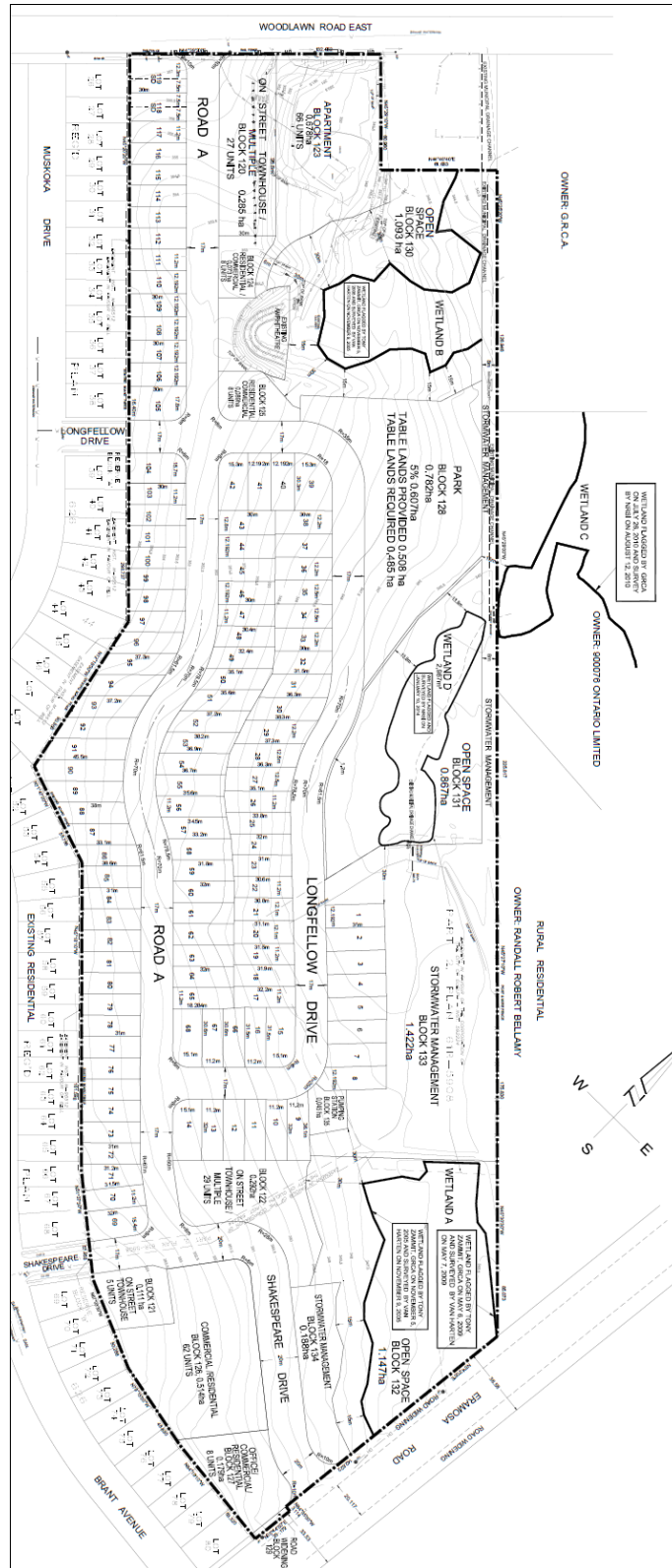


## Attachment 2 – Orthophoto





## Attachment 3 – Draft Approved Plan of Subdivision



## **Attachment 4 – Conditions of Draft Plan Approval**

1. That this approval applies only to the revised draft plan of subdivision prepared by Astrid J. Clos Planning Consultants, Project No. 0555, dated September 25, 2015, including road widenings and reserves.

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

2. The Developer shall complete a tree inventory, preservation and conservation plan, satisfactory to the General Manager of Planning and Building Services and City Engineer, in accordance with the City of Guelph By-law (2010)-19058, prior to any tree removal, grading or construction on the site.
3. The Developer shall obtain a Site Alteration Permit in accordance with City of Guelph By-law (2016)-20097 to the satisfaction of the City Engineer if grading/earthworks are to occur prior to entering into the subdivision agreement.
4. The Developer shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
5. The Developer agrees that no work, including, but not limited to tree removal, grading or construction, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a Subdivision Agreement with the City.
6. The Developer shall enter into an Engineering Services Agreement with the City, satisfactory to the City Engineer, if required by the City Engineer.
7. The Developer shall prepare an overall site drainage and grading plan, satisfactory to the City Engineer, for the entire subdivision. The approved overall grading plan shall be the basis for any site specific grading plan to be submitted prior to the issuance of any building permit within the subdivision.

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

8. The Developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
9. The Developer shall provide a qualified environmental inspector, satisfactory to the City, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures. The inspector shall report on their findings to the City.
10. The Developer shall ensure that any domestic wells located within the lands be properly decommissioned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any boreholes drilled for hydrogeological or geotechnical investigations must also be properly abandoned.

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

11. The Developer shall submit a detailed Storm Water Management Report and Plans to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quantity and quality in accordance with Ministry of the Environment and Climate Change Stormwater Management Guidelines, Provincial Guidelines, the City's "Design Principles for Storm Water Management Facilities" and the Storm Water Management Design Report. Maintenance and operational requirements for any control and/or conveyance facilities must be described.
12. The Developer shall submit a Hydrogeological Study to the satisfaction of the City Engineer which shows how pre-development infiltration will be maintained under post-development conditions.
13. The Developer shall stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the release of the development agreement on the block/lot so disturbed.
14. The Developer acknowledges and agrees that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the City Engineer.
15. The Developer shall prepare an Environmental Implementation Report (EIR) based on terms of reference approved by the City and Grand River Conservation Authority (GRCA).
  - a. The EIR will provide details with respect to: stormwater management and wetland water balance mitigation; hydrogeological related details confirming that predevelopment infiltration rates will be maintained post development, including a post construction monitoring program and baseline information; detailed tree management plans including compensation plans, detailed habitat management plans including any invasive species management, buffer enhancement/design and mitigation plans for the terrestrial crayfish habitats; detailed landscape plans (by an accredited landscape architect); detailed design and mitigation plans to support the trail and detailed trail design; a salt management plan; and, a monitoring plan with identified thresholds as well as any other information to implement recommendations from the Environmental Impact Study dated July 14, 2015. As well, the EIR will include: grading, drainage and erosion and sediment control plans, baseline data to inform an effectiveness monitoring program and will address the Grand River Conservation Authority comments from their letter dated June 11, 2015.
  - b. The Developer shall implement all recommendations of the EIR to the satisfaction of the City and GRCA.
16. Prior to any construction or grading on the lands, the Developer shall submit a Phase 1 Environmental Site Assessment in accordance with the Record of Site Condition regulation (O. Reg. 153/04 as amended), describing the current

conditions of the property to the satisfaction of the City. The City also requires the Qualified Person responsible for preparing the Phase I Environmental Site Assessment to submit a reliance letter to indicate that, despite any limitations or qualifications included in the report, the City is authorized to rely on all information and opinion provided in the report.

17. If contamination is found, prior to any construction or grading on the lands, the Developer shall complete the following at the Developer's expense:
  - a) Submit all environmental assessment reports, including reliance letter, prepared in accordance with the Record of Site Condition (O. Reg. 153/04, as amended) describing the current conditions of the land to be developed and the proposed remedial action plan to the satisfaction of the City;
  - b) Complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be developed meet the Site Condition Standards of the intended land use; and,
  - c) File a Record of Site Condition on the Provincial Environmental Registry for lands to be developed and submit the MOECC acknowledgement letter for the Record of Site Condition to the satisfaction of the General Manager/City Engineer.

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

18. That any dead ends and open sides of road allowances created by the draft plan be terminated in 0.3 metre reserves, which shall be conveyed to the City at the expense of the Developer.
19. The Developer shall have engineering drawings and final reports prepared for the approval of the City Engineer.
20. With the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, the Developer is responsible for the total cost of the design and construction of all municipal services within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including, but not limited to, such works as lot grading and drainage, sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City, including but not limited to reconstruction of Woodlawn Road along the frontage of the subdivision to an urban cross section and correcting the Woodlawn Road vertical curvature/sight distance limitation and constructing a left turn lane and sidewalk on Eramosa Road. This also includes the Developer paying the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses. Prior to commencing construction, the Developer shall enter into a subdivision agreement with the City. The subdivision agreement shall, among other matters, require the Developer to post securities in a format approved by the City, in an amount of 100% of the estimated cost of constructing the municipal services to the satisfaction of the City. The Developer shall have a Professional Engineer administer the construction contract up to the end of the warrantee period and shall maintain the municipal services to the

satisfaction of the City until assumption. Engineering, inspection and review fees will be collected based on the estimated cost of constructing the municipal services.

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

21. The Developer shall be responsible for a one-time payment to the City to operate and maintain the subdivision sanitary pumping station for a period of 20 years beyond final acceptance to the satisfaction of the City Engineer.
22. The Developer agrees that no development will be permitted on the lands unless there is adequate sanitary capacity in the downstream sewer system to the satisfaction of the City Engineer. The Developer shall undertake, at the Developer's expense, a sanitary servicing plan that will include flow monitoring in the receiving system prior to detailed design of the sanitary sewer for the subdivision. The plan shall be prepared to the satisfaction of the City Engineer and the results of the monitoring shall establish that there is adequate downstream capacity to receive the subdivision flows and that there will be no surcharging in the downstream system due to flows from the subdivision. If surcharging is identified as a possibility then the Developer shall undertake, at the Developer's expense for the proportionate share attributed to the development, improvements to the system as required to prevent surcharging to the satisfaction of the City.
23. The Developer shall submit a Geotechnical Report to the satisfaction of the City Engineer which describes the potential impact of groundwater and provides recommendations for pavement design and pipe bedding.
24. The Developer shall submit a Traffic Impact Study including sight line distances and daylighting triangles at the street corners to the satisfaction of the City Engineer and shall implement the recommendations of the Study to the satisfaction of the City Engineer.
25. The Developer shall supply and erect street name and traffic control signs in the subdivision, to the satisfaction of the City.
26. The Developer shall prepare a street tree planting plan within the subdivision and implement such plan to the satisfaction of the City.
27. The Developer shall pay to the City the cost of installing bus stop pads at locations to be determined by Guelph Transit.
28. The Developer shall provide an On-street Parking Plan for the subdivision to the satisfaction of the City Engineer.
29. Overall Grading Plans for all corner building lots, as determined by the City, shall be submitted for approval of driveway location by the City.
30. The Developer shall pay the cost of the installation of one Second Order, Geodetic Benchmark within the proposed subdivision to the satisfaction of City Engineer.

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

31. The Developer shall be responsible for the cost of design and development of the "Basic Park Development" according to the City of Guelph's current "Specifications for Basic Parkland Development", which includes clearing, grubbing, site grading and surface drainage, fine grading, topsoil and sodding of the Park block and installation of hydro, water, sanitary and storm drainage servicing up to the Park block property line to the satisfaction of the Deputy CAO of Public Services. This shall include the submission of drawings for approval by the City. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the Basic Park Development to the satisfaction of the Deputy CAO of Public Services.
32. The Developer shall be responsible for the cost of design and development of the demarcation of all lands to be conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings for approval by the City and the administration of the construction contract up to the end of 2 year warrantee period by a full member (with seal) of Ontario Association of Landscape Architects (OALA) to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.
33. The Developer shall be responsible for the cost of design and implementation of the Open Space Works and Restoration in accordance with the approved Environmental Implementation Report and 'Landscape Plans' to the satisfaction of the Deputy CAO of Public Services. This shall include the submission of drawings for approval and the administration of the construction contract up to the end of the warrantee period completed by a full member (with seal) of the Ontario Association of Landscape Architects (OALA) to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City's estimate for the cost of the Open Space works and restoration works for the City lands to the satisfaction of the Deputy CAO of Public Services.
34. The Developer shall design and develop the Storm Water Management Facility Landscaping and Signage in accordance with the City's current "Design Principles for Storm Water Management Facilities" to the satisfaction of the Deputy CAO of Public Services. This shall include the submission of drawings for approval and the administration of the construction contract up to the end of the 2 year warrantee period to be completed by a full member (with seal) of the Ontario Association of Landscape Architects (OALA) to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City's estimate for the cost of the landscaping and signage work within SWM Blocks to the satisfaction of the Deputy CAO of Public Services.

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

35. The Developer shall be responsible for the design of the Pedestrian/ Multi-use Trail System, according to the City of Guelph's current trail standards, from Eramosa Road to Woodlawn Road East through the Open Space and Stormwater Management Blocks, through the boulevard along Longfellow Drive and through the 673 Woodlawn Road East property, to the satisfaction of the Deputy CAO of Public Services. . This shall include identifying the trail system, detailed layout, grading and drainage, planting design including interpretative and educational signage and submitting drawings completed by a full member (with seal) of the Ontario Association of Landscape Architects (OALA) for City approval to the satisfaction of the Deputy CAO of Public Services to be to the satisfaction of the Deputy CAO of Public Services.
36. The Developer shall be responsible for the cost of development of the "Basic Trail Development" e.g. rough grading and any associated infrastructure (bridges and abutments, guard and hand rails, retaining walls etc.) as outlined in the Local Service Policy under City's Development Charges By-law of the Pedestrian Trail System from Eramosa Road to 673 Woodlawn Road East through the Open Space and Stormwater Management Blocks, through the boulevard along Longfellow Drive and through to the 673 Woodlawn Road East property to the satisfaction of the Deputy CAO of Public Services. The Developer will be responsible for any associated infrastructure to support the trail that will be constructed by the City within the 673 Woodlawn Road East property. This shall include submitting drawings for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the 'Basic trail development' to the satisfaction of the Deputy CAO of Public Services.
37. The Developer shall be responsible for the equivalent cost of the 1.5 metre wide concrete sidewalk towards the construction of the 3 metre wide asphalt paved 'Boulevard Trail' within the Longfellow Drive road right-of-way.
38. The Developer shall provide a digital file in AutoCAD - DWG format containing the as built information: parcel fabric, street network, grades and contours and landscaping of the park, trails, open space and storm water management blocks.
39. The Developer shall install, at no cost to the City, 1.5 m high black vinyl chain link fencing, or an alternative form of fencing to the satisfaction of the City, adjacent to Blocks 122, 123, 125, 133 and 135 and Lots 1 through 9. The Developer further agrees that the fencing will be installed following grading operations of the subdivision in accordance with the current standards and specification of the City and to the satisfaction of the Deputy CAO of Public Services. Further, all property lines must be accurately surveyed and clearly marked in the field prior to establishing all fence line locations. Fences shall be erected directly adjacent to the established property line within the City owned lands.

### **Conditions to be met prior to registration of the plan**

40. Prior to Basic Parkland Development acceptance by the City, the Developer shall submit a Geotechnical Investigations Report, prepared by a geotechnical engineer certifying that all fill placed on the Parkland has adequate structural capacity to support play structures, swings, pathways, paved courts, sun shelter and other park elements that require footings and foundations, to the satisfaction of the Deputy CAO of Public Services. This report shall include the following information; block number, locations of test pits, depth of topsoil and fill and top elevations of fill.
41. Prior to Basic Parkland Development acceptance by the City, the Developer shall submit a report prepared by a professional engineer certifying that the parkland grading and site servicing have been constructed in accordance with the approved Grading, Drainage and Servicing Plan and Parks Planning Specifications including property demarcation and sodding and are functioning as designed. This report shall be accompanied by as-built Grading drainage and Servicing Plan stamped by the Engineer. The Developer shall also submit the as-built grading, drainage and servicing plan in AutoCAD format to the satisfaction of the Deputy CAO of Public Services.
42. Prior to Basic Parkland Development acceptance by the City, the Developer shall provide a written Topsoil Test Report from a recognized laboratory confirming topsoil compliance with the Parks Planning specifications. The testing shall include, but is not limited to nutrient levels, organic content, heavy metals and pesticides/herbicides (such as Atrazine).
43. The Developer shall obtain approval of the City with respect to the availability of adequate water supply and sewage treatment capacity, prior to the registration of the plan, or any part thereof.
44. The Developer shall enter into a Subdivision Agreement, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
45. The Developer will undertake a post-development monitoring program as detailed in the Environmental Implementation Report to the satisfaction of the General Manager of Planning and Building Services. Prior to registration, the Developer shall provide the City with a letter of credit for 25% of the approved cost estimate for the post-development monitoring program.
46. That the road allowances included in the draft plan be shown and dedicated at the expense of the Developer as public highways and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria – July 23, 1993".
47. That all easements, blocks and rights-of-way required within or adjacent to the proposed subdivision be conveyed clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such



Postponement shall be registered on title by the City at the expense of the Developer.

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

49. The Developer shall pay Development Charges to the City in accordance with By-law Number (2019) - 20372, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board as amended from time to time, or any successor by-laws thereto.

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

50. The Developer shall erect and maintain signs at specified entrances to the subdivision showing the proposed land uses and zoning of all lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the zoning of all lands abutting the subdivision, inquiries should be directed to Planning Services, City Hall." The sign is to be resistant to weather and vandalism.

51. The Developer shall place the following notifications in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title:

- a) "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that abutting City owned lands may be fenced in accordance with the current standards and specifications of the City."
- b) "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into Blocks 130, 133, 134 and 135 and Blocks 122, 123, 125 and Lots 1 through 9 that abut these Blocks and Lots."
- c) "Purchasers and/or tenants of all lots or units are advised that a public trail will be installed or exists abutting or in close proximity to Blocks 122, 123, 125, Lots 1 through 9 and that public access to this trail will occur in between Block 135 and Lot 9 and east of Block 125 and north of Lot 1."
- d) "Purchasers and/or tenants of all Lots and Blocks are advised that the Stormwater Management Block has been vegetated to create a natural setting. Be advised that the City will not carry out routine maintenance such as grass cutting. Some maintenance may occur in the areas that are developed by the City for public walkways, bikeways and trails."
- e) "Purchasers and/or tenants of all lots are advised that the Open Space Block has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system."
- f) "Purchasers and/or tenants of all lots are advised that the Park Block has been designed for active public use and may include sports fields, playgrounds, trails and other park amenities. Be advised that the City may

carry out regular maintenance such as grass cutting. Periodic maintenance may also occur from time to time to support the park functions.”

- g) “Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space, storm water management and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of 1.5 m high black vinyl chain link fence or an alternative form of fencing approved by the City adjacent to Lots 1 through 9 and Blocks 122, 123, 125, 131, 133 and 135.” The Developer shall also send written notification of proposed demarcation types to any existing homeowners in lots adjacent to open space, storm water management and park blocks.”
- h) “Purchasers and/or tenants of specified lots are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard.”
- i) “Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Developer for the planting of trees on City boulevards in front of residential units does not obligate the City, nor guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling.”
- j) “Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic.”
- k) “Purchasers and/or tenants of all lots or units are advised that the boundaries of the Open Space and Stormwater Management Blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy.”
- l) “Purchasers and/or tenants of Lots 20, 21, 27, 28, 34 and 35 are advised that their Lot may contain a rear yard catch basin and storm lateral. Buildings or other structures (excluding fences) are not permitted within 1.5 metres of the side yard containing the storm lateral. Purchasers and/or tenants are further advised that the rear yard catch basin and storm lateral shall not be removed or altered in any way.”
- m) “Purchasers and/or tenants of Lots 20, 21, 27, 28, 34 and 35 are advised that any future maintenance of the rear yard catch basin and storm lateral is the responsibility of the homeowner.”

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

- 52. The Developer agrees to provide temporary signage describing the existing/proposed park, open space, trail and required fencing on all entrance signs for the development, at the street frontage of Park Block 128 and Open

Space Block 132 and entrance/exits of trails, to the satisfaction of the Deputy CAO of Public Services. The signage shall:

- i. advise prospective purchasers of dwellings in the area of the type of park, open space and/or trail and level of maintenance of these parcels of land by the City;
- ii. clearly state that the maintenance of the park block and/or trail are the responsibility of the Developer until such time as the City accepts the park and/or trail, and partially releases the associated Letter of Credit;
- iii. clearly state that all questions relating to the maintenance of the park block and/or trail shall be directed to both Developer and the City; and,
- iv. be erected when rough grading on and adjacent to the building lots has begun and must be maintained by the Developer until acceptance of the Blocks by the City.

53. The Developer further agrees that the proposed park block, open space block(s), trails and fencing be identified on any marketing or promotional materials.

54. The Developer shall dedicate Open Space Blocks 130, 131 and 132 and Stormwater Management Blocks 133 and 134 and Pumping Station Block 135 to the City.

55. The Developer shall dedicate Block 128 as Parkland in accordance with the provisions of City of Guelph's Parkland Dedication by-law (2019)-20366 as amended by By-law (2019)-20380, or any successor thereof.

56. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.

57. The Developer shall ensure that street lighting and underground wiring shall be provided throughout the subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc.

58. The Developer shall pay to the City, the total cost of reproduction and distribution of the Guelph Residents Environmental Handbook, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.

### **Conditions to be met prior to the issuance of building permits**

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

60. Prior to the issuance of a building permit, the Developer shall provide the City with written confirmation from the Engineering Department of Guelph Hydro that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.

61. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below

proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable Zoning By-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.

62. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan of subdivision in accordance with applicable provisions contained in the Ontario Building Code.

### **Agency Conditions**

63. That prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the Grand River Conservation Authority:
- a) A detailed stormwater management report in accordance with the 2003 Ministry of Environment Report entitled, "Stormwater Management Practices Planning and Design Manual." This report should include geotechnical information addressing the infiltration potential on the site. In addition, a storm-servicing plan for the site should be included. Items to be addressed in the final Stormwater Management Report are included in GRCA comments dated June 11, 2015.
  - b) An erosion and siltation control plan in accordance with the Grand River Conservation Authority Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.
  - c) Detailed lot grading and drainage plans showing existing and proposed grades.
  - d) An Environmental Implementation Report (EIR). The EIR should include the above noted reports, monitoring and mitigation outlined in the EIS.
  - e) A Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit under Ontario Regulation 150/06 for any proposed works within the regulated area.
64. The Developer and the Wellington Catholic School Board shall reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
65. The Developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.

66. The Developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

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

67. The Developer and the Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising perspective residents that students may be directed to schools outside the neighbourhood.

68. The Developer shall satisfy all requirements and conditions of Canada Post including: advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer / subdivider / builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.

### **Administration**

69. That prior to the registration of all or any portion of the plan, the Wellington Catholic District School Board shall advise the City in writing how condition 64 has been satisfied.

70. That prior to the registration of all or any portion of the plan, Upper Grand District School Board shall advise the City in writing how conditions 65, 66 and 67 have been satisfied.

71. That prior to the registration of all or any portion of the plan, Guelph Hydro Electric Systems Inc, shall advise the City in writing how conditions 47, 57 and 60 have been satisfied.

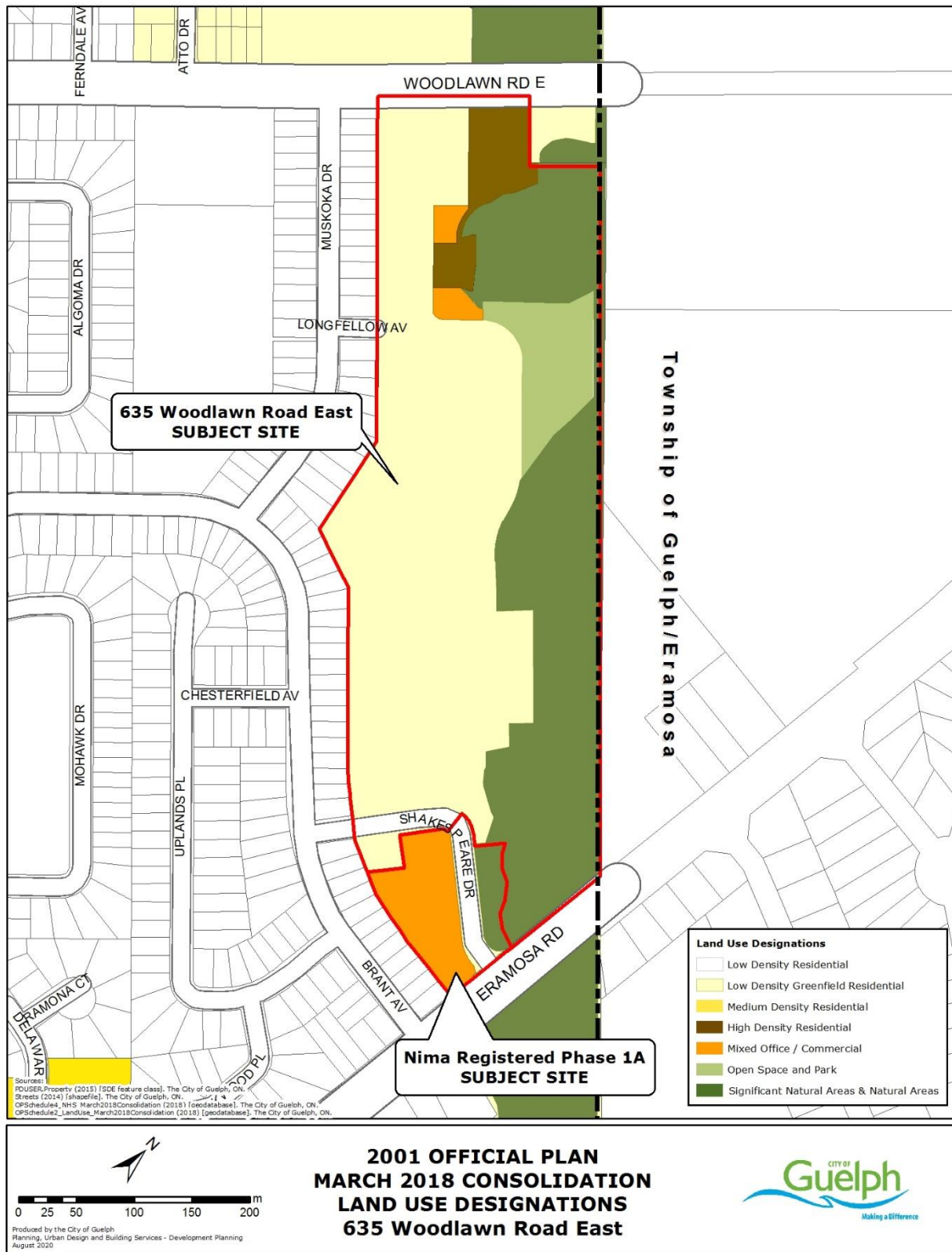
72. That prior to the registration of all or any portion of the plan, Canada Post shall advise the City in writing how condition 68 has been satisfied.

73. That prior to the registration of all, or any portion of, the plan, the Grand River Conservation Authority shall advise the City in writing, how Conditions 15 and 63 have been satisfied."

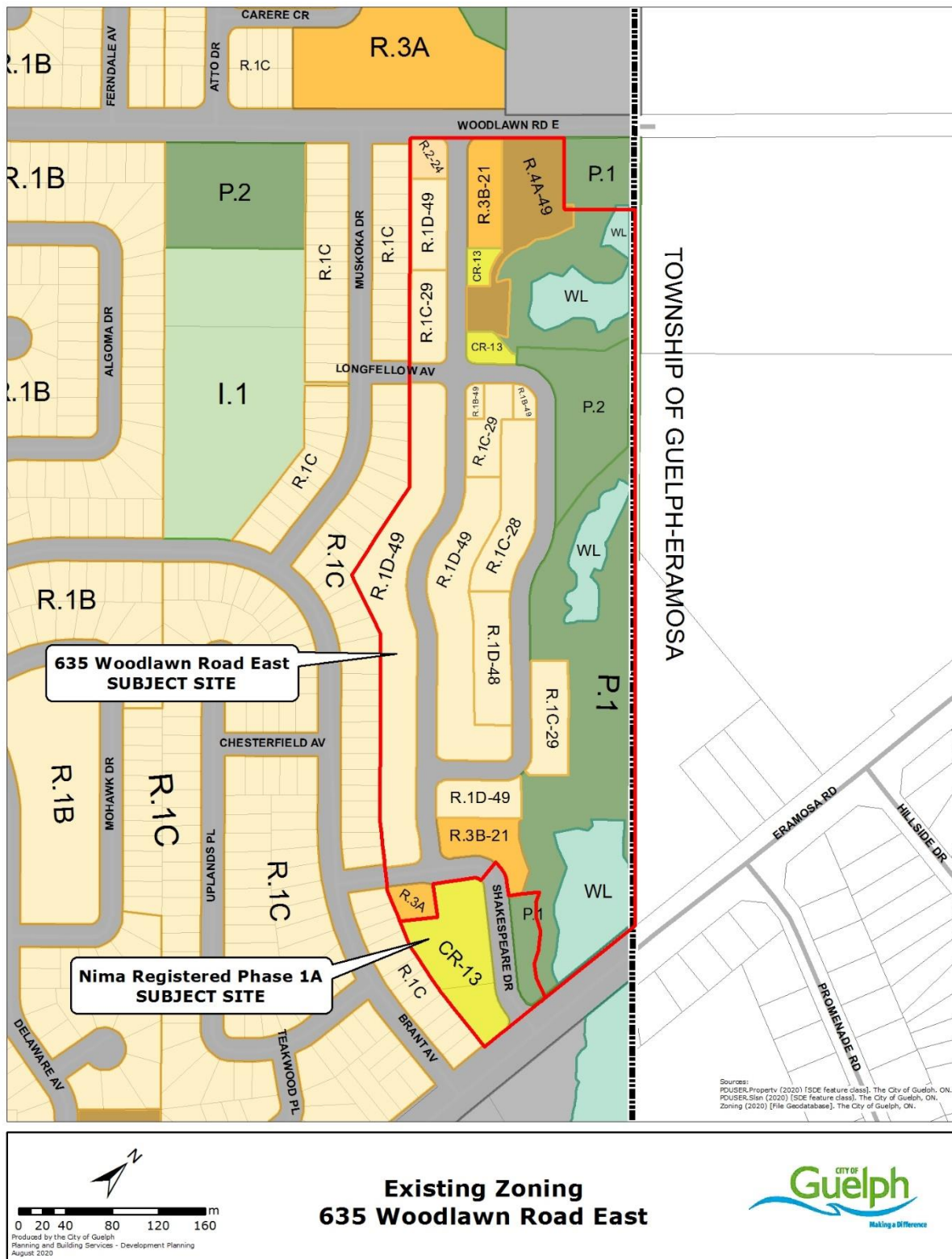
### **Notes:**

That this Draft Plan Approval shall lapse on November 18, 2025.

## Attachment 5 – Official Plan Land Use Designations



## Attachment 6 – Existing Zoning



# Staff Report

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To	<b>City Council</b>
Service Area	Public Services
Date	Tuesday, October 13, 2020
Subject	<b>Pandemic Response – Bylaw Exemption</b>

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## Recommendation

1. That Council enact the attached draft amending bylaw, amending the City's Parkland Dedication Bylaw 2019-20366 ("PDBL") to add to the exempt categories "Industrial or Commercial Development or Redevelopment that has as its principal purpose compliance with the recommendations of public health in respect of physical distancing, screening and/or testing for COVID-19, and/or the production of urgently required safety equipment and supplies for the primary purpose of supplying the local, provincial, national, and/or international response to the COVID-19 pandemic."

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## Executive Summary

### Purpose of Report

To recommend to Council an addition to the existing list of Parkland Dedication Bylaw (PDBL) principled exemptions to ensure that essential businesses can continue to function safely in the COVID-19 pandemic.

### Key Findings

The PDBL was designed to ensure that where development and redevelopment results in commercial, industrial and residential growth, the City obtains parkland or cash-in-lieu of parkland to support the costs to the City of that growth. This practice ensures that as the city grows, the park system grows with it.

Businesses may need to react to the pressures of the COVID-19 pandemic and install measures that protect employees and customers so they can continue to operate in a safe manner.

Development or redevelopment of facilities to accommodate new work safety requirements, while maintaining current production levels, should not be considered growth for purposes of the PDBL.

Under the PDBL, Council has delegated to the Deputy Chief Administrative Officer Public Services the authority and discretion to apply listed exemptions, such as for the replacement of buildings destroyed due to fire or other accidental cause beyond the control of the owner, where there is no resulting intensification.

This amendment would similarly ensure that parkland dedication costs do not inhibit Guelph employers and producers from redeveloping their sites to comply



with public health guidance for the safety of workers and/or from pivoting their operations to develop or increase production of materials and products with the primary purpose of supplying the local, provincial, national, and/or international response to the COVID-19 pandemic.

### **Financial Implications**

There are no financial implications expected from this exemption. This exemption will only capture commercial or industrial growth where COVID-19 prevention is the primary purpose, not an ancillary effect. Works that expand general capacity or which are being proposed as general, non-specific development or redevelopment, as those terms are defined in the PDBL, will not be exempt. To the extent that there is any permanent benefit to a business of an exemption from parkland dedication while retooling for urgently-needed COVID-19 supplies, the loss of parkland dedication or cash-in-lieu will be substantially offset by the financial and health benefits to the City and its residents in aiding in the fight of COVID-19.

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### **Report**

Industrial and commercial enterprises play an important role in providing employment and essential goods and services to the local and broader community. These services are critical to community health and well-being during the COVID-19 pandemic. Staff recommend that businesses that need to adjust or modify facilities to remain operational and continue to provide employment and essential goods and services in the midst of the pandemic should not be burdened with fees that are typically associated with commercial, industrial, and residential growth.

The proposed amendment to the PDBL will allow essential businesses to focus capital resources on remaining operational and securing the safety of their employees and customers. Similar to the existing exemption for fire-damaged premises, this exemption will ensure that the City avoids applying the bylaw in a way that inhibits an appropriate COVID-19 response and/or which appears to be opportunistic in collecting fees for facility expansion that is not related to growth.

The PDBL contains other similar principled exemptions, such as an exemption for buildings that are being rebuilt because of a loss due to fire. This exemption exists because this construction is not related to growth and does not increase the need for parkland, but rather maintains the existing service level. On an ethical level, this exemption exists to avoid further financial burden to individuals or entities that are attempting to recover from a tragedy.

By adding a COVID-19-specific exemption to the list of existing principled exemptions in section 33 of the PDBL, Council will empower staff under the oversight of the Chief Administrative Officer Public Services to apply the exemption when it is appropriate. This will allow staff to ensure efficient and timely evaluation of development or redevelopment applications as they come forward, and to exempt those developments and redevelopments specifically targeted at COVID-19 adaptations.

The alternative to enacting a principled exemption would be to require a proponent submission and Council resolution in each specific case. That would impose delay and possibly inhibit urgently required adaptations to the COVID-19 pandemic. It would also result in increased staff and proponent costs and Council time. Staff are familiar with and proficient in the application of principled exemptions and the

proposed amending bylaw is an efficient and effective response to an emergent concern.

## **Financial Implications**

There are no financial implications from this exemption. This exemption will not capture commercial or industrial growth where COVID-19 prevention is only an ancillary effect, only where it is the primary purpose. Works that expand general capacity or which are general, non-specific development or redevelopment, as those terms are defined in the PDBL, will not be exempt. To the extent that there is any permanent benefit to a business of an exemption from parkland dedication while retooling for urgently-needed COVID-19 supplies, the loss of parkland dedication or cash-in-lieu will be substantially offset by the financial and health benefits to the City and its residents of aiding in the fight of COVID-19.

## **Consultations**

This amendment of the PDBL to provide for a principled exemption in response to COVID-19-driven redevelopment is recommended, in consultation with Legal staff, to ensure compliance with local and provincial legislation.

## **Strategic Plan Alignment**

Powering our future: supporting businesses as they adapt to changing workforce needs.

Building our future: Creating greater impact by aligning our efforts with local and provincial partners.

## **Attachments**

Attachment-1: Draft amending bylaw 2020 20531

## **Departmental Approval**

Krista Walkey, General Manager, Planning & Building Services

Allison Thornton, Associate Solicitor, Legal Realty & Court Services

Tara Baker, General Manager, Finance/City Treasurer

## **Report Author**

Luke Jefferson, Manager, Open Space Planning

## **This report was approved by:**

Gene Matthews

Acting General Manager, Parks  
Public Services

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**This report was recommended by:**

Colleen Clack

Deputy Chief Administrative Officer

Public Services

519-822-1260 extension 2588

colleen.clack@guelph.ca

## **The Corporation of the City of Guelph**

### **By-law Number (2020) - 20531**

A By-law of The Corporation of the City of Guelph providing for principled exemptions from the requirement to pay parkland dedication in respect of developments or redevelopments in specific response to the COVID-19 pandemic.

WHEREAS the ongoing COVID-19 pandemic continues to evolve and is causing significant impacts on human health across the world and locally in Guelph;

AND WHEREAS in response to the COVID-19 pandemic, businesses and organizations have been required to make operational, physical, and structural changes to their operations to provide for physical distancing, screening and testing, and for the production of urgently required safety equipment and supplies;

AND WHEREAS it is the policy of Council to provide support to businesses and organizations to facilitate these structural and operational adaptations to the COVID-19 emergency;

AND WHEREAS under section 42 of the *Planning Act* (Ontario) as amended, 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 Guelph's Parkland Dedication By-Law (2019)-20366 (the "PDBL") enacted pursuant to section 42 of the *Planning Act* defines "development" and "redevelopment" for this purpose, and sets out in section 33 thereof a list of principled exemptions for development and redevelopment for which the conveyance of land or payment of cash-in-lieu thereof is not required;

AND WHEREAS the PDBL expressly reserves to Council the right and authority to create additional categories of development and redevelopment activities which are exempt from the requirement to convey land or to pay cash-in-lieu thereof;

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

1. Paragraph 33 of the PDBL is amended by adding the following new subparagraph between subparagraphs (h) and (i) thereof:

(h.1) Industrial or Commercial Development or Redevelopment that has as its principal purpose compliance with the recommendations of public health in respect of physical distancing, screening and/or testing for COVID-19, and/or for the production of urgently required safety equipment and supplies for the primary purpose of supplying the local, provincial, national, and/or international response to the COVID-19 pandemic.

**Passed this [day of the month] day of [month], 20XX.**

**Cam Guthrie, Mayor**

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

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, October 13, 2020
Subject	<b>Statutory Public Meeting Report 66 Duke Street Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS20-008 Ward 1</b>

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## Recommendation

1. That report 2020-134 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-008) by GSP Group Inc., on behalf of the owner, IT Enterprises Inc., to permit a 22 unit, four storey apartment building on the lands municipally known as 66 Duke Street and legally described as Part of Lots 86, 87 & 88, Registered Plan 161, City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2020, be received.
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## Executive Summary

### Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications submitted for the lands municipally known as 66 Duke Street to permit a 4 storey apartment building containing 22 apartment units. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

### Key Findings

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

### Financial Implications

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

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## Report

### Background

Applications for an Official Plan Amendment and a Zoning By-law amendment have been received for the property municipally known as 66 Duke Street from GSP Group Inc. on behalf of the property owner, IT Enterprises Inc. The applications were

received by the City on August 14, 2020 and were deemed to be complete on September 4, 2020.

## **Location**

The subject site is approximately 0.147 hectares in size and located on the east side of Duke Street, between Alice Street and Elizabeth Street (see ATT-1 and ATT-2 for Location Map and Orthophoto). The site currently contains an industrial building that is proposed to be demolished. Surrounding land uses include:

- To the north, a large industrial site with a mix of industrial uses;
- To the south and east, a variety of single detached dwellings fronting onto Duke Street and Alice Street;
- To the west, across Duke Street there are a flower shop, a parking lot and a small commercial building.

## **Existing Official Plan Land Use Designations and Policies**

The site is designated as 'Residential 1' in the Downtown Secondary Plan (DSP). The 'Residential 1' designation is intended for residential neighbourhoods within the downtown area and low-rise forms of housing, including detached and semi-detached houses, townhouses and apartment buildings. A maximum density of 100 units per hectare is permitted together with a height range of two to four storeys. Further details of this designation are included in Attachment 3.

The site is also within the Two-Zone Flood Fringe, which includes lands that are outside the floodway but within the regulatory floodlines. Redevelopment is permitted in this area, but requires floodproofing to the regulatory flood level as regulated by the Grand River Conservation Area.

## **Proposed Official Plan Amendment**

The applicant is proposing a site specific Official Plan Amendment to permit a maximum net density of 150 units per hectare.

## **Existing Zoning**

The subject site is currently zoned "B.4.1" (Specialized Industrial) Zone, which permits only storage and warehousing as uses. The existing zoning is shown in Attachment 4.

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

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current "B.4-1" (Specialized Industrial) Zone to an "R.4D-???" (Specialized Infill Apartment Zone) to permit the redevelopment of the site as a four storey apartment building containing 22 apartment units. Specialized regulations are required for to permit additional density, an increase in Floor Space Index (FSI), reductions in minimum side yards and rear yard, and reductions in the amount of off-street parking, and parking space dimensions. See Attachment 5 for more details on the proposed regulations.

## **Proposed Development**

The applicant has proposed to redevelop the site as a four storey apartment building containing 22 apartment units. The development is proposed to contain 22 parking spaces within a ground floor garage. Vehicular and pedestrian access to the site is from Duke Street.

The proposed site concept plan is shown in Attachment 6.

## **Supporting Documents**

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by GSP Group, dated March, 2020;
- Urban Design Brief, prepared by GSP Group, dated March, 2020;
- Drawing Package, prepared by SRM Architects, dated March 18 2020;
- Parking Justification Letter, prepared by Salvini Consulting, March 20, 2020;
- Functional Servicing and Stormwater Management Report and Plans, prepared by MTE, dated March 17, 2020;
- Noise Feasibility Study, prepared by HGC Engineering, dated January 30, 2020.
- Phase One Environmental Site Assessment, prepared by Pinchin, dated September 6, 2019.

## **Staff Review**

The review of these applications will address the following issues:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, 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 zoning, including the need for specialized regulations;
- Review of the proposed site layout, built form and parking
- Review of site servicing;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update, and
- Address all comments and issues raised during the review of the applications.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

## **Financial Implications**

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

## **Consultations**

The Notice of Complete Application and Public Meeting was mailed September 17, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on September 17, 2020. Notice of the applications have also been provided by signage on the property, which was installed on September 18, 2020. 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 Concept Plan and Building Elevation

## **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

## **Report Authors**

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:**

Kealy Dedman, P. Eng., MPA

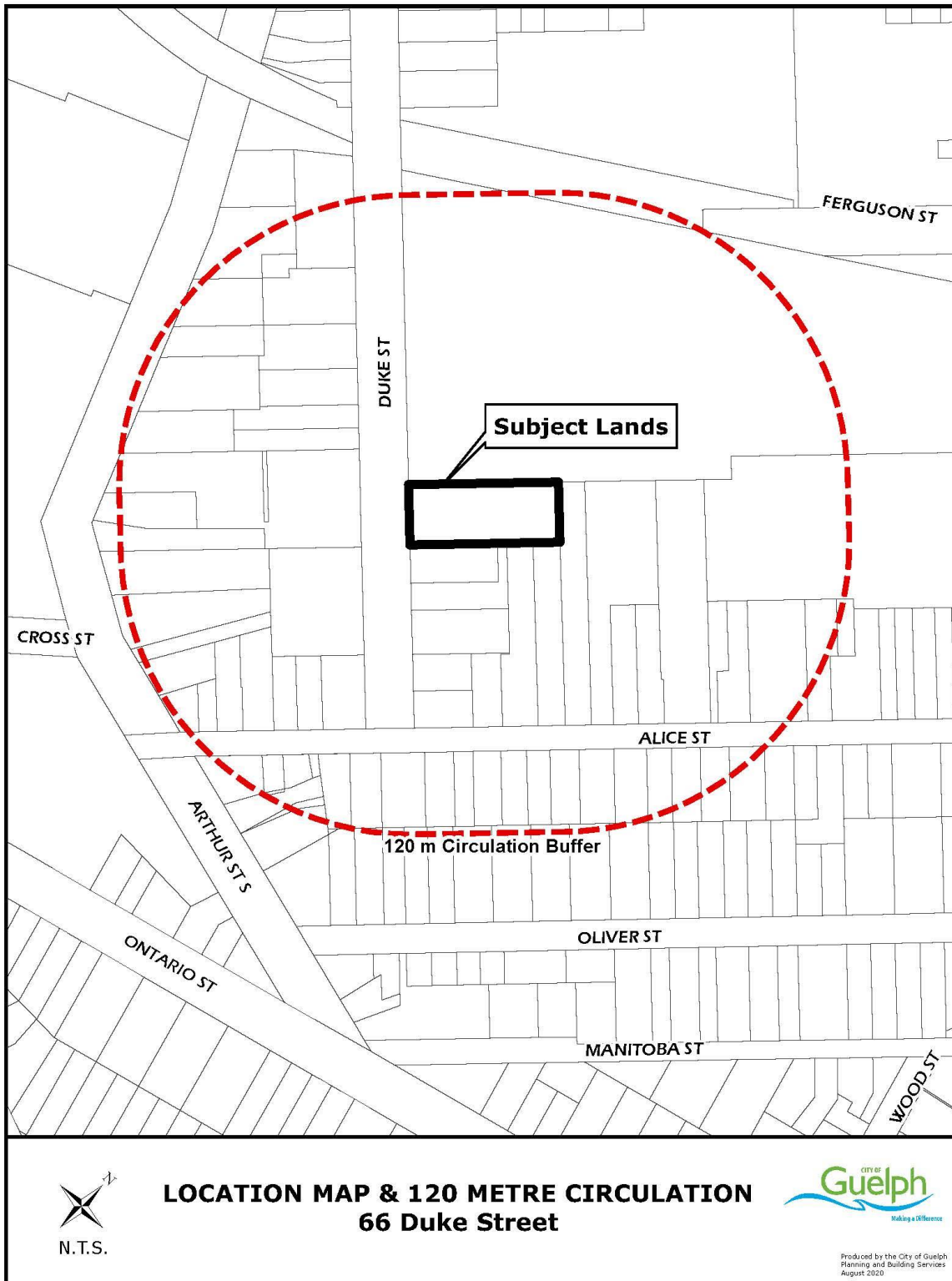
Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

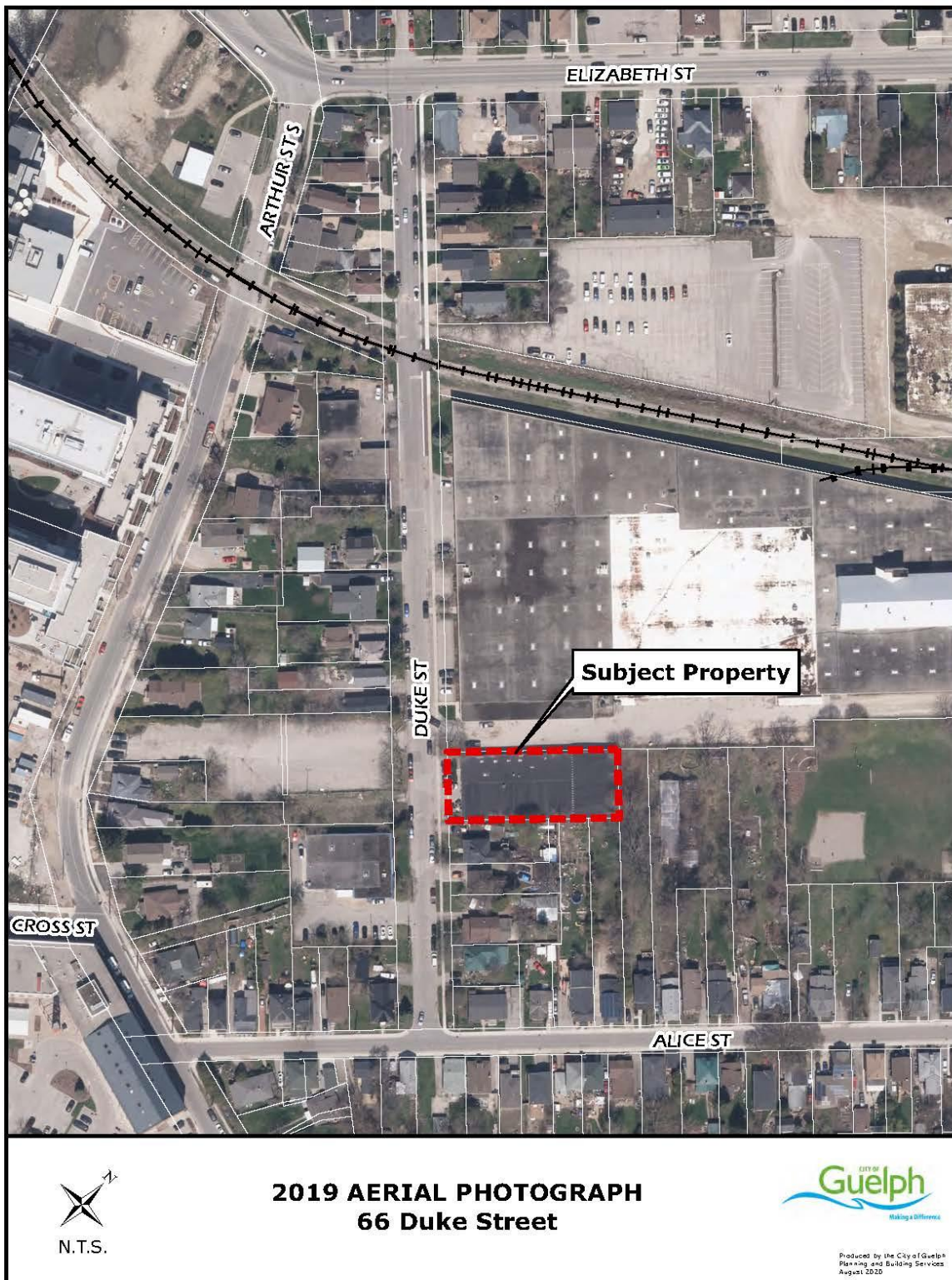
519-837-5615, extension 2395

kealy.dedman@guelph.ca

## Attachment 1 Location Map

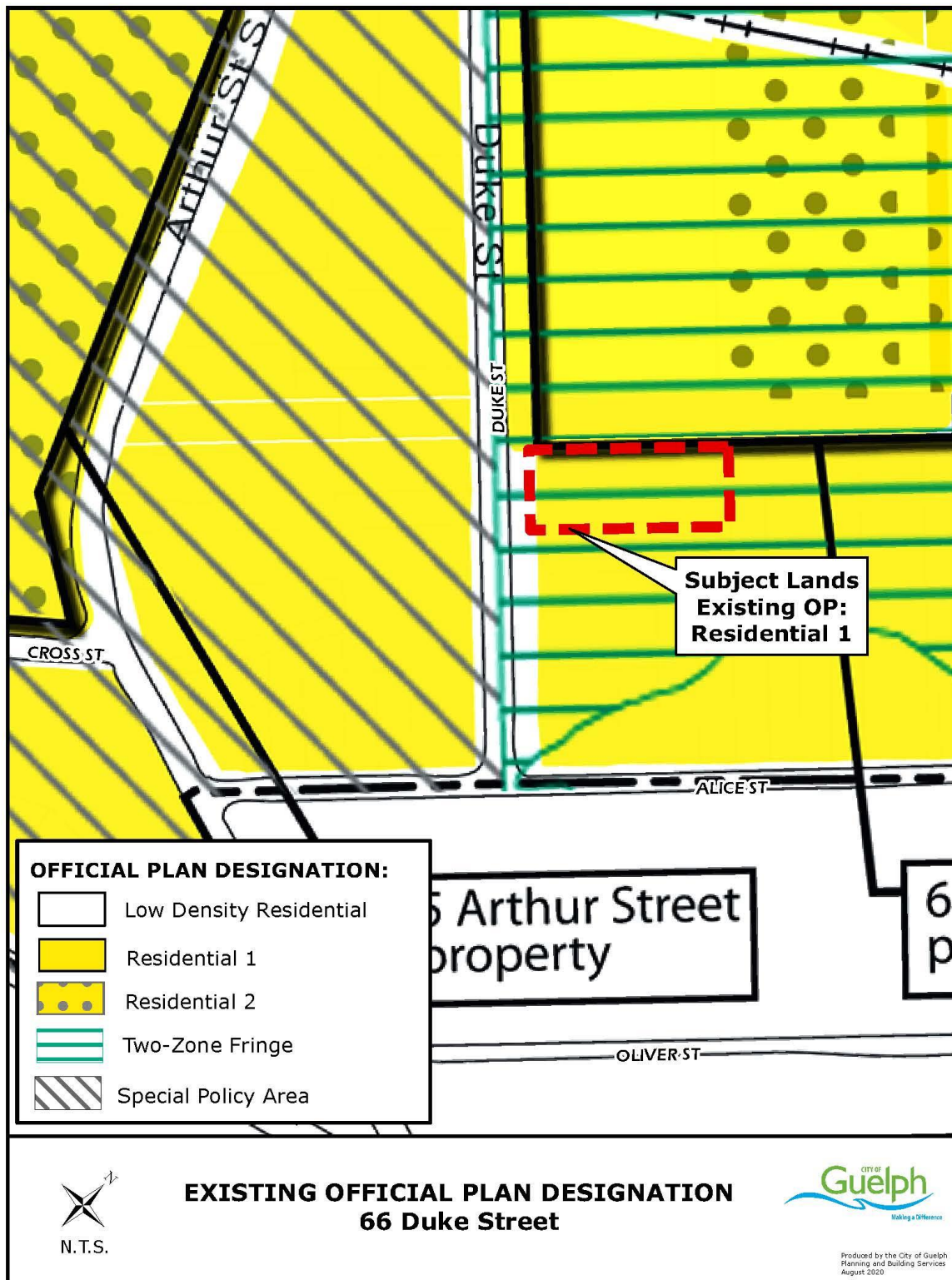


## Attachment 2 Aerial Photograph





## Attachment 3 Official Plan Land Use Designation and Policies



## **Attachment-3 continued: Official Plan Land Use Designation 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.

## Attachment 4 Existing Zoning



## Attachment-4 continued

### Existing Zoning Regulations

#### 7.3.4.1 B.4-1

As shown on Defined Area Map Numbers 34, 36, 38 and 46 of Schedule "A" of this **By-law**.

##### 7.3.4.1.1 Permitted Uses

163 Alice Street	• Site work contracting industry
199 Alice Street	• Automobile general repair establishment
201-207 Alice Street	• Chemical products industry
5 Arthur St. S.	• Deleted by By-law (2017)-20134
45 Cross Street	• Sash, door and other millwork • Household furniture <b>Manufacturing</b> • Machine shop
47 Duke Street	• Fabricating structural metal products • Hardware tool and cutlery industry • Machine shop
66 Duke Street	• Storage and <b>Warehouse</b>
91 Duke Street	• Metal fabricating industry
92 Ferguson Street	• Machine shop
120 Huron Street	• Laboratory and <b>Research Establishment</b>
Deleted by <b>By-law</b> Number (2002)-16840	
52-62 Johnson Street	• Communication and other electronic equipment industry • Chemical products industry
121 Morris Street	• Petroleum product wholesaling
127 Morris Street	• Sash, door and other millwork industry • Household furniture <b>Manufacturing</b>
230-240 York Road	• Plastic and synthetic resins

## Attachment 5 Proposed Zoning





## **Attachment-5 continued**

### **Proposed Zoning Regulations**

Proposed specialized regulations for the R.4D-? Zone:

- A maximum density of 150 units per hectare, where the R.4D Zone allows up to 100 units per hectare;
- A minimum side yard of 3.4 on the north side and 3.0 on the south side, where the R.4D Zone would require 6.1 metres (one-half the building height but in no case less than 3.0 metres);
- A minimum rear yard of 8.2 metres where the R.4D Zone would require 12 metres (20% of the lot depth or one-half the building height, whichever is greater, but in no case less than 7.5 metres);
- A minimum of 22 parking spaces, where 33 spaces would be required in the R.4D Zone;
- A minimum parking space size of 2.75 x 5.5 metres where the R.4D Zone would require 3 x 6 metres;
- A maximum Floor Space Index of 2.2, where the R.4D Zone would permit 2.0.

**DUKE STREET**

EXISTING CONCRETE SIDEWALK

PROPERTY LINE = 24.41m (80'-0")

ENTRANCE TO LEVEL 1 PARKING

PARKING

BIKE

FIRE DEPT CONNECTION

MAIN ENTRANCE / FIRE EXIT

ENTRANCE

3000

6327

45779

49850

PROPERTY LINE = 60.35m (198'-0")

4 STOREY APARTMENT BUILDING

22 UNITS

17970

WALKING PATH

TRANS. ENTRANCE

PROPERTY LINE = 24.41m (80'-0")

PROPERTY LINE = 60.35m (198'-0")

41779

4657

PROPOSED SETBACK

LANDSCAPED

ENT

ENT

LANDSCAPED

ENTRANCE TO LEVEL 1 PARKING

EXTENT OF BALCONY

EXTENT OF BALCONY

1242

1242

1 - 7'5/8"

500

3441

7500

8244

PROPOSED SETBACK

REQUIRED SETBACK

N43°52'15"E

8414

PROPOSED SETBACK

PROPOSED SETBACK

24410

## Attachment-6 continued: Proposed Building Concepts



# **66 Duke Street:**

## **Statutory Public Meeting for Proposed Official Plan and Zoning By-law Amendments**

**October 13, 2020**



# Site Context



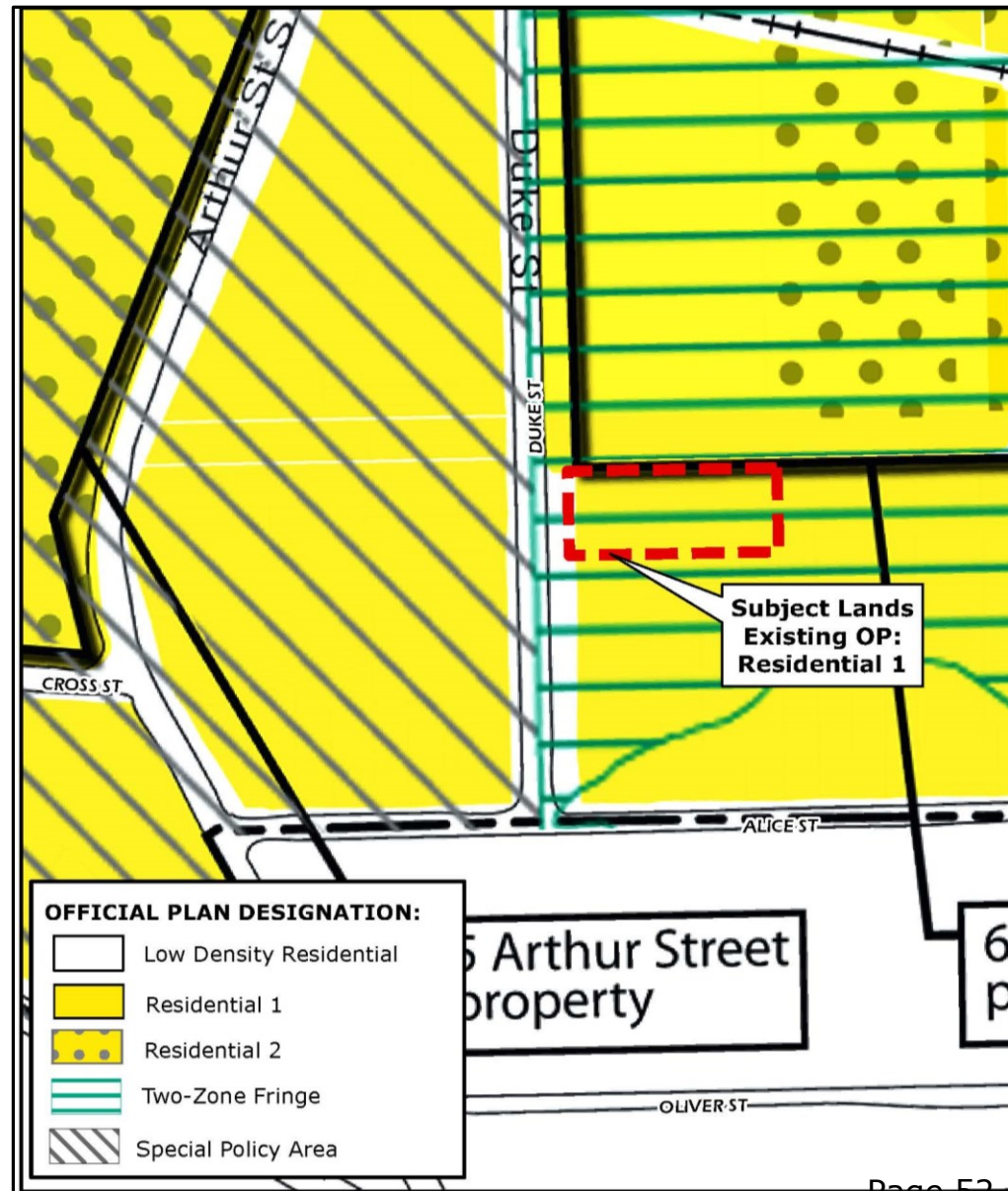
# Official Plan

Current OP  
Designation:

- Residential 1

Proposed OP  
Amendment:

- A site specific policy to permit 150 units per hectare



# Zoning

Current Zoning:

- B.4-1 (Specialized Industrial)

Proposed Zoning:

- R.4D-??  
(Specialized Infill Apartment)

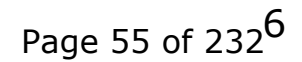


## **Requested Specialized Zoning Regulations**

- Increase density to 150 units per hectare
- Increase Floor Space Index to 2.2
- Reduce side yards to 3.6m on the north side and 3.0 metres on the south side
- Reduce rear yard to 8.4m
- Reduce required parking to 22 spaces in total
- Reduce parking space size in a garage to 2.75 x 5.5m



# DUKE STREET



# Proposed Building



## **General Correspondence**

### **Public Meeting 66 Duke Street Proposed Official Plan and Zoning By-Law Amendments 0ZS-008-2020-134**

HI Katie,

I own a property that directly backs onto 66 Duke Street. XX Alice Street. I am appalled that Guelph would allow a 4 story building to embed itself amongst a bunch of bungalows.

How far along are they in this process? I see the application is complete. Is the zoning already approved for a 4 storey building? Will the public consult even mean anything?

Can I let you know here, IF they seek for me to allow to build closer to the property line, that I firmly decline?

Thanks

Joanna Zycki

\*\*\*

I would like to register my concerns with the proposed development and amendment to the City of Guelph's Official Plan for 66 Duke Street. I am a homeowner at XX Alice Street, which is just around the corner from the proposed development and I object for two reasons:

1) Inappropriate for area: While I am well aware of the provinces Places to Grow legislation, which encourages infill development, along with the various infill projects in St. Patrick's Ward (Metalworks,, the former Biltmore Hat factory site and 120 Huron Street), I feel the 66 Duke Street development is inappropriate for that particular part of the Ward.

A townhouse development, similar to that at the corner of York and Neeve Streets would fit in that area more appropriately, which is primarily single residences.

2) The parking reduction: Parking in this section of St. Patrick's Ward is challenging at the best of times. Duke Street is one of the few streets with on-street parking in the area and is frequently used for such. That section of Duke Street (from 66 Duke to Alice Street) is frequently filled with legally parked cars and reduced to one lane of traffic. This is exacerbated during winter months with snow (it is one of the last streets to be cleared).

Area residents have already lived through the inconvenience caused by extra parking when the infrastructure of Alice Street was updated and when the City's downtown parkade was refurbished. Any additional parking needed because the 66 Duke Street request for a reduction of parking spaces will have a negative impact on this section of St. Patrick's Ward.

Thank you for the opportunity to express my concerns with this development.

Yours sincerely,

Robert White

\*\*\*

# The Ward Residents' Association

*Honouring the past, planning the future*

<https://thewardresidentsassociation.org/>



Residents are pleased at the changes from the original proposal including recessing of balconies and reducing the height to 4 from 5 stories.

Some concerns and requests have been expressed about the current plan.

- The reduction of setbacks on the Alice St. side: required = 6.1 - proposed = 3.0m
- Backlighting of the building number
- The front entrance to be less vehicle focused.
- The from entrance/foyer to allow some sort of community eye level interaction
- The reduction of parking spaces from the requires 1.5/unit to 1/unit. We would aske that if this is allowed that some sort of mitigation be implemented, such as making the Elizabeth Street lot permanent, or that the lot at 83 Duke (owned by Fusion) include permanent parking.

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, October 13, 2020
Subject	<b>Statutory Public Meeting Report 520 Speedvale Avenue East Proposed Official Plan and Zoning By-law Amendment File: OZS20-006 Ward 2</b>

---

## Recommendation

1. That Report 2020-130 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-006) by Astrid J. Clos Planning Consultants, on behalf of the owner, 2601265 Ontario Inc., to permit a cluster townhouse development with 64 stacked, back-to-back units on the lands municipally known as 520 Speedvale Avenue East and legally described as Block B, Plan 602, City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2020, be received.
- 

## Executive Summary

### Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications submitted for the lands municipally known as 520 Speedvale Avenue East to permit a cluster townhouse development with 64 stacked, back-to-back units. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

### Key Findings

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

### Financial Implications

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

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## Report

### Background

Applications for an Official Plan Amendment and a Zoning By-law amendment have been received for the property municipally known as 520 Speedvale Avenue East

from Astrid J. Clos Planning Consultants on behalf of the property owner, 2601265 Ontario Inc. The applications were received by the City on July 6, 2020 and were deemed to be complete on August 6, 2020.

## **Location**

The subject lands are located on the north side of Speedvale Avenue East, between Victoria Road North and Eramosa Road (see Attachment-1 – Location Map and Attachment-2 – Aerial Photo). The subject lands are rectangular in shape and have a frontage of 54.25 metres on Speedvale Avenue East. The site is currently occupied by a vacant religious establishment building (St. David and St. Patrick Anglican Church). The former church building is proposed to be demolished to accommodate the proposed townhouse development.

Surrounding land uses include:

- To the north: single detached dwellings along Dakota Drive;
- To the east: single detached dwellings fronting onto Speedvale Avenue East and low-rise apartments at the northwest corner of Speedvale Avenue East and Delaware Avenue;
- To the south: single detached dwellings fronting onto Speedvale Avenue East; and
- To the west: single detached dwellings along Carmine Place.

## **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.

## **Proposed Official Plan Amendment**

The Official Plan Amendment is proposing to change the land use designation from “Low Density Residential” to “Medium Density Residential” as shown in Attachment-4.

The Medium Density Residential land use designation permits multiple residential buildings such as townhouses and apartments at a net density between 35 and 100 units per hectare. Further, the height range of residential buildings in this designation is between two and six storeys.

The applicant has requested to change the land use designation to Medium Density Residential to permit a townhouse development at a net density higher than the maximum permitted in the current Low Density Residential land use designation. The proposed cluster townhouse development has a net density of 79.7 units per hectare.

## **Existing Zoning**

The subject lands are currently zoned “Institutional – Educational, Spiritual, and Other Services” (I.1) according to Zoning By-law (1995)-14864, as amended. The I.1 zone permits a religious establishment, school, library, museum among other institutional uses.

The existing zoning map is included in Attachment-5.

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

The proposed Zoning By-law Amendment would change the zoning from the current "Institutional – Educational, Spiritual, and Other Services" (I.1) zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) zone.

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

- That in addition to the uses permitted within the R.3A zone, Back-to-Back townhouses shall also be permitted,
- Further, for the purpose of the proposed R.3A-? zone, "Back-to-Back Townhouse" shall be defined as "a Building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, side yard or exterior side yard and does not have a rear yard".
- To permit a minimum side yard of 5.5 metres, whereas a minimum side yard of 5.75 metres is required (half the building height of 11.5 metres);
- To permit a minimum lot area per unit of 125 square metres, whereas a minimum lot area per unit of 150 square metres is required;
- To permit a minimum private amenity area for ground level units of 13 square metres per units, whereas a minimum private amenity area of 20 square metres is required;
- To not require a minimum depth for ground level private amenity areas, whereas a minimum depth of 4.5 metres (measured from the wall of the dwelling unit) is required;
- To not require minimum width for ground level private amenity areas, whereas a minimum width of 4.5 metres is required;
- To permit ground level private amenity areas within the front yard, whereas ground level private amenity areas are not permitted within the 6 metre front yard;
- To permit ground level private amenity areas to face onto a public street (Speedvale Avenue East), whereas ground level private amenity areas cannot face onto a public street;
- That visitor parking be permitted in the front yard at a minimum 3 metre setback from the street line; whereas visitor parking is permitted in the front yard at a minimum setback of 6 metres from the street line;
- To permit parking spaces within a minimum 1 metre setback from the left side lot line, whereas a minimum 3 metre setback is required; and
- To permit a maximum net density of 80 units per hectare, whereas net density is limited to a maximum of 60 units per hectare.

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

### **Proposed Development**

The property owner is proposing to redevelop the subject lands to a cluster townhouse development with 64 stacked, back-to-back townhouses. The conceptual



site plan shows four blocks of townhouses with 16 units per block and is included in Attachment-7. A rendering of one of the townhouse blocks viewed facing north from Speedvale Avenue East is included in Attachment-8.

The townhouse development will be accessed off a private driveway from Speedvale Avenue East. All required parking for the development will be at-grade, accessed off the private driveway. A total of 84 off-street parking spaces are provided with 13 dedicated visitor parking spaces (20% of the total required off-street parking spaces).

The existing and vacant church building and associated parking area would be demolished and removed to accommodate the proposed cluster townhouse development.

## **Supporting Documents**

The following information was submitted in support of the applications:

- Planning Justification Report and Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated July 3, 2020;
- Conceptual Site Plan, prepared by Astrid J. Clos Planning Consultants, dated April 22, 2020;
- Building Elevations, prepared by Marann Homes Ltd., dated July 2020;
- Height Survey, prepared by Van Harten Surveying Inc., dated June 30, 2020;
- Functional Servicing Report, prepared by MTE Consultants, dated July 3, 2020;
- Site Servicing Plan, prepared by MTE Consultants, dated June 30, 2020;
- Grading Plan, prepared by MTE Consultants, dated June 30, 2020;
- Removals Plan, prepared by MTE Consultants, dated June 30, 2020;
- Traffic Impact Brief, prepared by Paradigm Transportation Solutions Limited, dated May 2020;
- Fire Truck Movement Plan, prepared by MTE Consultants, dated July 3, 2020;
- Noise Feasibility Study, prepared by HGC Engineering, dated July 3, 2020;
- Archaeological Study, prepared by Amick Consultants Limited, dated Jun2 2020;
- Community Energy Initiative Commitment Letter, prepared by Marann Homes Ltd., dated April 16, 2020;
- Tree Inventory and Preservation Plan, prepared by Aboud & Associates Inc., dated July 2, 2020;
- Phase 1 Environmental Site Assessment, prepared by Chung & Vander Doelen Engineering Ltd., dated December 22, 2017; and
- Reliance Letter, prepared by Chung & Vander Doelen Engineering Ltd., dated June 30, 2020.

## **Staff Review**

The review of these applications 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 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 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 was emailed on August 19, 2020 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 emailed to local board and agencies, City service areas, property owners within 120 metres and other individuals and parties who requested notice in writing on September 14, 2020, and was advertised in the Guelph Mercury Tribune on September 17, 2020. Notice of the application has also been provided by signage on the property, which was installed on August 14, 2020. 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 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 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 Proposed Official Plan Land Use Designation Map and Policies

Attachment-5 Existing Zoning Map

Attachment-6 Proposed Zoning Map and Details

Attachment-7 Proposed Site Plan

Attachment-8 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

## **This report was approved by:**

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

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## **This report was recommended by:**

Kealy Dedman, P.Eng, MPA

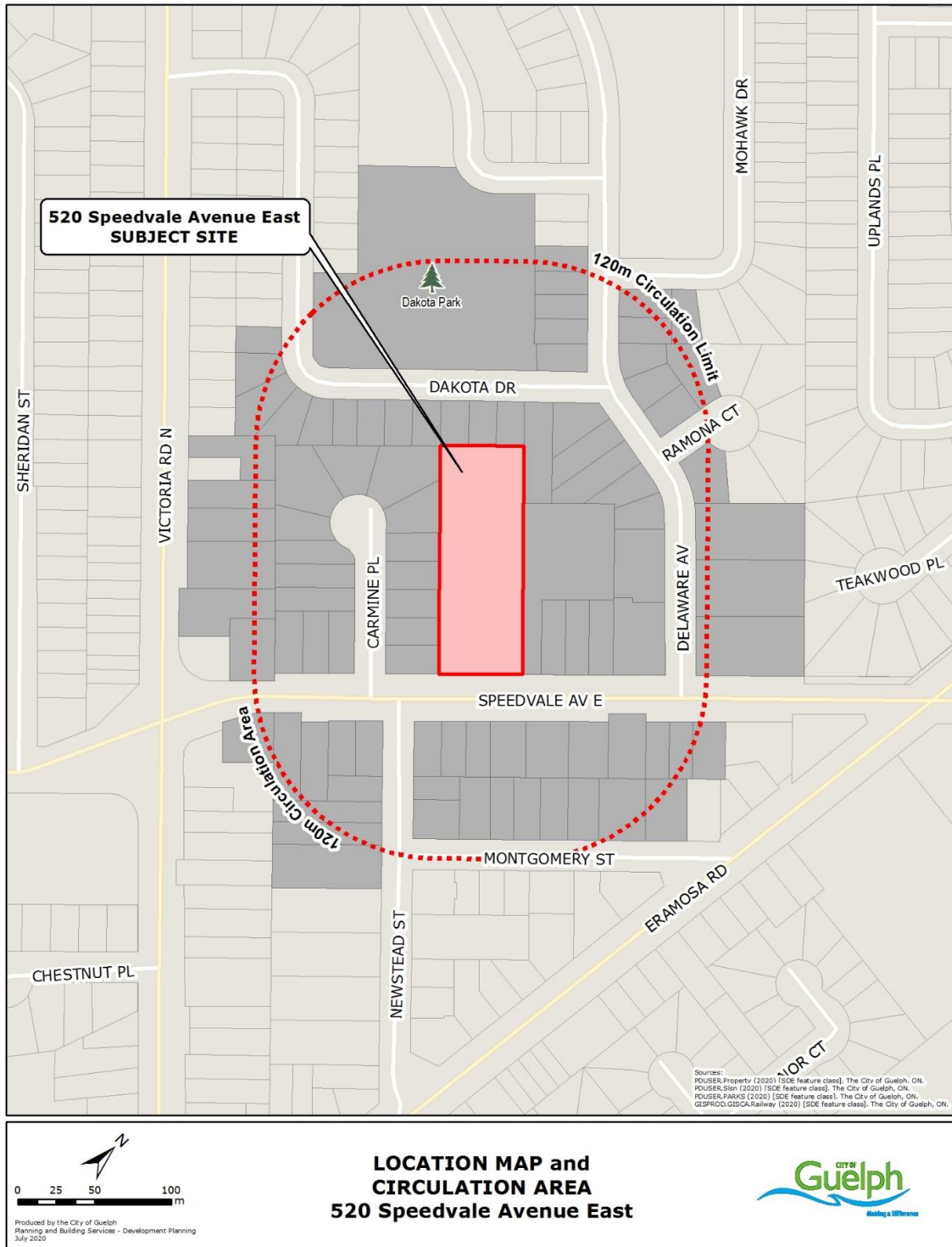
Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248


kealy.dedman@guelph.ca

## Attachment 1 – Location Map and 120 m Circulation




## Attachment 2 – Aerial Photograph



  
0 5 10 20 30 40 m

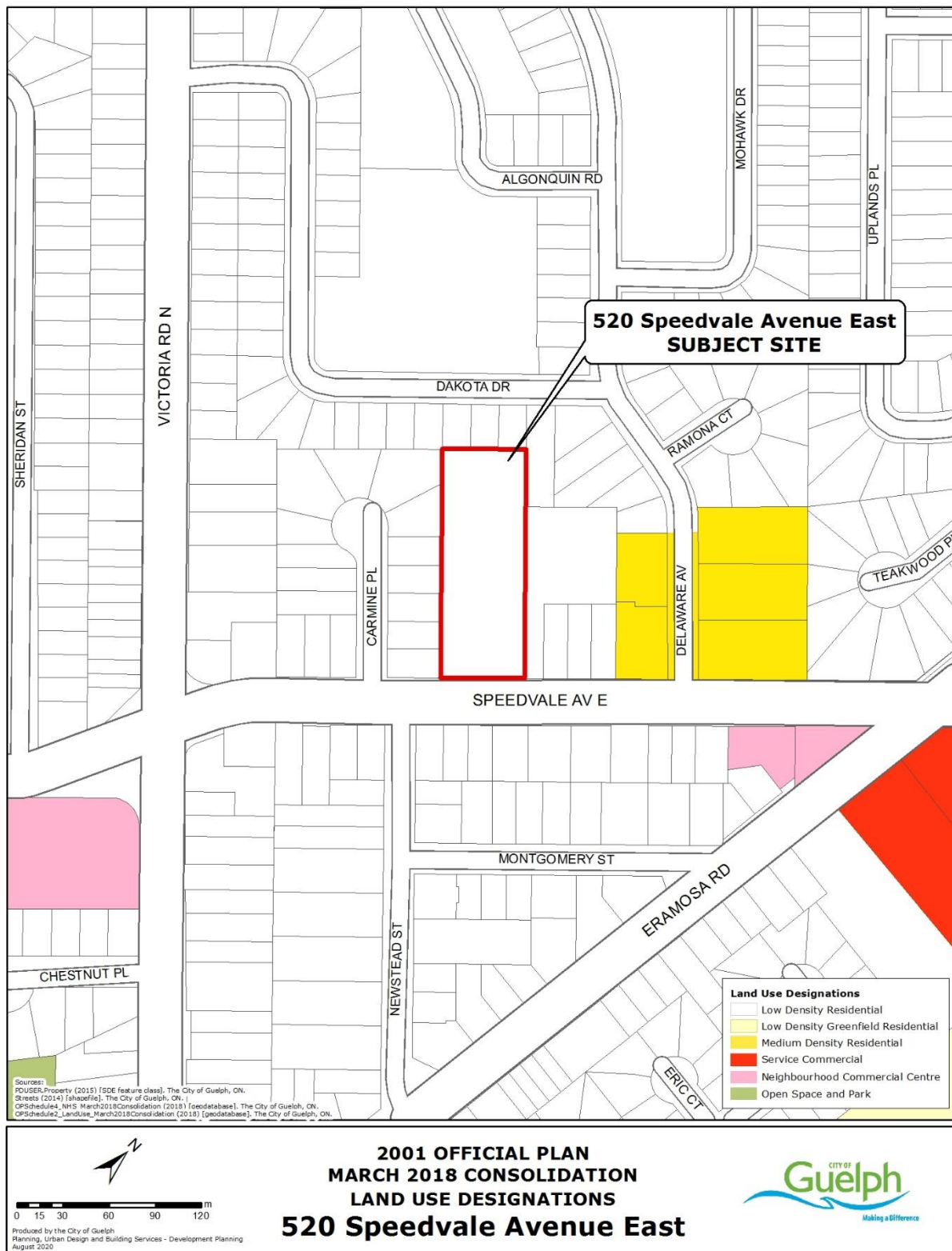
**2019 ORTHOPHOTO**  
**520 Speedvale Avenue East**



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



## 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**

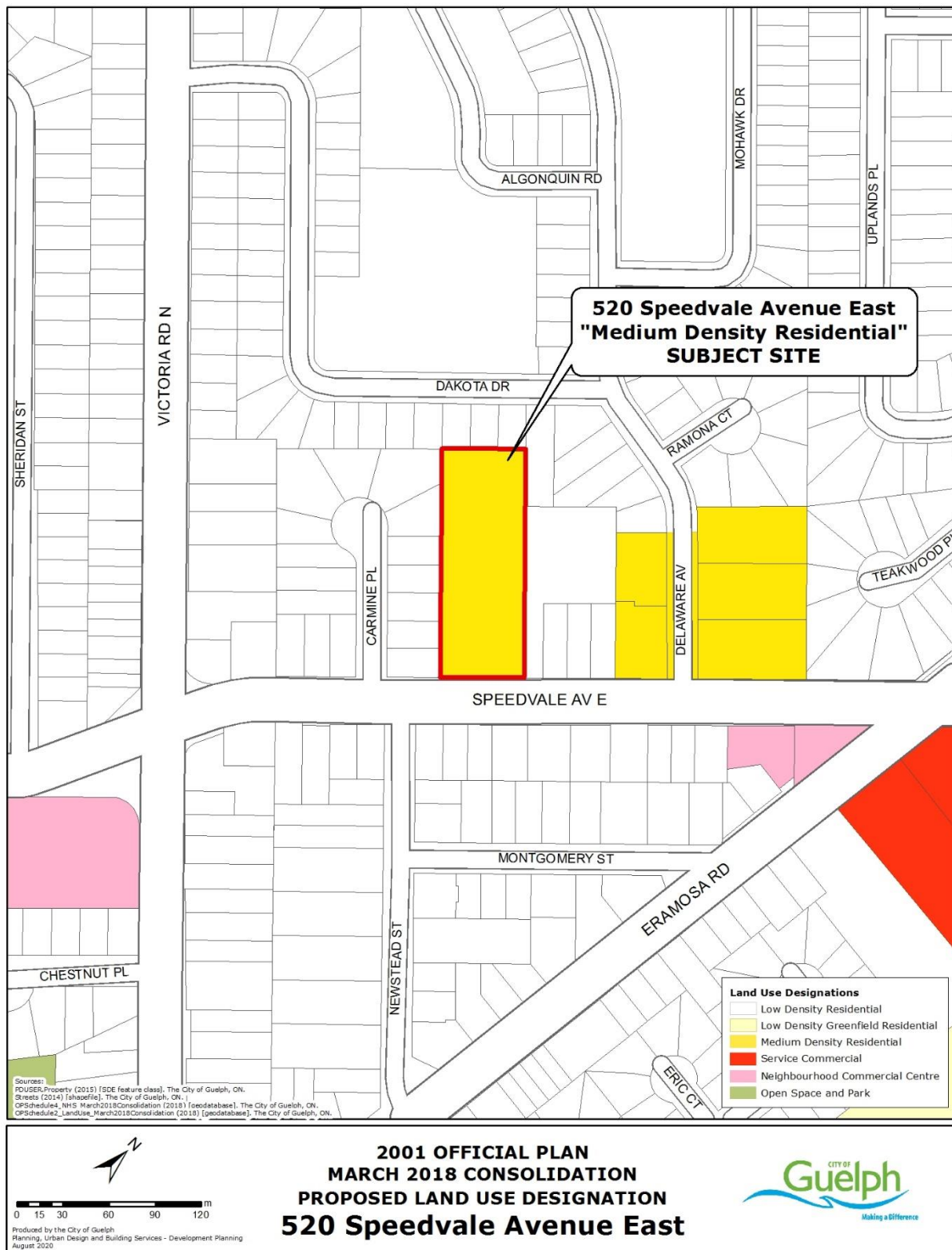
1. The following uses may be permitted subject to the applicable provisions of this Plan:
  - i) detached, semi-detached and duplex dwellings; and
  - ii) multiple unit residential buildings, such as townhouses and apartments.

#### **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 – Proposed Official Plan Land Use Designation Map and Policies





## **Attachment 4 (continued) – Proposed Official Plan Land Use Designation Map and Policies**

### **9.3.4 Medium Density Residential**

This use of land within the Medium Density Residential Designation will be medium density housing forms.

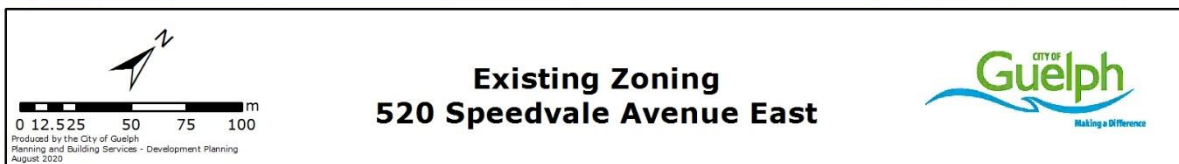
#### **Permitted Uses**

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

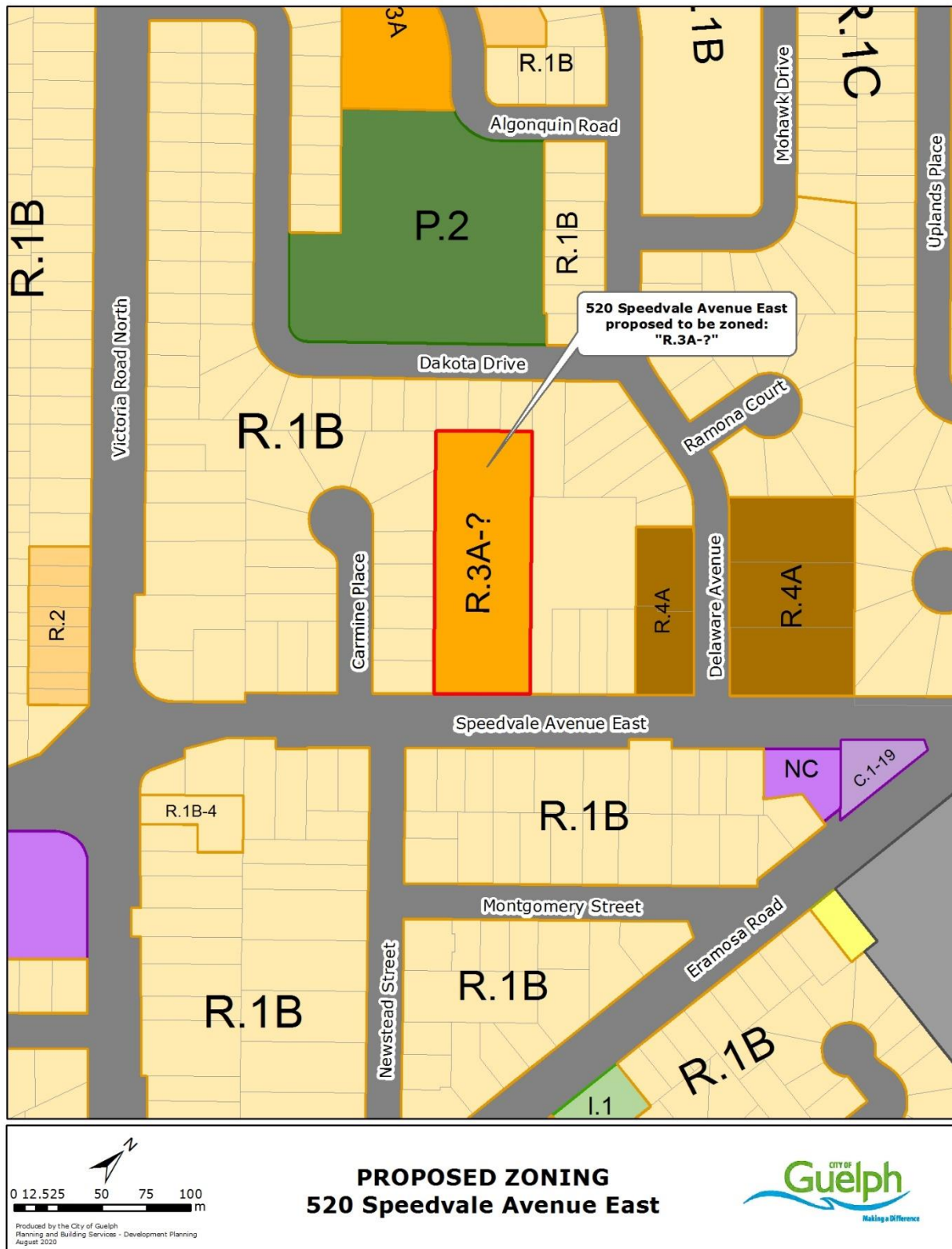
#### **Height and Density**

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.
3. The maximum net density is 100 units per hectare and not less than a minimum net density of 35 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

## Attachment 5 – Existing Zoning



## Attachment 6 – Proposed Zoning and Details



## Attachment 6 (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 6 (continued) – Proposed Zoning and Details

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### 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.
- 20134 5.3.2.3.3
- 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 m<sup>2</sup> 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 m<sup>2</sup>.
  - 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 m<sup>2</sup> 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 m<sup>2</sup>.
  - 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 6 (continued) – Proposed Zoning and Details

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- 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 m<sup>2</sup>;
  - 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 m<sup>2</sup>;
  - 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 6 (continued) – Proposed Zoning and Details

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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 6 (continued) – Proposed Zoning and Details

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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 <sup>2</sup>	1,000 m <sup>2</sup>	180 m <sup>2</sup>
3	Minimum <i>Lot Area Per Dwelling Unit</i>	270 m <sup>2</sup>	150 m <sup>2</sup>	180 m <sup>2</sup>
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 6 (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:

- That in addition to the uses permitted within the R.3A zone, Back-to-Back townhouses shall also be permitted;
  - For the purpose of the R.3A-? zone, “Back-to-Back Townhouse” shall mean: “a Building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, side yard or exterior side yard and does not have a rear yard”.
- To permit a minimum side yard of 5.5 metres, whereas a minimum side yard of 5.75 metres is required (half the building height of 11.5 metres);
- To permit a minimum lot area per unit of 125 square metres, whereas a minimum lot area per unit of 150 square metres is required;
- To permit a minimum private amenity area for ground level units of 13 square metres per units, whereas a minimum private amenity area of 20 square metres is required;
- To not require a minimum depth for ground level private amenity areas, whereas a minimum depth of 4.5 metres (measured from the wall of the dwelling unit) is required;
- To not require minimum width for ground level private amenity areas, whereas a minimum width of 4.5 metres is required;
- To permit ground level private amenity areas within the front yard, whereas ground level private amenity areas are not permitted within the 6 metre front yard;
- To permit ground level private amenity areas to face onto a public street, whereas ground level private amenity areas cannot face onto a public street;
- That visitor parking be permitted in the front yard at a minimum 3 metre setback from the street line; whereas visitor parking is permitted in the front yard at a minimum setback of 6 metres from the street line;
- To permit parking spaces within a minimum 1 metre setback from the left side lot line, whereas a minimum 3 metre setback is required; and
- To permit a maximum net density of 80 units per hectare, whereas net density is limited to a maximum of 60 units per hectare.

## Attachment 7 – Proposed Site Plan



## Attachment 8 – Building Rendering



# **520 Speedvale Avenue East**

## **Statutory Public Meeting for Proposed Official Plan Amendment and Zoning By-law Amendment**

**File: OZS20-006**

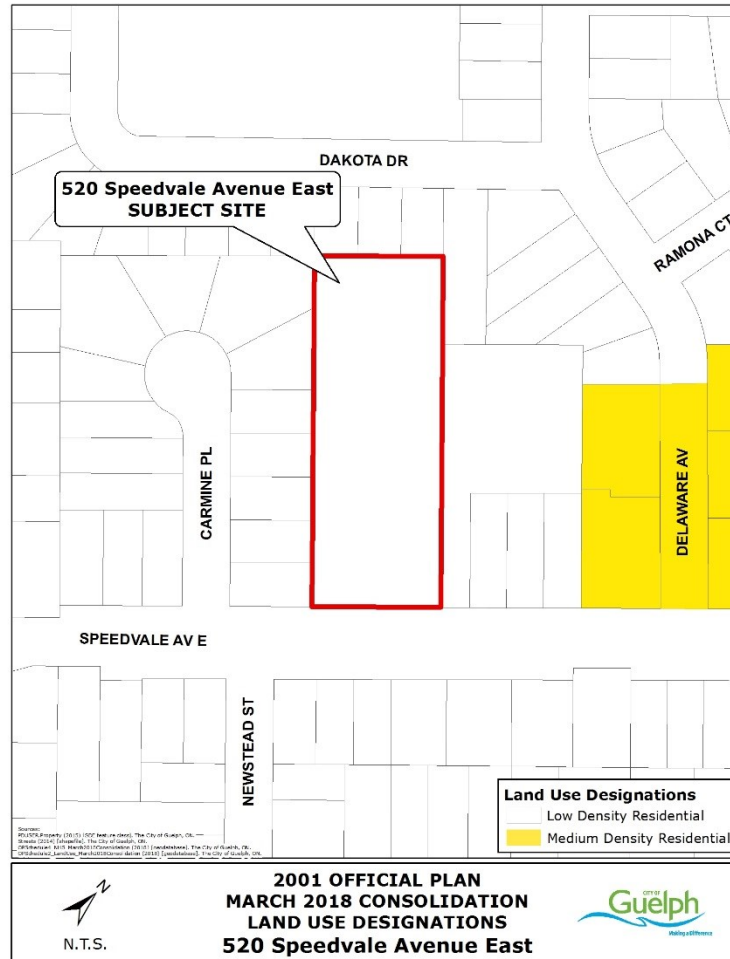
**October 13, 2020**

# Location

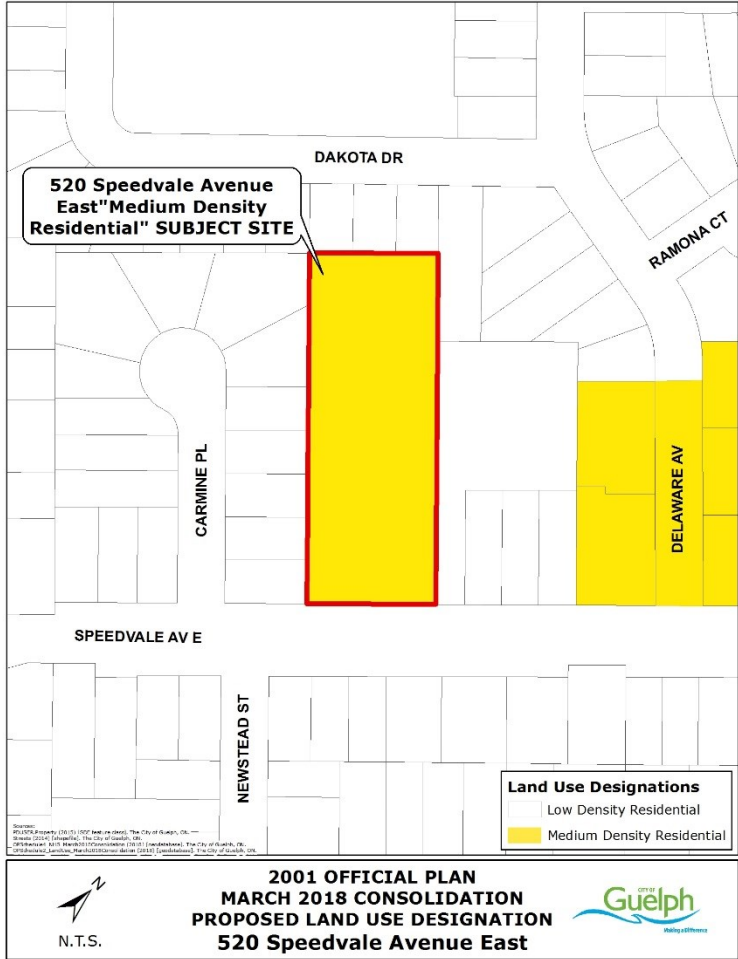




## Existing Official Plan Land Use Designations



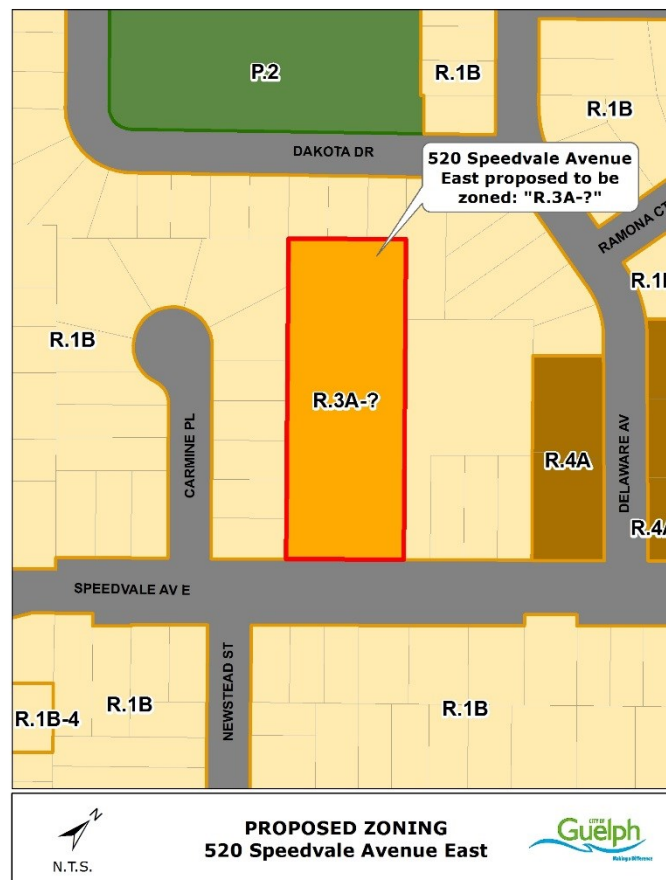
# Proposed Official Plan Land Use Designations



# Zoning

Current Zoning: I.1 (Institutional – Educational, Spiritual, and Other Services)

Proposed Zoning: R.3A -? (Specialized Residential Cluster Townhouse)





# Requested Specialized Zoning Regulations (1 of 3)

- That in addition to the uses permitted within the R.3A zone, Back-to-Back townhouses shall also be permitted,
  - Further, for the purpose of the proposed R.3A-? zone, “Back-to-Back Townhouse” shall be defined as “a Building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, side yard or exterior side yard and does not have a rear yard”.
- To permit a minimum side yard of 5.5 metres, whereas a minimum side yard of 5.75 metres is required (half the building height of 11.5 metres);

# Requested Specialized Zoning Regulations (2 of 3)

- To permit a minimum lot area per unit of 125 square metres, whereas a minimum lot area per unit of 150 square metres is required;
- To permit a minimum private amenity area for ground level units of 13 square metres per units, whereas a minimum private amenity area of 20 square metres is required;
- To not require a minimum depth for ground level private amenity areas, whereas a minimum depth of 4.5 metres (measured from the wall of the dwelling unit) is required;
- To not require minimum width for ground level private amenity areas, whereas a minimum width of 4.5 metres is required;
- To permit ground level private amenity areas within the front yard, whereas ground level private amenity areas are not permitted within the 6 metre front yard;

# **Requested Specialized Zoning Regulations (3 of 3)**

- To permit ground level private amenity areas to face onto a public street (Speedvale Avenue East), whereas ground level private amenity areas cannot face onto a public street;
- That visitor parking be permitted in the front yard at a minimum 3 metre setback from the street line; whereas visitor parking is permitted in the front yard at a minimum setback of 6 metres from the street line;
- To permit parking spaces within a minimum 1 metre setback from the left side lot line, whereas a minimum 3 metre setback is required; and
- To permit a maximum net density of 80 units per hectare, whereas net density is limited to a maximum of 60 units per hectare.

# Proposed Site Plan



# Proposed Townhouse Rendering





## **General Correspondence:**

### **Statutory Public Meeting Report – 520 Speedvale Avenue East– File 0ZS20-006-2020-130**

Hello Mayor Guthrie, Councillor Gordon and Councillor Goller,

I am writing as a neighbour and a concerned citizen of the proposed development that will be happening at 520 Speedvale ave.

I would like to start off by saying that I am certainly in favour of a development and having the current building torn down. This past winter we witnessed many incidents of teens entering the premise and destructing property. The building was eventually boarded up once the city was involved and contacted the developers (who were well aware of the trespassing but chose not to address it until forced to). A few weeks ago our neighbour witnessed teens trying to break into the boarded up doors, and when he asked what they were up to, they ran. However, They left behind drug paraphernalia (bongs, burnt spoons, bleach containers and a small bbq in an adjacent shed that was not boarded up). We no longer feel safe with the people who are frequenting the property and of their recreational activities.

Currently the property is zoned for low density residential (Which is how we would like it to remain) with a proposal to increase to medium density proposal. I, Myself and our neighbours do not support this jump in zoning.

We feel that This zoning proposal is a large jump based on the size of the property, the amount of houses that are already located on speedvale and within the area, the current amount of traffic that is already using speedvale (at times the traffic is already backed up until the property in question) and with a plan to add 70 plus cars on the property where will these cars go, how will this small stretch of roadway handle the extra vehicles.

The idea and information submitted that the vehicle traffic will not be greatly impacted as per their traffic study which was completed in May of 2020. This survey was completed in the middle of a pandemic, while many people are working from home, schools were closed and and people were not travelling to daycares, groceries etc in the normal patterns. I do not feel as though an accurate representation of the usual traffic would should be accounted for.

We are greatly concerned with regards to the removal of so many trees from the property. As of now there is a downward grade towards our properties on Carmine place. We currently have dry basements. Removing the trees and adding many tons of asphalt to a free space which currently is able to absorb water only will increase the amount of water that will inevitably run towards our property. And potentially cause damages.

With respect to the increase in units, 64 proposed units with only 84 parking spots with 13 being visitor. Most 2 person families have 2 vehicles now a days. Where will the extra cars go to park? On neighbouring streets that are already filled with parked cars? On speedvale?

I would also advise that I am greatly disappointed that by reading the proposal that it was the city asking for the increase in density. From small to medium for the property. And while I can understand that the government has implemented certain specifications to increase the amount of people in any area and Guelph is expected to reach a certain figure by a certain timeline, at what expense is this. Adding 100 cars of traffic to an area of speedvale that is less than a km long. Victoria is already so congested at the best of times and now so many more cars will be forced there.

While the neighbours mostly feel as though these plans are set with the city for approval based on your October 2019 meetings we would like to voice that we feel that the jump in density is too large in in for the area.

Thank you for your time and for reading some of my concerns.

Rebecca L.

\*\*\*

Hello,

I am a concerned citizen who strongly opposes the proposal for 64 stacked townhomes on the former location of St. David and St. Patrick Anglican Church on Speedvale Avenue.

According to GuelphToday.com an Official Plan amendment and zoning bylaw amendment application has been made for 520 Speedvale Ave. E., and I would like to know when the city/council will be discussing this proposal so that I can be present and speak against this proposal. The article in GuelphToday.com also states that the developer is seeking amendments that would allow the site's density to allow 80 units per hectare. The current density allows 35 units per hectare. Although I do not know much about city planning or bylaw amendment, I insist that you speak up against this. I would be completely comfortable with allowing a developer to use this space to create a reasonable amount of new homes, but the zoning was put in place for a reason, and I hope that the city upholds them. I have always thought that any new development should be compatible with the surrounding land and the general character of the neighbourhood. The 3 storey back to back stacked townhouses do not fit this area. It simply allows developers to get the most amount of revenue from one plot of land.

As this property has been vacant for quite some time, I am in support of new development, however, I strongly disagree with the four blocks totalling 64 back-to-back stacked townhouses. Please urge your colleagues to vote no to change the land use designation from the current "Low Density Residential" to "Medium Density Residential". With 64 back-to-back stacked townhouses it will change the feel of the neighbourhood but also add most likely over 120 people to a small area. The height of the townhouses alone will tower of the homes and properties on Carmine Place (where the rooflines of Carmine Place will be at or below the ground level of the 3 story townhouses), blocking a large amount of natural light and an eye sort to residences. In addition, the plan also indicated that they are planning for only 84 parking spaces, which will no doubt not be enough for a complex that large and result in homeowners parking on adjacent streets. Since Speedvale and Delaware

are busy streets with limited parking spaces close, I sense that most of the overflow parking will occur on Carmine Place a small cul-de-sac with many small children and limited space already. There are already residences from Speedvale who frequently park on Carmine Place since the traffic on Speedvale can be challenging and dangerous to enter at certain times of the day. Other residences of this new complex may park on Newstead, which would mean that they would have to cross 4 lanes of active traffic to get to their homes. Parking would not be the only issue, the traffic on Speedvale between Eramosa and Victoria is, at times, very heavy with many trucks and cars often going over the posted 50 km/h posted speed limit. The new residences would find it exceedingly difficult to enter and exit their complex with the one driveway, especially a "rush hour" times of the day. I see that a traffic survey part of their application, however, it is important to note that this traffic survey was completed in May 2020, in the middle of a global pandemic, when almost all non-essential workers, students, and families were told to stay home if at all possible. Many nearby residences and commuters were working from home and not traveling in their normal traffic patterns. I wonder what difference we would find if the survey was completed in May 2019.

Furthermore, the lot's current 96 trees would be removed and only a small buffer strip would be placed surrounding the property. I understand that in a new development, some trees need to be removed, however, as the property sits significantly higher than Carmine Place, these trees provide essential support to groundwater and prevent flooding. According to the Archaeological Assessment on the area and made public on the city of Guelph website, it states that approximately twenty-five percent (25%) of the landscape features consisting of former agricultural land covered in low growth, such as lawns, pastures, meadows, shrubbery, and immature trees. This would all be turned into cement. I think it is important that you visit the location and notice the grade difference between 520 Speedvale and Carmine Place. These trees are also very mature, some even dedicated to what I can assume were members of the former church. In their current plan, little grass left on the property, and no indication of locations where new trees will be placed. The removal of nearly 100 trees would have a significant environmental impact on urban wildlife in this area, and I am sure will cause flooding issues in the spring each year. I also wonder how the snow removal process will look as 84 parking spaces and a large amount of asphalt and cement will result in little room for drainage and large piles of snow. I foresee large amounts of snow being shovelled towards the buffer strips, and the runoff significantly occurring on the neighbouring (and lower grade) properties. Are there any bylaws or rights neighbouring property owners?

I again would like to ensure that I am made aware of any future public meetings where 520 Speedvale will be discussed. I have seen no signs of intent or changes to zoning, and as a current resident of this area, I am a little disappointed that I had to find out in the newspaper.

Thank you for your time and consideration of this important matter,

Keri Lindsay

\*\*\*



Hello

I found the proposal for development in my door on the weekend and wish to respond to it. Thank you for your concern.

I am very concerned about this development which is way off the charts for a 2 acre property. It will cause irreparable harm to residents on our street.

1- our homes will be de-valued. I recently had my house appraised and find that it is priced several thousand dollars lower than same house on Walnut drive.

2- there will be a lot of run-off from snow banks. The snow that would collect from a 2 acre lot would be horrendous and would cause flooding onto lots and street below.

3- Torrential rainfall has already caused flooding in at least one house on Carmine Place

3- the traffic and noise will add to our stress level

4- Carmine Place will become one huge parking lot for visitors to this development

5- Our homes are already devalued because of a house/lot at 9 Carmine Place.

It has 2 metal containers on driveway, one about 2" away from sidewalk and it is used as a dumping grounds for the person who owns it. He only comes there to dump more junk but usually does not live there. There has been several concerns raised at City Hall about this property over the years.

Thank you for your concern. You can add my concerns to your mailing list

Phyllis Moffitt

\*\*\*

Proposed development at 520 Speedvale Ave. E. of 64 unit stacked townhouses with 84 parking spaces.

We would like these concerns to be put before council on October 13/2020

- Leave area as is at LOW DENSITY
- with increased traffic Speedvale will be a potential safety hazard, already high volume of traffic in and out of the city and driving too fast makes it unsafe now.
- lack of sufficient parking will result in congestion and safety issues for neighbouring streets
- Snow removal will be a problem, where will all the snow go (in our driveways).
- earth bins for garbage with no recycling as we all do, much noise made with trucks picking up garbage early morning or during the night
- inadequate buffer zones between development and neighbours

- our concerns will be alleviated if zoning remains as is LOW DENSITY
- PLEASE KEEP ZONING AS IS

Please take this into serious consideration for the council meeting on October 13/2020

Thank You

Luciano Capovilla

\*\*\*

Dear Mayor Guthrie, Councillor Gordon and Councillor Goller,

We currently reside at XX Carmine Pl, Guelph, ON and are writing to you due to our concerns surrounding the new development being proposed in our neighbourhood.

Our home is one of few houses that has direct open access to the church property through a chain link fence. This is a sacred space, not only because it is formerly a church property, but also one of peace and tranquility for many residents in this area who often walk through, sit under a tree, walk their dog, and enjoy the sounds of nature this tree-lined property has to offer. We are devastated to hear of the proposed development that will transform this space beyond recognition. With that said, we are reasonable citizens and understand that this property is valuable in other ways, and knew that a housing development would likely come along soon! What we didn't expect was one that would propose changing this property zoning from low density to medium density, and attempt to put 64 residences in this small space! We are in favour of this property being developed, to benefit our city, and especially in order to deter illegal activity that has been happening at the church - but the current proposal is absurd for this particular parcel of land.

Our concerns are based on the following issues:

The proposed removal of all but a few trees and greenspace - Our backyard and all adjoining neighbours on Carmine Place have a slope of significant degree downwards from the church property. Currently, two rows of mixed deciduous and coniferous trees are situated at the top of the hill that slopes into our yard. We are certain that the removal of these trees will mean wet basements and continual erosion of the soil in our yards. We are already discussing and planning for the financial burden we will have to bear in order to protect our property by purchasing and planting numerous trees to help stop such erosion and help filtration of excess water coming from a paved lot at the top of this hill with no trees to hold the ground in place. (Have they made plans for snow removal with such small open space left in the proposal? Will there be massive snow banks against the fence that will inevitably leak into our backyard?)

Traffic increase - We hope that when this development is brought before council, that our councillors will demand another traffic study be completed. The evidence collected during the study in May 2020 (during a pandemic and economic shut down) does not accurately reflect the amount of daily traffic Speedvale East sees in a day. School buses and foot traffic alone were non-existent at this time and therefore this study is irrelevant. To add more than 70 (likely closer to 100) cars to

this intersection is irresponsible. Children walk to 3 different schools in this area, and buses for more schools pass by here. Traffic is already backed up past the church lot during rush hours. This location will be too dangerous for pedestrians and residents trying to get in and out of this property. Turning left into Carmine Place (heading east on Speedvale) after 3pm is already dangerous and has resulted in near misses from being rear-ended dozens of times (people speed through the light and don't expect someone to be stopping to turn left). To have an increase of vehicles attempting to do this only a few meters down the road will result in serious accidents. The only resolution to ensure safety here would be to have a turning lane put in, but there isn't any room for road widening on Speedvale as I'm sure you know. Carmine Place is a small cul-de-sac before a major 4-lane intersection. Our quiet street already sees numerous cars speeding through to do "turn arounds" throughout the day. I can only imagine how many more will end up on our street with a development like this nearby. Where are all of the extra cars going to go? 64 houses and only 71 parking spaces??? These new residents WILL end up parked on our road indefinitely. This, above all else, concerns me the most when it comes to the safety of many small children on our quiet street. We DO NOT accept that there will be strangers parking here and walking past our houses, leaving their cars here.

We are deeply concerned as you can see, and we appreciate any efforts you can put forth to aid us in keeping the zoning of this property to low density. We appreciate how much you have already been involved thus far and for hearing our concerns. Mayor Guthrie, you have been so prompt in responding to our neighbours' concerns regarding break ins at the church; and both Councillor Gordon and Rodrigo, we are very much impressed with your responses to each of us over this matter. We are so thankful to have your support.

We will be attending the council meeting on October 13 and accept any guidance you can offer on how to approach this going forward. We need to ensure this proposal isn't accepted as it stands right now.

Thank you again for your help and consideration,

Jenny McGregor & Brock Phillips

\*\*\*

I live in the neighbourhood and do not want the zoning of low density to medium density to change, the traffic now is awful this would only make it worse. Please leave our lovely neighbour hood alone.

Thank You

Janice Pugliese

\*\*\*

This is of great concern to me since my property runs the length of the Development for town houses. Our concerns would be alleviated if the Zoning would remain at low density. Thank You for your attention in this matter.

God bless,

Lorraine Bolton

\*\*\*

Dear Mayor and Councillors,

I am writing about the proposed development at 520 Speedvale Avenue East.

I understand that there is pressure from the provincial government to "grow" Ontario cities but that development land in Guelph is in short supply. The Council is forced to consider all options carefully and it is commendable that this is done with public consultation. 520 Speedvale Avenue East presents one of those options.

The developer, with an eye to profit and little regard for suitability is proposing that zoning be changed from low to medium density in order to build stacked townhomes. The proposal leads to many concerns that include:

The effects of increased traffic on Speedvale;

The removal of mature trees and subsequent loss/lack of greenspace;

The inadequacy of parking spaces that will lead to on street parking in the surrounding neighbourhood.

I urge the Council to keep the low-density zoning that is more in-keeping with the neighbourhood and require the developer to submit a modified proposal.

Your sincerely,

John Steggles

\*\*\*

Dear City of Guelph Council,

I understand from Ward 2 councillor, Rodrigo Goller, that the 520 Speedvale development application requests several exceptions to city zoning bylaws that increase density and decrease green space and distance of development from property lines. As a resident of King Street, ward two, I am concerned about my neighbourhood losing it's character, green space, and urban wildlife. When I hear of applications to reduce distance of development from the property line or increase density I feel concerned that the core of the city will lose what makes it a great place to live.

Please set a precedent and require developers and homeowners to stay within the zoning bylaws. Preserve our heritage for future generations.

Katherine Howitt

\*\*\*

I have lived at XX Carmine Place for over 50 years.

I realize progress has to be made, but I would hope the Developer also realizes that to build 64 stacked is far too many to put in a residential area of 2 acres'

Safety would be a big concern. Trying to make a left hand turn in A.M. traffic, I see no play area for Children, & with 84 parking spaces., even Adults will have to be careful!

I worry about snow removal ? Carmine is lower, so will get the runoff from melting snow or heavy rains.

I wonder about Garbage, Where will all those Blue,Green, Gray bins set ? or is there room for Garbage Truck to get in & turn around ?There are many other factors, such as the Tree Removal, or overflow parking on surrounding streets.

I would ask that the zoning not be changed,leave it at low Density residential.

Thankyou

Evelyn Linton

\*\*\*

Marie Menos

(1)

Thurs. Sept. 22, 2020

Re - 520 SPEEDVALE E.  
BLOCK B. PLAN 602  
CITY OF GUELPH.

FILE # 02520-006

NO to medium density <sup>change</sup> from low density  
NO to also Specialized Residential  
re-zoning cluster.  
(from institutional - educational - spiritual)  
why. Point four - living directly  
across the street.

Major - Traffic issues - light increase  
Habitat - Parking overflow.  
(corner of Speedvale & Newstead  
(Newstead used as a short-cut - increased  
over these many years - (43yr. resident)  
at quite a fast speed. coming of Speedvale.  
= New issues = affects & lost.

Safety - Safety. - Please consider local  
residents - being many of  
retired age - myself included.

Make a difference and do the right  
thing.  
Marie Menos.

Heidi Hevas

(J)

Sept 29, 2020

This is my written request  
for decision - notification - by  
way of regular mail, when  
one is made.

RE:

FILE # 02 S20 - 006

S20 SPEEDWAY E

BLOCK B. PLAN 602

CITY OF GUELPH.



SEPTEMBER 24 2020

ATTENTION - SHELPY CITY CLERK

RE-APPLICATION FOR 520 SPEEDVALE AVE. EAST

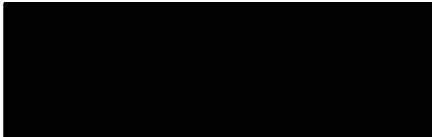
RE-COUNCIL MEETING, OCTOBER, 13, 2020

I ENCLOSE SUBMISSIONS THAT SHOULD BE FORWARDED  
TO MAYOR, CAM GUTHRIE AND THE SHELPY CITY COUNCILLORS  
FOR THEIR INFORMATION FOR THEIR MEETING.

I THANK YOU FOR YOUR ASSISTANCE

*Richard Gazzola*

RICHARD GAZZOLA



TO MAYOR CAM GUZMÁN

TO GUELPH COUNCILLORS

COUNCIL MEETING OCTOBER, 13, 2020

CONCEPT PLAN FOR 520 SPEEDVALE AVE EAST

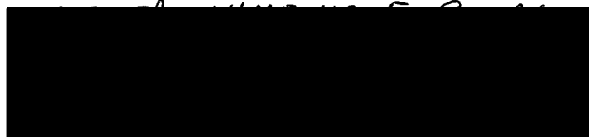
PRG-AMBLE

COMMENTS IN OPPOSITION

EXHIBITS

- 1 ELEVATIONS
- 2 SITE PLAN
- 3 ZONING AND RESOLUTIONS
- 4 MATURE TREES

BY RICHARD GAZZOLA



SEPT-25-2020

## PRE-AMBLE

- A THE 520 SPEEDVALE AVE E. SITE IS A FORMER CHURCH SITE CONTAINING .8 HECTARS OF LAND ON WHICH THE DEVELOPER WANTS TO CONSTRUCT 64 STACKED TOWN HOUSES BY REQUESTING MAJOR VARIANCES, AND BY INCREASING THE DENSITY FROM LOW DENSITY TO MEDIUM DENSITY
- B THE SURROUNDING NEIGHBOUR HOOD CONSISTS OF A WELL ESTABLISHED SINGLE FAMILY RESIDENTIAL AREA OF LOW DENSITY, AND THEY OPPOSE THE CHANGE TO MEDIUM DENSITY AND ARE SUPPORTIVE OF A LOW DENSITY ROW OR TOWN HOUSES WHICH WOULD ALLOW APPROXIMATELY 28 RESIDENCES TO BE CONSTRUCTED ON THE .8 HECTOR SITE LIKELY WITHOUT MAJOR VARIANCES BEING REQUESTED
- C IF THE .8 HECTOR SITE WERE TO BE COMPARED TO AN ORANGE, WE HAVE THE DEVELOPER SUGGESTING THE SITE "ORANGE" TO SUCH A DENSITY WITH MAJOR VARIANCES, THAT THE RESULTING JUICE WILL BE VINEGAR.
- D THE ESTABLISHED RESIDENTIAL NEIGHBOUR HOOD DOES NOT WARRANT VINEGAR

COMMENTS IN OPPOSITION TO THE PROPOSED  
STACKED TOWNHOUSES ON 520 SPEEDVALE AVE E.  
AND THE REQUESTED VARIANCES AND TO  
RAISE THE DENSITY TO MEDIUM FROM LOW DENSITY

1 THE ENTIRE NEIGHBOURHOOD IS MADE UP OF  
SINGLE FAMILY RESIDENCES, AND THE SPEEDVALE E.  
AREA HAS ITS SHARE OF APARTMENTS ON DELAWARE ST  
AND TOWNHOUSES AT WOODLAWN AND VICTORIA RD.

2 THE DEVELOPMENT SHOULD BE STRUCTURED FOR  
LOW DENSITY OR TOWN OR ROW HOUSING ON THIS .8 HECTARE  
SITE FOR A MAXIMUM OF APPROXIMATELY 25 TO 30 UNITS  
AND VARIANCE MAY NOT BE REQUIRED ON LOW DENSITY

3 THE CUTTING DOWN OF CLOSE TO 90% OF THE EXISTING  
MATURE TREES IS A SACRILEGGE. THERE IS NO  
ROOM TO PLANT TREES ON THE SITE ACCORDING TO  
THE PLAN, AND HAVING THE DEVELOPER PAY A COST  
FOR CUT TREES DOES NOT GIVE ANY SHORT TERM OR  
LONG TERM BENEFIT TO THE FUTURE OCCUPANTS  
OR OWNERS OF THIS PROPERTY

4. COUNCIL IS PRIORITIZING ITS URBAN FOREST MANAGEMENT  
PLAN AND AT THE SAME TIME WOULD BE ALLOWING  
TREES TO BE CUT WHILE SHELDAH WANTS TO  
INCREASE ITS TREE CANOPY

5. THE MASSING SIZE OF THIS PROPOSED PLAN AND OVER POWERING HEIGHT OF THE BUILDING ON AN APPROXIMATELY 59 FEET HIGHER THAN STREET GRADE IS NOT CONDUCTIVE TO THE EXISTING RESIDENTIAL NEIGHBORHOOD

6. THE PRESENT TRAFFIC AS OBSERVED ON THE SECTION OF SPEEDWALK AVE BETWEEN VICTORIA RD AND GRAMMA RD MAKES IT HARDLY POSSIBLE TO MAKE A LEFT TURN EITHER WAY FROM DRIVEWAY IN SAFETY BETWEEN THE HOURS OF 3:30 PM TO 5:30 PM. THE TRAFFIC BACKS UP AT THE TRAFFIC LIGHTS AND SPEEDWALK AND GRAMMA.

7. THE VARIANCES REQUESTED BY THE DEVELOPER ARE MAJOR VARIANCES INCLUDING THE SIZE OF THE MGR PER UNIT AND THE REDUCTION OF THE AMENITY ROOM. THESE REDUCTIONS WOULD BE A DENRIMENT TO THE OCCUPANTS OF THE RESIDENCES AND THEIR CHILDREN. SOME OF THE AMENITIES WOULD BE ON SLOPED TERRAIN AND THE LOSS OF ABOUT 30% IS TOO RESTRICTIVE

8. IN THE CHART OF ZONING REGULATION, REQUIRED, PROVIDED AND COMPLIANCE, THE DRAFTER HAS BEEN IN ERROR OR DECEPTIVE IN ARTICLE 4.13.2.2, THAT READS "PARKING SHALL BE LOCATED IN THE SIDE OR REAR YARD AND NOT WITHIN 3 METERS OF ANY LOT LINE". THE DEVELOPER NOTES THAT 3 METERS IS PROVIDED AND THAT YES ITS IN COMPLIANCE, BUT THE FLOOR AND SITE PLAN SHOWS THAT THIS DISTANCE IS

8. could

FROM THE PARKING TO THE CARMING ST PROPERTY  
LINE TO 1 METRE, NOT 3 METERS AS FOR THE  
REGULATIONS. PLANNING HAS CONFIRMED THE DIFFERENCE

9 THE RESIDENTIAL NEIGHBOURS ARE AWARE THAT  
THIS FORMER CHURCH SITE WILL BE DEVELOPED, BUT  
WANT THE DEVELOPMENT TO BE OF LOW DENSITY  
TO BE COMPATIBLE WITH THE LOCAL RESIDENTIAL  
NEIGHBOURHOOD AND AT APPROXIMATELY 28 UNITS  
ON 0.8 HECTARES OF LAND

10 THE PARKING ON THE SITED CONCEPT PLAN WILL  
BECOME A SERIOUS FUTURE PROBLEM AS INSUFFICIENT  
PARKING WILL CAUSE OVERFLOW ON TO  
CARMING, DELAWARE, DAKOTA, NEASTON & MONTGOMERY  
IT IS SUGGESTED THAT 1 1/2 CARS PER UNIT WOULD  
BE APPROPRIATE

## EXHIBITS

1. HEIGHT ELEVATIONS SHOWING THE BUILDING HEIGHT TO THE TOP OF THE PITCHED ROOF FROM THE MID-GRADE OF THE LOT.

2. PLAN LAYOUT SHOWING DISTANCE FROM PARKING LOT DISTANCE TO ADJOINING PROPERTY LINE TO BE 1 METER, WHEREAS THE REGULATION 4-13.2.2 REQUIRES THE DISTANCE TO BE 3 METERS - MARKED IN RED.

THIS IS A DECEPTION ON THE PLAN AND DECEPTION IS CARRIED OUT ON EXHIBIT 3 ON STATEMENT THAT THE DEVELOPER IS PROVIDING 3 METER AND COMPLIES NOT WITH STANDING THE 1 METER ON THE PLAN LAYOUT.

3. ZONING REGULATIONS ARE REQUESTED FOR VARIANCES AND ARE MAJOR REQUESTS. THE VARIANCE FOR A REDUCED PRIVATE AMENITY FROM  $20\text{m}^2$  TO  $13\text{m}^2$  IS MORE THAN 30%.

THE MINIMUM LOT AREA FROM  $150\text{m}^2$  TO  $125.4\text{m}^2$  IS ALSO SUBSTANTIAL.

THESE REQUIREMENTS SHOULD NOT BE COMPROMISED TO THE DETRIMENT OF THE OCCUPANTS.

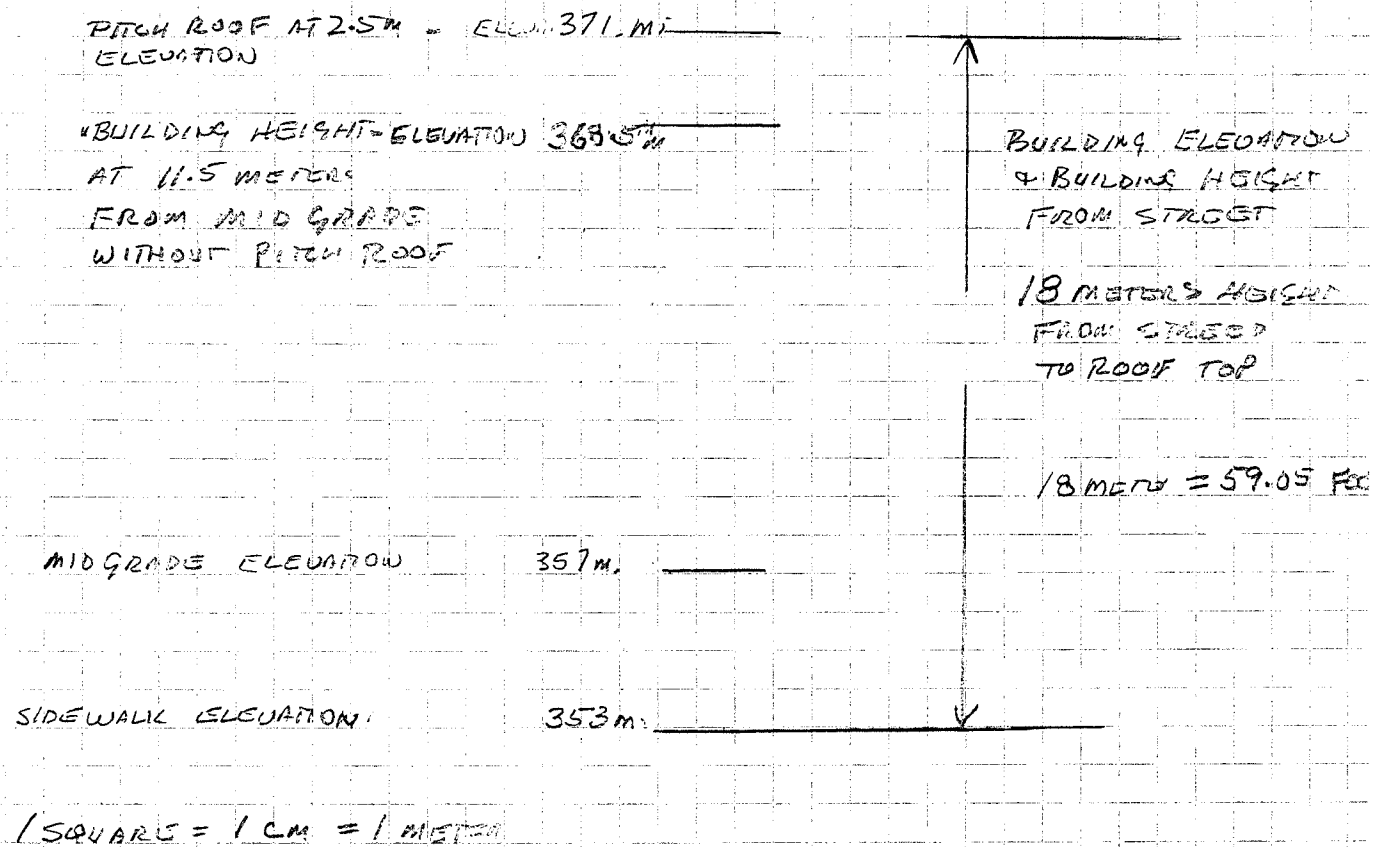
THE PLAN SHOWS A 1 METER DISTANCE BETWEEN PARKING AND LOT LINE, THE REGULATION 4-13.2.2 REQUIRES 3 METER DISTANCE, YET THE DEVELOPER CLAIM THEY ARE IN COMPLIANCE. MARKINGS IN RED AND YELLOW



4. THE DEVELOPER IS WANTING TO CUT OVER 90% OF THE MATURE TREES ON THE SITE, AND YET THE CITY OF GUELPH IS GIVING PRIORITISING TO AN URBAN FOREST PLAN ON IT CANOPY WANTS, THIS WOULD BE COUNTER PRODUCTIVE TO CUTTING THE EXISTING MATURE TREES. THE TREE PLAN IS A TRAGEDY TO GUELPH CANOPY

# EXHIBIT 1

## ELEVATIONS - STREET GRADE TO MIDGRADE WITH BUILDING HEIGHTS & PITCH ROOF AND TOTAL HEIGHT FROM SIDEWALK



ASTRID J. CLOS

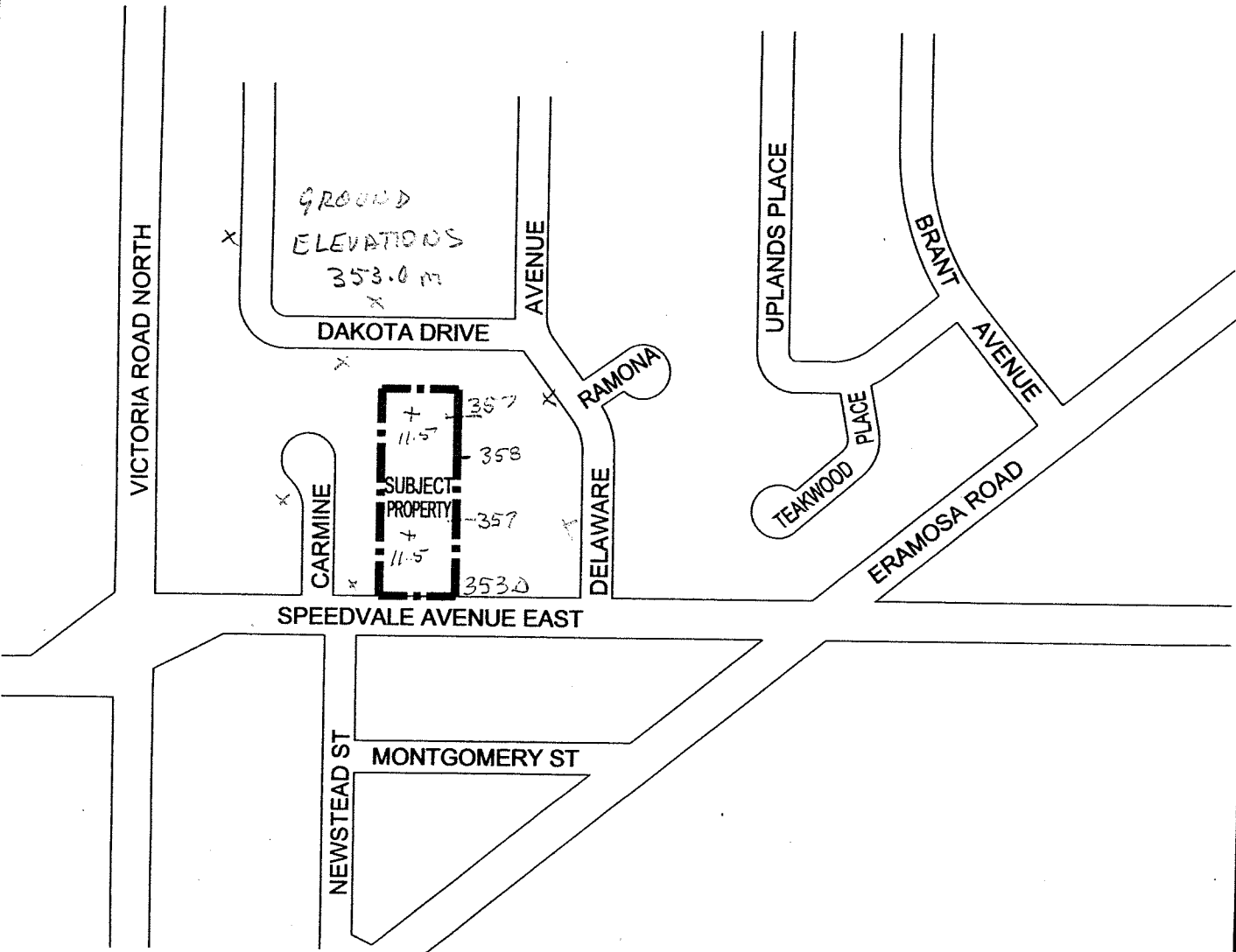
PLANNING CONSULTANTS

423 Woolwich Street, Suite 201  
Guelph , Ontario N1H 3X3  
Email: astrid.clos@ajcplanning.ca  
Phone: (519) 836-7526 (836-PLAN)

CONCEPT PLAN  
520 SPEEDVALE AVENUE

DATE: APRIL 22, 2020	SCALE 1:400
PROJECT No. 1926	DRAWN BY: A.R.N.

KEY MAP



LEGAL DESCRIPTION  
BLOCK 'B', REGISTERED PLAN 602

**Specialized Stacked Townhouse R.3A - Zone**

**Permitted Use:** Stacked Townhouse

**Requested Use:** Back to Back Stacked Townhouse

**"Back-to-Back Townhouse":** means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside accessed through the Front Yard, Side Yard or Exterior Side Yard and does not have a Rear Yard.

(i) "Townhouse" means a Building that is divided vertically into 3 or more separate Dwelling Units and includes a row house;

(iii) **"Stacked Townhouse"** means 1 Building or Structure containing 2 Townhouses divided horizontally: one atop the other;

Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	1,000 m <sup>2</sup>	8,030 m <sup>2</sup>	Yes
<b>Minimum Lot Area per Unit</b>	<b>150 m<sup>2</sup></b>	<b>125.4 m<sup>2</sup></b>	<b>No</b>
Minimum Lot Frontage	18 m	54.25 m	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Side Yard Half the Building height but not less than 3 m	5.75 m (Building Height 11.5 m)	5.5 m	No
Minimum Rear Yard Half the Building height but not less than 3 m	5.75 m (Building Height 11.5 m)	6 m	Yes
Maximum Building Coverage	40% (Building Coverage 2,080 m <sup>2</sup> )	26%	Yes
Maximum Building Height	3 storeys	3 storeys	Yes
Minimum Distance between Buildings (5.3.2.3.1)	Minimum 15 m between walls with windows to habitable rooms	15 m	Yes
Private Amenity Area (5.3.2.3.4)	Minimum 10.5 m between Private Amenity Area to wall with windows to habitable rooms.	13 m	Yes
Private Amenity Area (5.3.2.3.5)	Minimum distance 6 m between Private Amenity Areas of two separate Buildings.	11 m	Yes
	Minimum 3 m between side by side Private Amenity Areas	3 m	Yes
	Minimum 6 m between Private Amenity Area and wall of another Building	13 m	Yes
Minimum Common Amenity Area (5.3.2.4.1 b)	640 m <sup>2</sup>	640 m <sup>2</sup>	Yes
	Minimum of 10 m <sup>2</sup> of Common Amenity Area per dwelling. (64 units)		Yes
	Minimum 50 m <sup>2</sup> Common Amenity Area.		Yes
5.3.2.5 Minimum Private Amenity Area Per Dwelling Unit	a) have a minimum area of 20 m <sup>2</sup>	13 m <sup>2</sup>	No
	b) minimum depth (from the wall of the dwelling unit) of 4.5 metres;		No
5.3.2.5.1 R.3A Zone - Ground Level Stacked Townhouse Units	c) have a minimum width of 4.5 m		No
	d) not within 6 m Front Yard		No
	e) not face onto a public Street		No
	f) be accessed through a hall or Habitable Room, not a bedroom;		Yes
	g) not include walkways, play areas, or any other communal area; and		Yes
	h) be defined by a wall or Fence.		Yes
	i) minimum 3 metres from a Lot Line.		Yes
	a) have a minimum area of 10 m <sup>2</sup>	10 m <sup>2</sup>	Yes
	b) consist of a patio or terrace; and	balcony	Yes
	c) 1.8 m wall or railing between units		Yes
Minimum Landscaped Open Space	40% (landscaped open space 3,331 m <sup>2</sup> )	40%	Yes
Buffer Strip	Required abutting residential zone.		Yes
Off-Street Parking (1 per unit)	64	64	Yes
Visitor Parking minimum of 20% of the total required Parking Spaces	13	13	Yes
4.13.2.2 Parking shall be located in the Side or Rear Yard and not within 3 metres of any Lot Line.	3 m <i>ONLY 1 METRE SHOWN ON PLAN</i>	<del>3 m</del> <i>NO</i>	<del>Yes</del> <i>NO</i>
4.13.2.2, only visitor parking may be located in the Front Yard provided it is to the rear of the 6 m Front Yard.			Yes
4.13.2.2.2 driveway or parking maximum 3 m to an entrance or window of a habitable room.			Yes
4.13.3.2.2 minimum Parking Space dimensions are 2.5 m by 5.5 m.			Yes
5.3.2.6.2 Maximum Density	60 units per hectare	79.7	No

Jul 3, 2020-10:24:07 AM

(28008-20)

H:\20-280\28008-20\ACAD\520 Speedvale Avenue Concept Plan (F).dwg







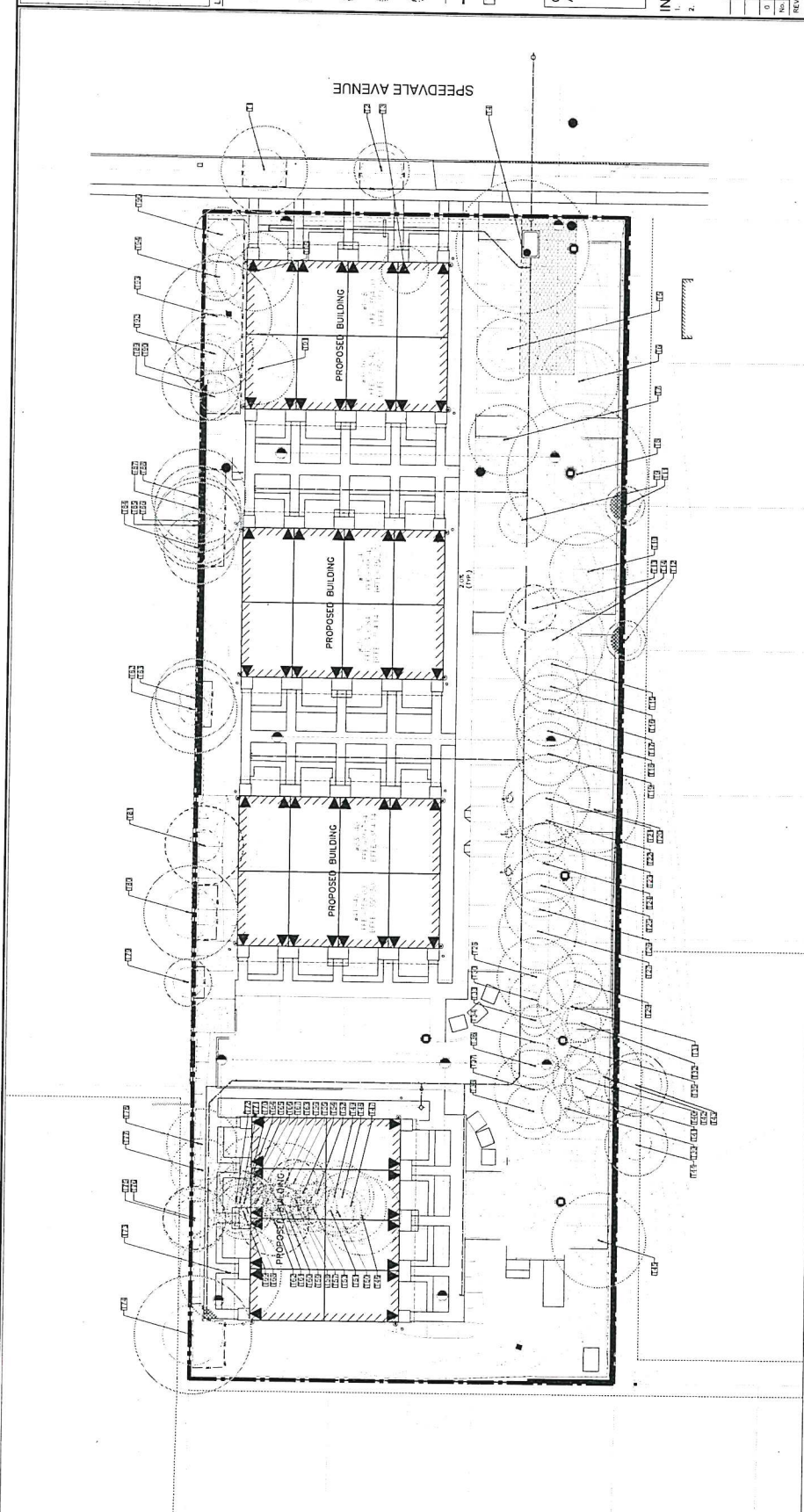
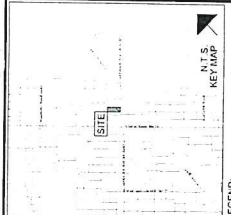


EXHIBIT 4



- LEGEND:**
- EXISTING TREE: CIRCULAR SYMBOL WITH TRUNK AND CANOPY
  - PRESERVE TREE: CIRCULAR SYMBOL WITH TRUNK AND CANOPY
  - REMOVE TREE: CIRCULAR SYMBOL WITH TRUNK AND CANOPY
  - TREE PROTECTION FENCE: DASHED LINE
  - PROPERTY LINE/LIMIT OF WORK: SOLID LINE
  - ROOT EXISTENCE ELEVATION AND ROOT PROTECTION ZONE: SHADING

**ON-SITE COMPENSATION USING AGGREGATE CALIPER FORMULA**

- SIXTY-FOUR (64) INDIVIDUAL TREES TOTALING 1840 CM DBH TO BE REMOVED DUE TO
- CONSTRUCTION
- 1874 - 1875 31233
- 313 TOTAL COMPENSATION TREES REQUIRED

**INFORMATION SOURCES**

1. BASE MAP OBTAINED FROM GUELPH CITY OF GUELPH
2. AERIAL PHOTOGRAPHY OBTAINED FROM GUELPH CITY OF GUELPH
3. FIELD SURVEY DATA OBTAINED FROM GUELPH CITY OF GUELPH
4. FIELD SURVEY DATA OBTAINED FROM GUELPH CITY OF GUELPH

No.	Description	By	Date
0	SPA SUBMISSION	J.D.	2 JULY 2020
REVISIONS			

**AROLD & ASSOCIATES INC.**  
Consulting Architect-Engineer-Landscape Architect  
1011 WEST 10TH STREET, SUITE 101, GUELPH, ONTARIO N1H 6K7  
TEL: 519-836-1111 FAX: 519-836-1112

**TREE PRESERVATION PLAN**

**520 SPEEDVALE AVE EAST**  
**CITY OF GUELPH**

DATE: JULY 2020  
PROJECT: 520 SPEEDVALE AVE EAST  
SCALE: 1:200

DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**TPP1**

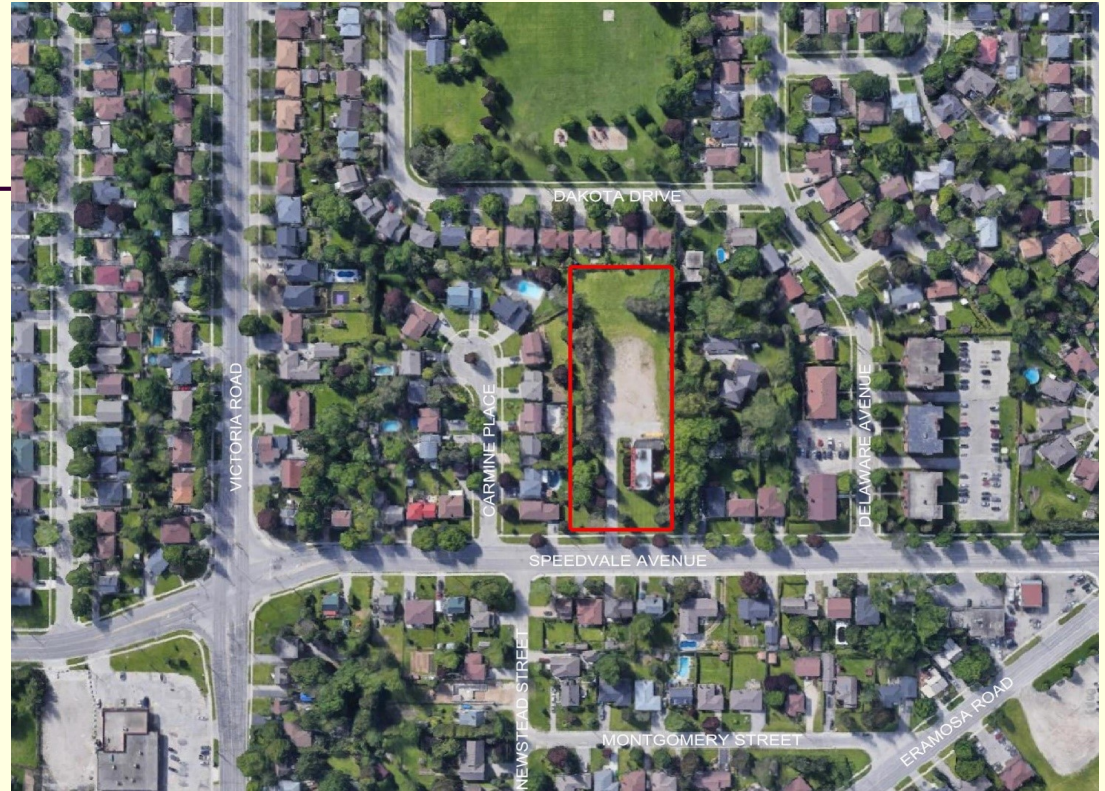
**520 Speedvale Avenue East**  
Official Plan Amendment  
Zoning Amendment  
OZS20-006

**Prepared on behalf of 2601265 Ontario Inc.**



# Surrounding Land Uses

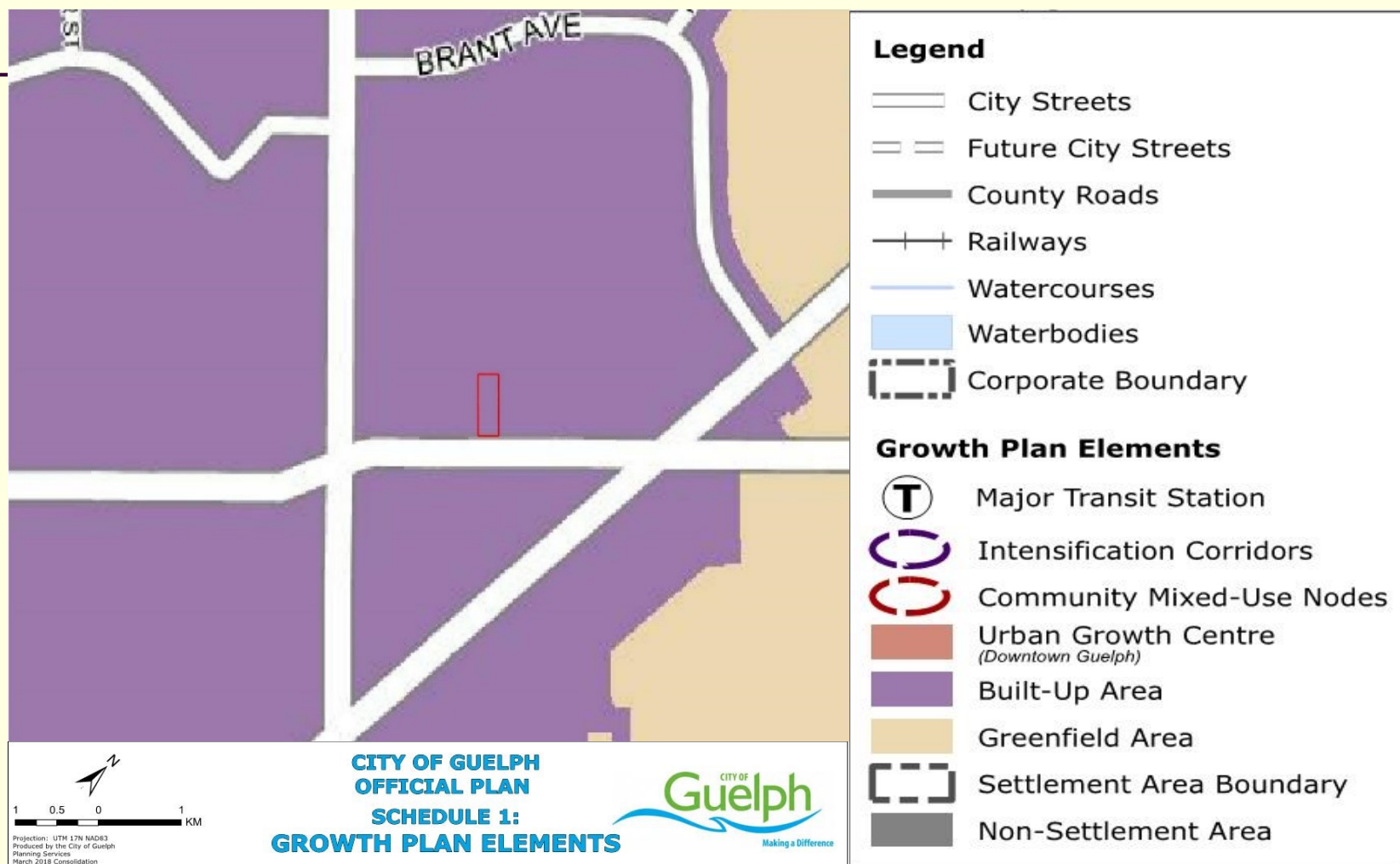
2



ASTRID J. CLOS

PLANNING CONSULTANTS

# Built-Up Area

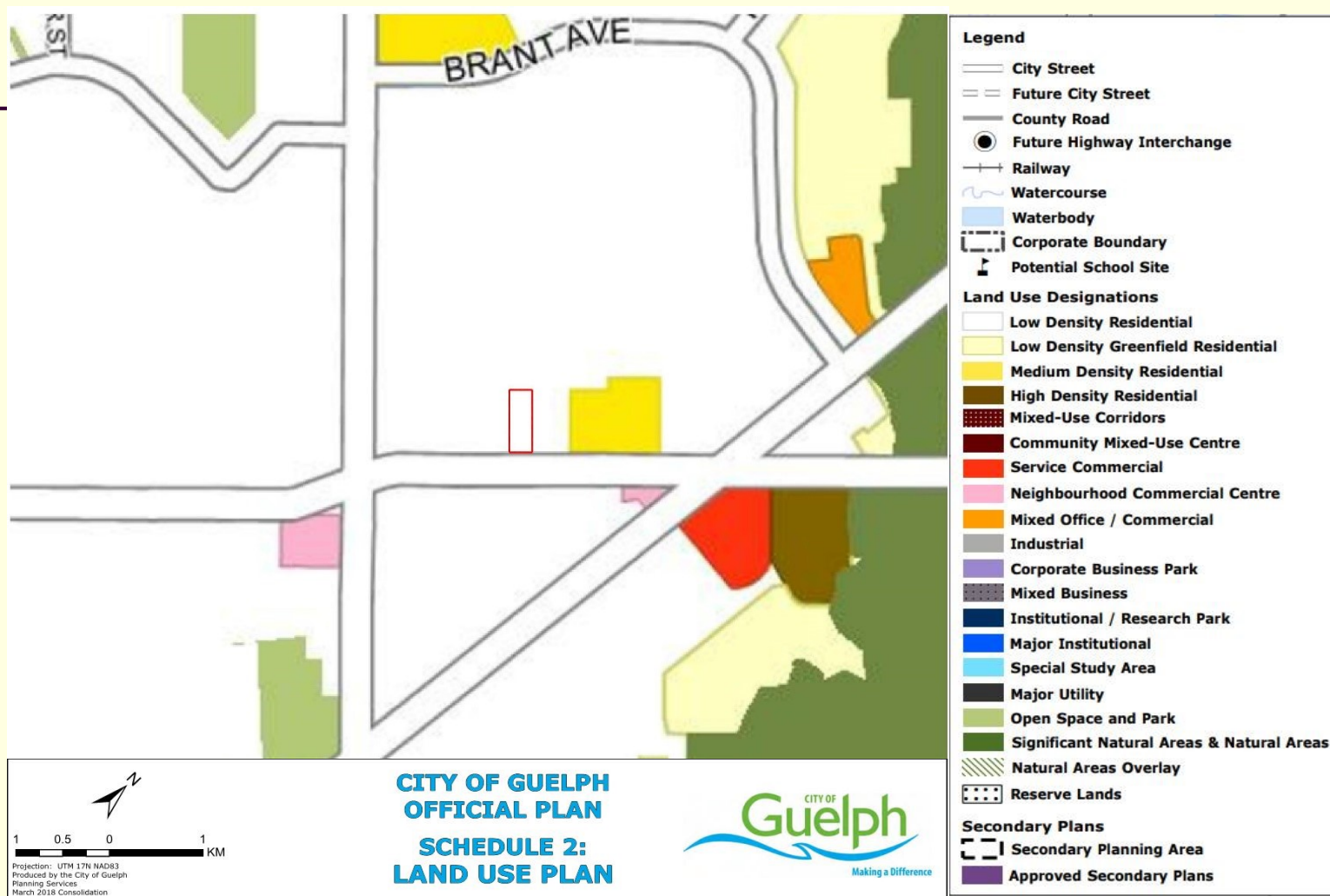


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# Low Density Residential



ASTRID J. CLOS

PLANNING CONSULTANTS

# Low Density Residential

## 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.”



## Specialized Use provisions for the Stacked Townhouse R.3A-\_\_ Zone;

---

- That in addition to the uses permitted within the R.3A Zone, Back-to-Back townhouses also be permitted as an additional Permitted Use.
- For the purposes of the R.3A-\_\_ Zone “Back-to-Back Townhouse”: means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside accessed through the Front Yard, Side Yard or Exterior Side Yard and does not have a Rear Yard.



## Specialized Zoning regulations for the Stacked Townhouse R.3A-\_\_ Zone;

- That a Minimum Side Yard of **5.5 m** be permitted, where **5.75 m** is required.
- That a Minimum Lot Area per Unit of **125 m<sup>2</sup>** be permitted, where **150 m<sup>2</sup>** is required.
- That a Ground Level Private Amenity Area have a Minimum Area of **13 m<sup>2</sup>**, where **20 m<sup>2</sup>** is required.
- That a Ground Level Private Amenity Area not be required to have a Minimum depth from the wall of the dwelling unit where the zoning by-law requires a Minimum depth of 4.5 m
- That a Ground Level Private Amenity Area not be required to have a Minimum width where the zoning by-law requires a Minimum width of 4.5 m
- That a Ground Level Private Amenity Area be permitted in the 6 m Front Yard.
- That a Ground Level Private Amenity Area be permitted to face onto a public street where the zoning by-law does not permit a Ground Level Private Amenity Area to face onto a public street.
- That visitor parking be permitted in a Front Yard a minimum of **3 m** from the Street Line, where **6 m** is permitted.
- To permit a **1 m** setback for parking from a lot line where, **3 m** is required.
- That the Maximum Density of **80 units per hectare** be permitted where **60 units per hectare** is permitted.

# Concept Plan



CARMINE PLACE

ASTRID J. CLOS

PLANNING CONSULTANTS



SPEEDVALE AVENUE EAST

# Parking

---

The proposed development for the subject property consists of 64 back-to-back stacked townhouses.

The Zoning By-law requires that 64 parking spaces be provided.

A total of 84 parking spaces are proposed to be provided.  
(20 more parking spaces than are required)

13 of these parking spaces are allocated as visitor parking spaces.

No specialized zoning regulations are being requested related to the number of parking spaces provided.

The proposal is in compliance with and exceeds the parking regulations related to the number of parking spaces required by the zoning by-law.

# Common Amenity Area

---

The Zoning By-law requires 640 m<sup>2</sup> of Common Amenity Area for 64 units.

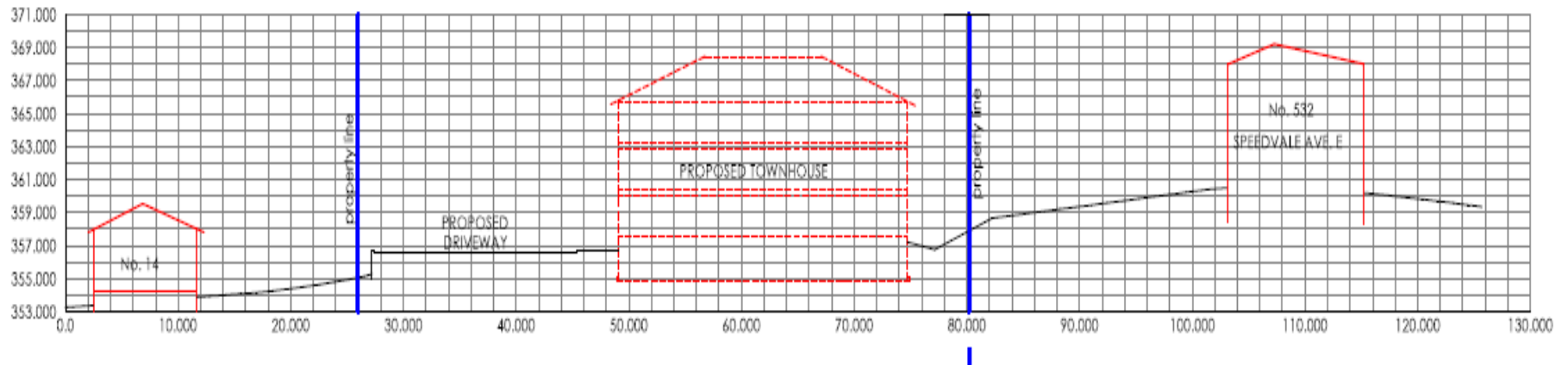
Minimum of 10 m<sup>2</sup> of Common Amenity Area per dwelling.

The Common Amenity Area is proposed to have a total area of 1,069 m<sup>2</sup> which exceeds the requirement of the zoning by-law.

# Cross-section



SECTION C - C





# Proposed Building Elevations





# Proposed Building Elevations



Presentation - 520 Speedvale Ave – Watt

**Honourable Mayor – Members of Council (Slide 1 – Front Angle)**

My name is Mike Watt. I'm one of the developers of this project. I have lived in Guelph for the last 50 years. My parents moved here in 1970. I'm a married father of 5 children that were all born in Guelph.

I love Guelph, I've always loved Guelph and I never plan on leaving.

I strongly believe that we live in one of the best cities in the country and the best country in the world.

I feel a strong sense of civic pride in this city and anything I do I want to be sure that it leaves a positive impact behind.

I am a partner in the development of 2 successful projects in the south end of Guelph – Arkell Lofts and Gallery Towns. The Arkell Lofts is a stacked-townhouse project which won municipal and provincial design awards and was nominated nationally for the best multi-residential design in the country. Gallery Towns won Project of the Year.

My partner and I are currently building a site in the south end on Gordon St called Pulse Townes. Its an 84 unit stacked townhouse project that sold out in 6 months.

The site at 520 Speedvale is a 64 unit back to back stacked project.

Our goal is to build another beautiful, successful site that creates a wonderful neighbourhood and meshes well with its surrounding community.

The main reasons we believed this property was the right choice for our next project are because it offered good access to public transit, affordability, and sufficient density.

The issue of affordability has been an ongoing topic in this city for many years. As we are all aware, there are many young graduates, single parent families, and married couples with children that are struggling to be able to find or afford a place to rent or buy. **(Slide 2 – Side Site Elevation)**

I believe that our layout of the site with its compact design and efficient use of land will allow us to be able to offer these units at a more affordable price per foot than what is currently available. It will allow many people to get into the housing market who otherwise would not be able to.

At 2 acres -this is a uniquely large infill site on an arterial road – giving the city an opportunity to fulfill one of its mandates of intensification along major corridors. This project will not add any additional traffic directly to any local neighbourhood streets.

Although this property was marketed as a potential apartment site, we felt that the more sensible and sensitive choice was to develop it as a low-rise townhouse site.

We carefully considered the neighbourhood when we started to layout the site plan. What we were sensitive of was the fact that there were 6 neighbours to the west on Carmine Place that backed onto the property. These properties were at an elevation that was about 3m below our elevation. Due to the elevation change, we felt that these neighbours would be impacted the greatest.

The last thing we wanted to do was locate our buildings close to their property line and have our units tower over their rear yards. Our initial idea was row townhouses – which would have required us to locate the units much closer to their property line. The upper bedrooms of the units would have had a clear view of their back yards and shadowing may have been an issue.

As a result, we felt strongly that the best plan was to stay as far away from their backyards as possible. That's why we located the parking next to the property line. This allowed us to put the most distance between their backyards and the buildings. We have managed to locate the closest point of our building approximately 35m away from the rear walls of the 6 houses on Carmine Place.

The property to the east of our site is a single-family house located on a 1 acre parcel **on** a heavily treed lot. The front door of this house is approximately 40m away from our nearest building. As well, the property line is heavily treed almost entirely obscuring any view of their house and vice versa.

We have been extremely sensitive to locate our buildings at the absolute maximum possible distance from most of the surrounding neighbours.

In our Initial Pre-consultation Meeting with the city – David DeGroot, the city's Urban Designer – pointed out that he would prefer that the building at the rear of the site not have any entrances or private amenity spaces facing the rear yards of the 3 neighbours on Dakota Drive. We achieved that request by turning the rear building 90 degrees.

We have attempted to be very efficient with our use of the land by providing compact – yet spacious – units in a small footprint – while still maintaining a neighbourhood friendly built form of only 3 stories. We have also met the required front and rear yard setbacks and in our next submission we will be sure to meet the side yard setback on the east side of the property. It is currently short by 0.25m – or about 10 inches.

We are asking for a variance on the side yard setback for the parking area of 1m rather than 3m. We are planning on planting a wall of tall, thin junipers, cedars and pine trees – so that they extend above the privacy fence that is required. This will give the neighbours on Carmine Place an added level of privacy and will almost completely obscure any view of the buildings from their rear yards.

### **Our site plan exceeds the common amenity area requirements by over 60%.**

It also exceeds the parking requirements by 10%. **(Slide 3 – Private Amenity Areas)**

We are asking for a variance on the required size of the private amenity areas for the lower units. The city requires a minimum of 20m<sup>2</sup> for both row townhouses AND stacked townhouses. The city doesn't currently have a separate zoning standard for the back-to-back stacked design for private amenity space.

I looked up the City of Mississauga's Urban Design Guidelines to see what the requirement is for Private Amenity Space for back-to-back stacked townhouses. They have had more of an opportunity to study this product than Guelph.

As a reference, they require each unit to provide a private amenity space with a minimum contiguous area of 6m<sup>2</sup>. Guelph's requirement is more than three times this at 20m<sup>2</sup>.

We are currently proposing a private amenity space for the lower units of 13m<sup>2</sup> - which is more than double what Mississauga requires. The dimensions that we are providing are approximately 12' x 12' which is a good sized outdoor private amenity space.

Our lower private amenity areas are sunken below grade by 2-3 steps and will be screened with a landscaped buffer of shrubs. They will be very functional for the residents – while also providing privacy for both themselves and their neighbours. **(Slide 4 – Front Elevation)**

Furthermore, we are requesting a variance to allow 4 of the 64 units to be able to have their private amenity space in the front yard facing a public street. If you look at the front elevation of the building, you will not likely be able to tell that it even has a private amenity space.

An example of another successful stacked townhouse project that has been approved to have its private amenity space located within the 6m front yard and facing a public street I would point to the Arkell Lofts. These are beautiful spaces that are well used, beautifully decorated and very functional. They face onto Arkell Rd and work well with no apparent issues.

In addition, we will be incorporating rainwater recapture to be used for irrigation. We are pre-wiring the buildings for solar panels. We will be installing 4 electric car charging stations as well as future proofing the site by pre-wiring the parking lot for additional electric chargers.

We will be using the highest quality exterior materials – including stone, brick and aluminum siding – in order to create buildings that will not only look beautiful but will also stand the test of time.

This project will be able to provide for municipal waste and recycling pickup with the use of the Earthbin system.

This site is also public transit supportive – with **4** different bus routes located within a 2-minute walk. These routes would allow residents to access the hospitals, grocery stores, the Victoria Rd rec center, the downtown core for work and entertainment, the west side industrial park for jobs, the Walmart Smart Center, several long term care homes - as well as schools, churches and everything in between.

**Development is always a challenging balancing act – especially infill development. You need to balance good planning and design with what the market wants and needs as well as what works with the surrounding neighbourhood and what city staff and council's mandate is and what they will ultimately approve.**

**We feel strongly that we have met this challenge.**

Thankyou for your time and I look forward to hearing any questions, feedback, and support.



















## **Correspondence Revised Agenda:**

### **Statutory Public Meeting Report – 520 Speedvale Avenue East– File 0ZS20-006-2020-130**

Dear Mayor Guthrie:

We live at XX Newstead St. We are very opposed to the proposed development at 520 Speedvale Ave E.

We realize that people need housing but this far too dense. People need space outside

not just parking spaces. This plan would leave little room for outdoor green space. Trees will be destroyed

as well. Traffic is steadily increasing on our street which is used as a way of avoiding traffic lights

at major intersections. Speed is also an issue. "Residential area" signs have been installed

which are ignored. We have many seniors (ourselves included) on our street.

Thank you.

Jim and Judy Sweeney

\*\*\*

I wanted to provide feedback on the proposed 520 Speedvale development.

I want to express my encouragement for the concept of transitioning this area from an institution to residential. With the need to increase density within the built-up area, this is a wise use of space.

With that said, I am concerned about the area for amenity spaces. The common amenity area appears to be compliant, however I would argue that this is strictly in form and not function. The common area along the eastern portion is narrow, especially after considering that some landscaping will need to occur. It seems unlikely that this area could be used for much beyond a corridor. With the ground level private amenity area nearly half of what is required for compliance, it seems particularly important that outdoor spaces are available for recreation and for improving quality of life. I would like to see 8 fewer units on the north end; this way a larger contiguous common amenity area could be achieved, and potentially several existing trees would no longer need removal.

Thank you for your consideration of these comments, and best of luck with this project.

Best,

Leah B.

\*\*\*

Just to follow up on my pervious note, I would like you to ask the Developer has considered building Single Family detached Homes on this property. It would cause less unhappiness from the Neighbours & would fit in with the character of the area around it.

Thank you

Evelyn Linton

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We desire to make known our opposition to the proposed plan to redevelop the lands at 520 Speedvale Avenue East with the associated rezoning. The plan appears to squeeze as many units onto the property as possible and where existing requirements can't be met, to apply for an amendment. Given there is no guarantee that any of these units will qualify as affordable housing we see no justification for allowing any of the amendments if the zoning change is approved.

First it is important to note that this land has been previously developed and still holds a large, structurally sound building and many trees, which would need to be removed. A use consistent with its current zoning such as community centre, private school or daycare would be more appropriate for the environment and the neighbourhood.

The setback is not in keeping with the homes in the neighbourhood (as illustrated on page 43 of the Justification report) and inappropriate for the new units directly facing onto Speedvale as their private amenity areas would be very close to a busy, noisy street as well as being undersized .

Parking is a concern. With only 1m (less space for the proposed fence and landscaping) between the parking spaces and the property line on the west side and no allowance between the other spots and the sidewalks snow storage may be a problem. The landscape islands are apt to be of limited help given the need to plant 313 new trees somewhere. This could reduce the number of available spaces as well as impacting fire safety. With limited on street parking emptying the lot for snow removal might prove challenging. On street parking is hindered due to: no on street parking on Speedvale, Victoria and Eramosa; cul de sac design of Carmine and Ramona; multiple apartment buildings on Delaware at Speedvale; danger crossing Speedvale at Newstead; no sidewalks or curbs on Newstead and Montgomery.

Noise is also a concern. While the report addresses street noise for the new units and recommends keeping windows closed and using air conditioners it doesn't address how the noise from 64 air conditioners will affect neighbours or the environmental impact they will have.

These are just a few of our concerns. However, it should be obvious from examining the list of requested amendments that this proposal does not satisfy Guelph's vision of what a medium density development should be. These requirements were established through years of experience and careful deliberation and should not be abandoned.



Ian & Judith Renaud

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I was advised by my councillor to register as a delegate for an upcoming meeting at which one of the topics will be the development at 520 Speedvale Ave East.

My schedule doesn't allow me to speak at the meeting so I'd like to have my input addressed otherwise.

I've already spoken with Councilor Goller on several occasions about traffic on Newstead Street.

To start, I'm for development of this property. As a XXXXX in Guelph, I'm aware that at times, the property has been a spot for vagrants and transient people to squat many of whom I've observed wandering through our neighbourhood at all hours of the day.

I would like to see the property remain zoned as low density however, as the current proposal only raises my level of concern with respect to the issues of traffic in our neighbourhood that I've spoke to councillor Goller about.

One of the reports for the current proposal included data that stated in excess of 25k vehicles operate on Eramosa/Speedvale/Victoria during "daytime" hours. Many of these drivers already use Newstead Street as a thruway to avoid traffic signals/congestion at the major intersections. Introducing 64 units to this property will only increase the number of vehicles attempting to bypass those intersections throughout the day. This will just mean more drivers who ignore the current signage to drive slowly and continue to drive at speeds not appropriate for the area. Safety for my children and others in this area is of utmost importance and I am already concerned that this issue has not been taken seriously by the city. Since Newstead St already lacks a barrier (ie. Curbs/sidewalks/boulevards) from the roadway, I fear that more vehicles equals more risk for kids playing and those walking in the neighbourhood. Not only is Newstead St. used as a shortcut for cars, but there are many students walking to St. James, John. F. Ross, and other schools in the area.

In addition, 64 units and 83 parking spaces doesn't add up. Many families operate two vehicles so where will the overflow end up? where will visitors park? Carmine PL? Newstead St? Montgomery St? These are already VERY narrow streets, again with no sidewalks, and frankly, I don't want to have someone parking their vehicle in front of my residence, on one side or the other, for 9 months of the year. The suggestion that the average family drives 1.5 cars is out of date and frankly, not accurate for our city. If you simply walk around streets close to condo buildings or townhouse developments that do not offer a minimum of two spaces per residence, the residential side streets are full of overflow parking. This is a serious issue.

Again, my household is all for development of this property, but please, consider keeping the current zoning requirements with appropriate parking.

Thank you, Zac Martin

# Staff Report



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

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## Recommendation

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

## Executive Summary

### Purpose of Report

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

### Key Findings

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

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

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

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

### Financial Implications

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

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

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## **Background**

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

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

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

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

## **Report**

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

### **Cultural Heritage Landscape Priorities**

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

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

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

### **Designation of Individual Built Heritage Resources**

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

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

### **Community Feedback on the draft Cultural Heritage Action Plan**

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

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

The most often cited comments from the engagement exercises were:

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

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



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

### **Revisions to the Draft Cultural Heritage Action Plan**

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

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

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

### **Recommendation for a Financial Incentives Program**

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

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

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

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

### **Recommendation for Extant Farm Barns**

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

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

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

### **Financial Implications**

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

### **Consultations**

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

### **Strategic Plan Alignment**

#### **Priority**

Sustaining our future

#### **Direction**

Plan and design an increasingly sustainable city as Guelph grows

## **Alignment**

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

## **Attachments**

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

Attachment-2 Summary of Community Feedback on the Draft CHAP

Attachment-3 Heritage Guelph Workshop Meeting Minutes (September 9, 2019)

Attachment-4 Extant Farm Barns within the City of Guelph

Attachment-5 Staff Presentation – Cultural Heritage Action Plan

## **Departmental Approval**

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

## **Report Author**

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# Cultural Heritage Action Plan

October 2020





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## **PART A – INTRODUCTION AND BACKGROUND**

### **1.0 Introduction**

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

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

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

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

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

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

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

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

## **2.0 Components of a Cultural Heritage Action Plan**

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

### **2.1 What is a Cultural Heritage Action Plan?**

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

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

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

## **2.2 Components of Guelph’s Cultural Heritage Action Plan**

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

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

The CHAP has been divided into three phases as follows:

### **Phase 1: Project Initiation and Background Report**

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

### **Phase 2: Development of Draft Cultural Heritage Action Plan**

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

### **Phase 3: Finalize Cultural Heritage Action Plan**



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

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## **PART B – CULTURAL HERITAGE LANDSCAPE IDENTIFICATION**

### **3.0 Introduction**

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

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

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

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

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

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

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

### **3.1 Methodology**

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

#### **Stage 1 – Establish an inventory**

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



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

## **Stage 2 – Evaluation of identified CHLs**

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

## **Stage 3 – Strategic guidance for implementation and future designation**

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

### 3.2 What is a cultural heritage landscape?

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

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

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

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

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

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

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

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

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

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

### 3.2.1 Defining significance

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

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

### 3.2.2 Defining boundaries

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

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

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

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

### **3.2.3 Future management and adjacent lands**

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

The policies contained within the Provincial Policy Statement (PPS) require the City to consider and assess impacts caused by development occurring adjacent to protected heritage property. In the case of cultural heritage resources, the City of Guelph Official Plan identifies adjacent properties as: immediately abutting; separated by a right-of-way; or within 30 metres for properties larger than 2.5 ha or resources within a road right-of-way. For any development adjacent to a protected heritage property<sup>1</sup> (including CHLs), recommendations as to how negative impacts could be avoided or mitigated would be required to be provided through applicable study and assessment (i.e. a scoped Cultural Heritage Resource Impact Assessment).

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



## 4.0 Key themes in Guelph's development

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

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

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

## 5.0 Cultural heritage landscape inventory

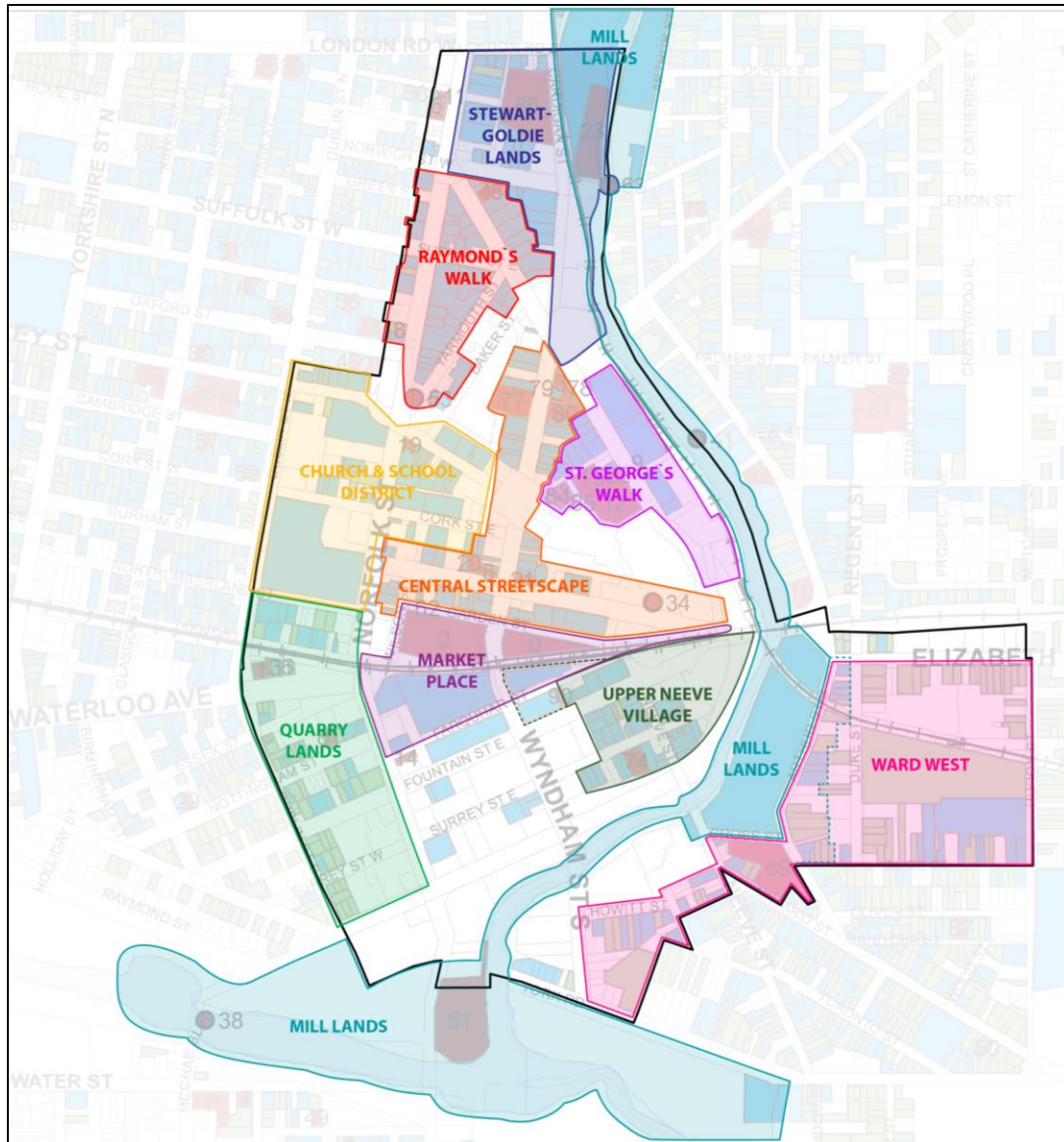
The following section outlines the results of the work undertaken to identify candidate CHLs within the City of Guelph. An inventory has been compiled to establish an initial record of candidate CHLs and to identify priority for the City to focus conservation efforts, based on the CHL's exposure to risk.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

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

## 5.1 Preliminary candidate CHL identification

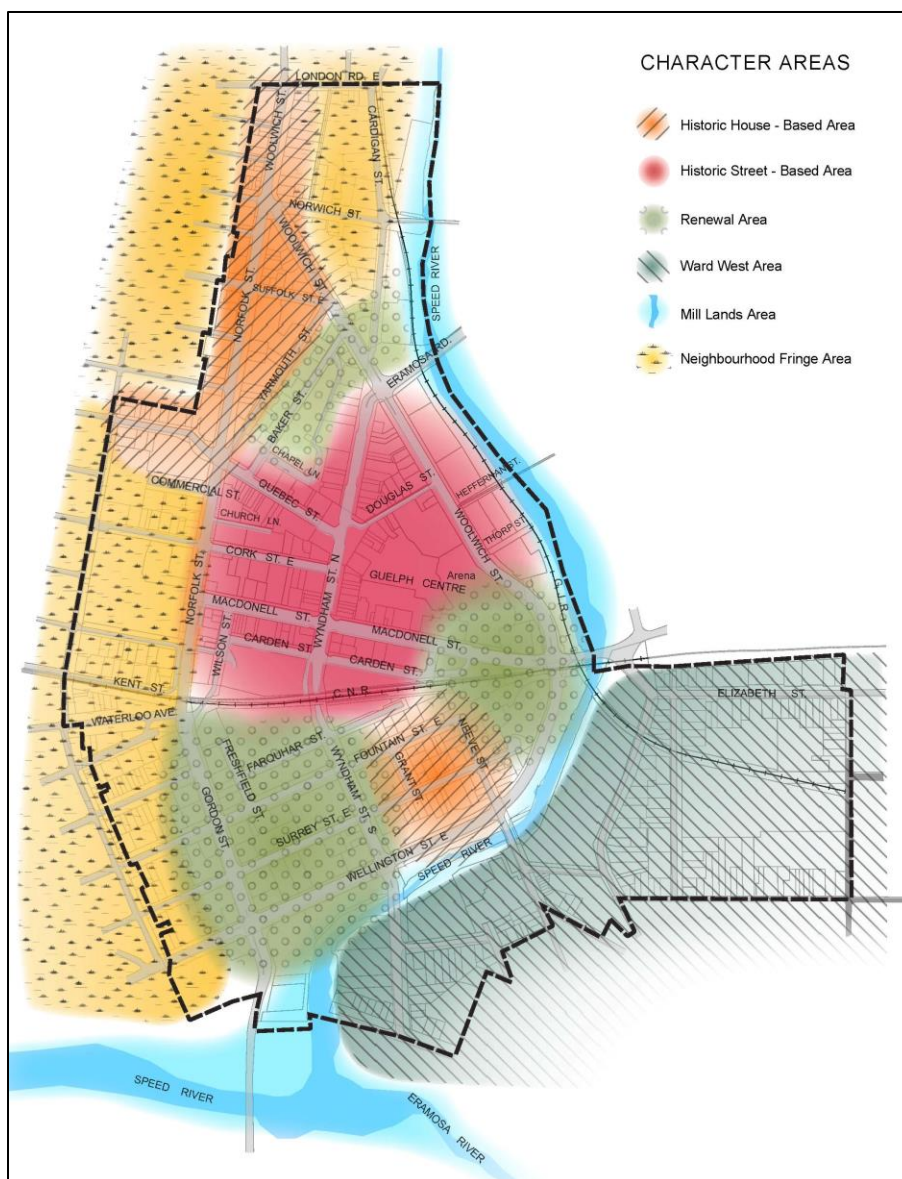
An initial stakeholder meeting and workshop was held at City Hall on January 25<sup>th</sup>, 2018 to introduce the project to key stakeholders and gather feedback to inform the CHAP process. One of four main topics of the workshop was the identification of CHLs. A mapping exercise was incorporated into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

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



**Figure 1:** Downtown character areas identified by Heritage Guelph





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

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

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

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

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

## 5.2 Fieldwork approach

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

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

## 5.3 Candidate CHLs in Guelph

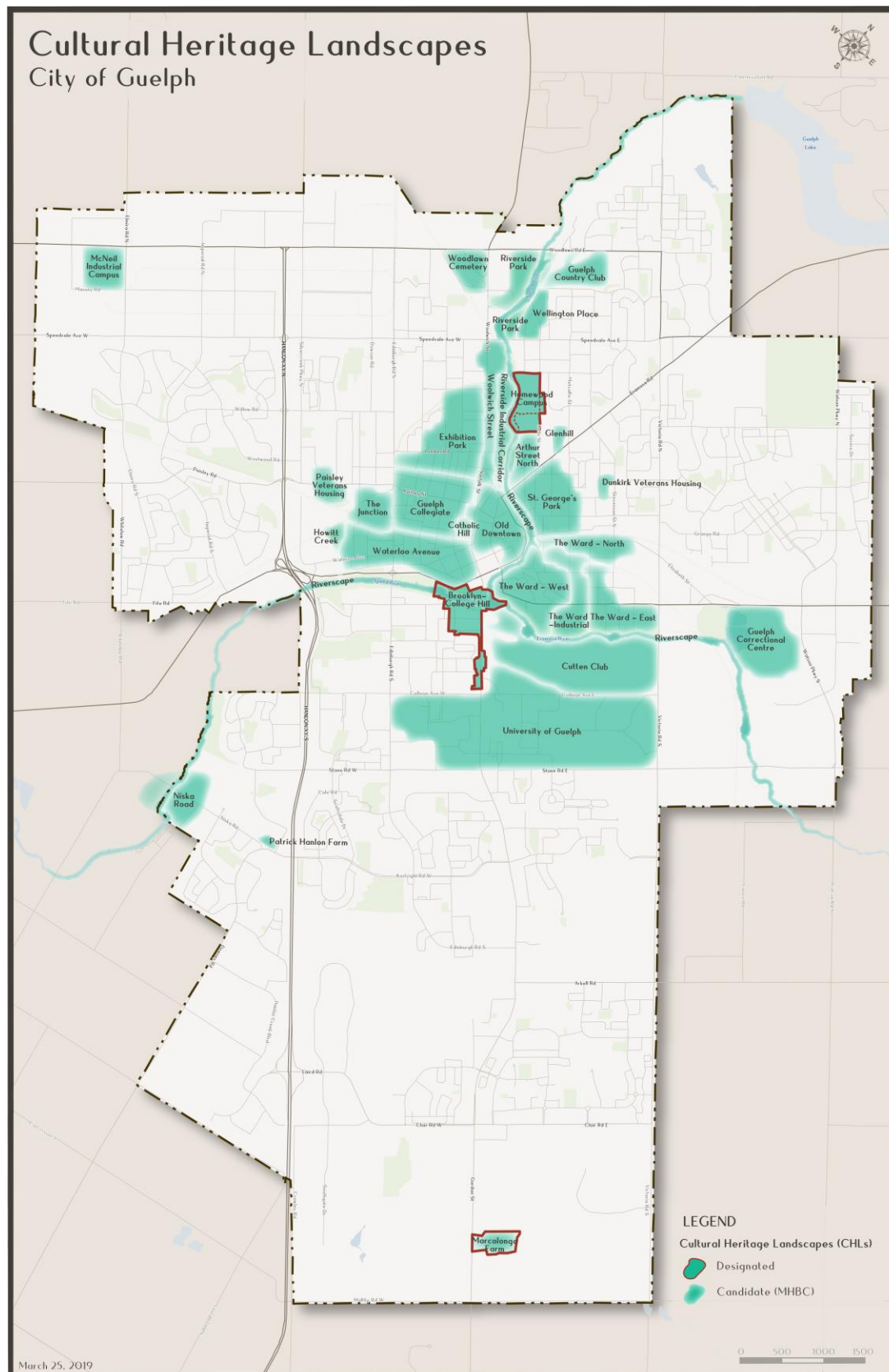
The inventory of candidate CHLs includes a total of 29 areas across the City of Guelph, exemplifying a range of heritage resources that characterize the city's history. The candidate CHLs contain a mixture of built heritage resources, landscape features, and environmental features and all contribute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

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

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

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





**Figure 3:** Candidate CHLs within Guelph

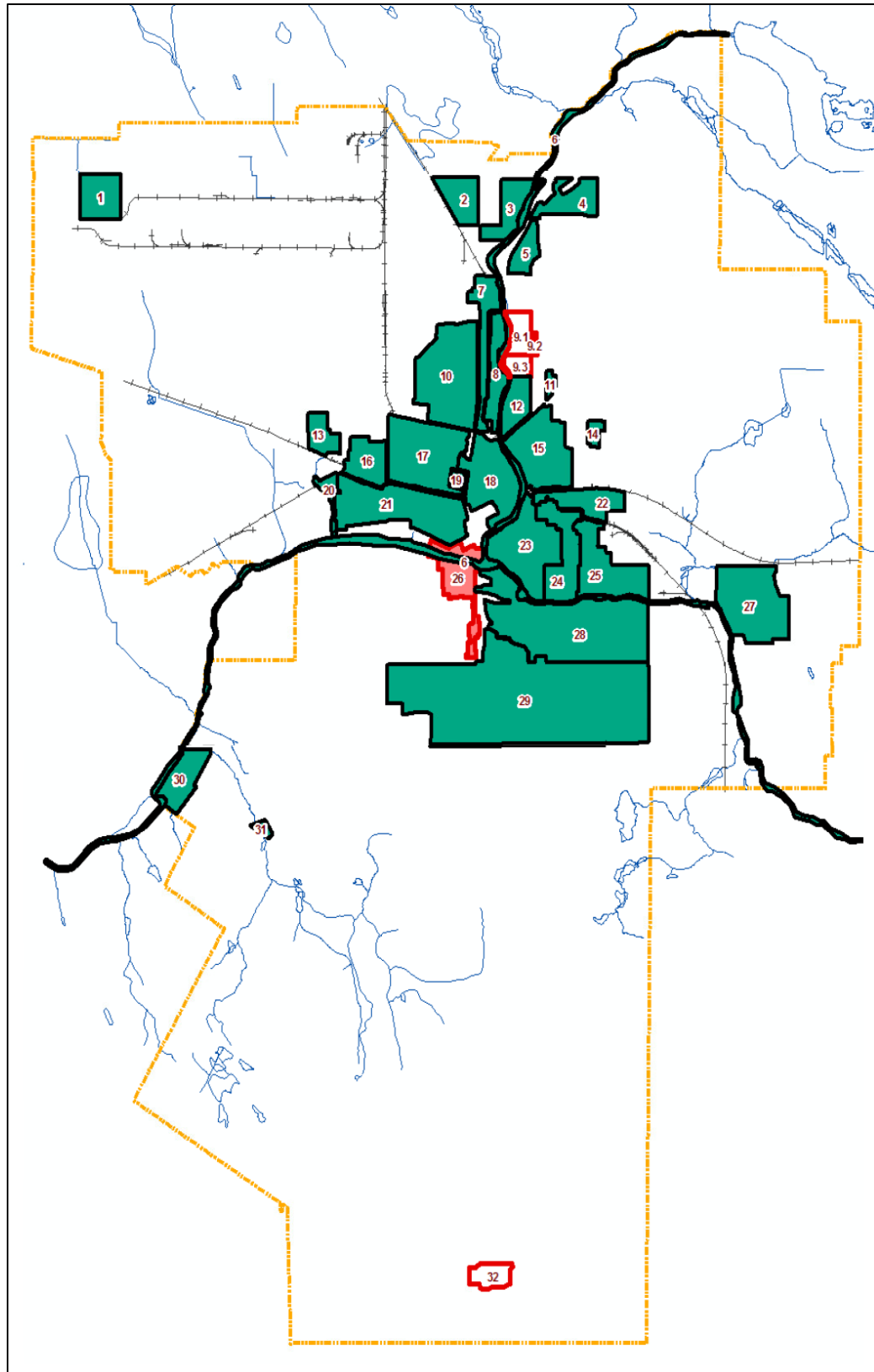


Figure 4: Candidate and designated CHLs within Guelph (numbered as in Table 1)

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

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

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

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

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



## 6.0 Recommendations

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

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

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

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

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

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## **PART C – INCENTIVES REVIEW**

### **7.0 Introduction**

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

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

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

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

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

## **8.0 Types of financial and non-financial incentives**

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

### **8.1 Financial incentives**

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

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

#### **8.1.1 Grant programs**

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

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

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

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

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

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

### **8.1.2 Loan programs**

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



### **8.1.3 Municipal tax relief programs**

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

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

### **8.1.4 Façade improvement programs**

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

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

### **8.1.5 Development charge and permit fee rebates**

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

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

## **8.2 Non-financial incentives**

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

### **8.2.1 Corporate communications**

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

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

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

### **8.2.2 Streamlining municipal approvals for heritage resource conservation**

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

### **8.2.3 Consultation services**

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

## 9.0 Recommendations

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

### Financial incentives

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

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

### Non-Financial incentives:

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

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## **PART D – CULTURAL HERITAGE PROMOTION**

### **10.0 Introduction**

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

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

### **11.0 Approaches to promotion**

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

#### **11.1 Current City of Guelph actions**

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

### 11.1.1 Website and information sharing

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

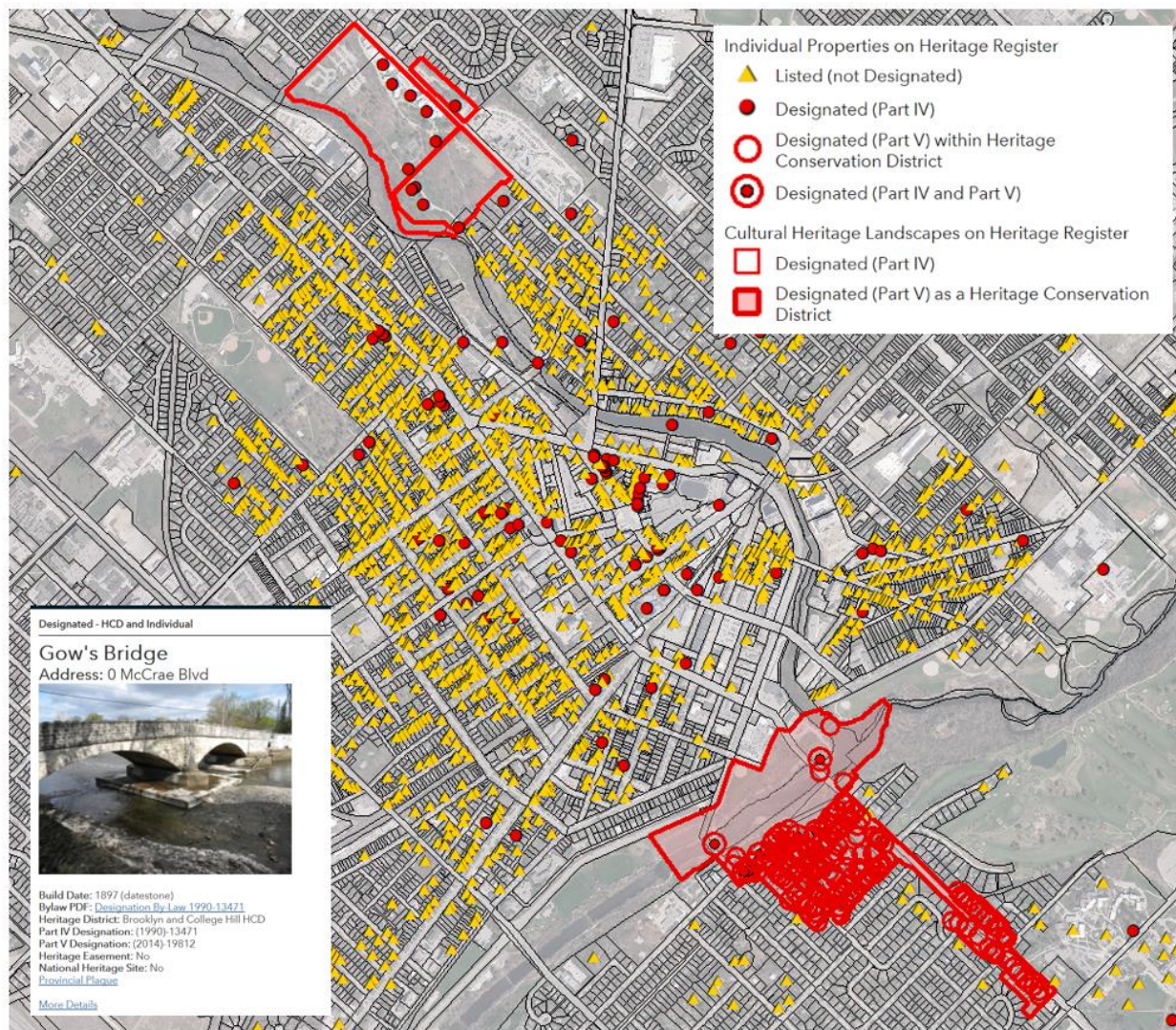


Figure 5: Mapping of listed and designated heritage resources ([source](#): City of Guelph GeoDataHub).

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

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



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

11.1.2 Doors Open

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

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

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





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

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

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

#### What buildings will be open for Doors Open Guelph?

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

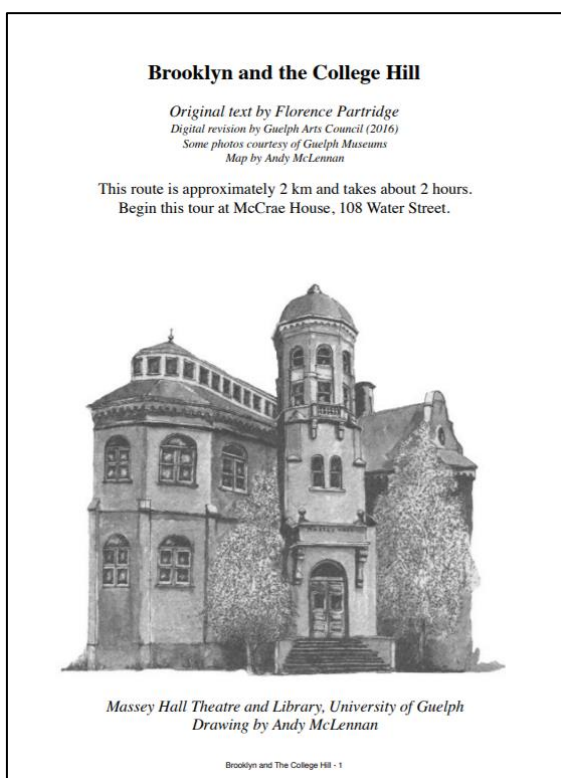
<p><b>The Victory School</b> 135 Exhibition Street</p>  <p>Built due to a population spike, the school was named after the Allied victory that ended the First World War. It opened in 1919, with an addition in 1953. Its original brass rails and wooden floors enhance the gracious image presented by its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

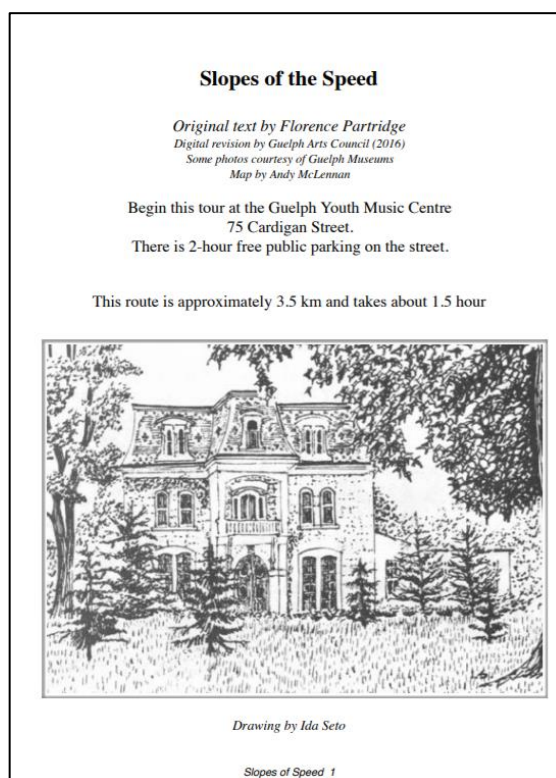
### 11.1.3 Walking tours

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

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



(source: Guelph Arts Council)



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

#### 11.1.4 Heritage Guelph

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

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

## 11.2 Other approaches to promotion

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

### 11.2.1 Signage and wayfinding

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

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



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

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

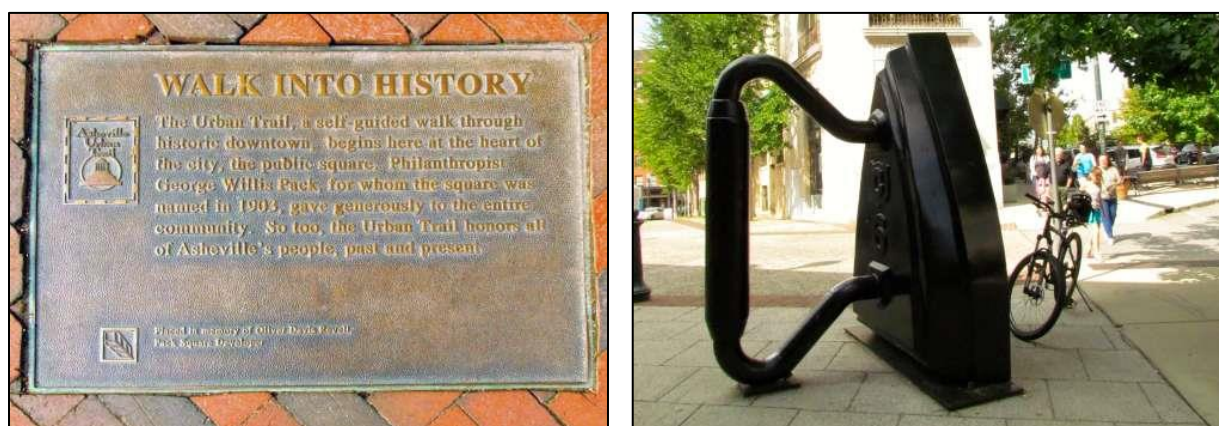


consisted of lawn signs that identify the link to Canada 150, combined with mapping on the City of Kitchener website about the program (see below).



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

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



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

### 11.2.2 Heritage awards

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

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

### **11.2.3 Heritage Day celebration**

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

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

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



Example advertisement and photos from Heritage Day events in Wilmot Township

#### 11.2.4 Heritage tourism

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

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

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

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

## 12.0 Cultural heritage promotion recommendations

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

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

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

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

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



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## **PART E – IMPLEMENTATION RECOMMENDATIONS**

### **13.0 Introduction**

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

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

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

### **14.0 Recommended action items for the City of Guelph**

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

#### **14.1 Cultural heritage landscape recommendations**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Table 2: Priority listing for candidate CHLs in Guelph**

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



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

### 14.1.1 Options for further study of candidate cultural heritage landscapes

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

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

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

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

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

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

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

#### **14.1.2 Cultural heritage landscape recommendations**

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

- HL1<sup>1</sup> Review high priority areas where current studies are ongoing (CCHL-27), to ensure that cultural heritage resources are appropriately conserved through the detailed work being undertaken.
- HL2 For Old Downtown (CCHL-18) and The Ward–West (CCHL-23), undertake a comprehensive strategy, including community consultation, to direct future cultural heritage conservation efforts and planned change.
- HL3 For other high priority areas (CCHL-10, CCHL-15), consultation with community and other City Departments will help to identify the recommended conservation strategy.
- HL4 Continued monitoring by City staff with advice from Heritage Guelph should be undertaken, in order to determine when it is appropriate to move forward with additional detailed study of the areas.
- HL5 Candidate CHLs identified as having a low priority should continue to be monitored, and if risk becomes apparent they may be moved upward in priority.

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<sup>1</sup> 'HL' refers to 'Heritage Landscape' recommendations.

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

### **14.1.3 Other cultural heritage recommendations**

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

#### **Extant barns**

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

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

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

#### **Comprehensive Zoning By-law review**

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

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

### **Property standards**

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

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

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

### **Recommendations**

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

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



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

## **14.2 Incentive recommendations**

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

### **14.2.1 Financial incentives**

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

- IN1<sup>2</sup> Establish a comprehensive grants program to provide financial assistance to owners of designated properties within Guelph. The program should include a schedule, level of funding, clear eligibility criteria, and monitoring program to review uptake and use of funds.
- IN2 Review the potential of re-establishing a façade improvement program for key areas of the City (e.g. Downtown CIP) in order to encourage conservation efforts.
- IN3 Investigate a program to reduce permit fees as a way to assist designated heritage property owners with conservation efforts.
- IN4 Implement a legal framework and annual budget process for heritage funding that is available to private owners of designated cultural heritage resources identified within priority areas of Guelph.
- IN5 Establish a monitoring program to ensure that the costs of delivering heritage-based financial incentives are achieving the stated goals and desired outcomes.

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<sup>2</sup> 'IN' refers to 'Incentive' recommendations.

### **14.2.2 Non-financial incentives**

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

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

### **14.3 Heritage promotion recommendations**

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

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

- PR1<sup>3</sup> Develop signage to promote important areas of the City, such as planned areas, boundaries, early industry and important early buildings.
- PR2 Undertake a heritage awards program with a public ceremony, perhaps combined with other heritage events or with the City's Urban Design Awards program.
- PR3 Participate in hosting an event to celebrate Heritage Day in late February, in collaboration with Heritage Guelph and other heritage organizations or groups (e.g. Architectural Conservancy of Ontario, Guelph Arts Council, and Guelph Civic Museum).
- PR4 Coordinate with City tourism staff to promote Guelph's rich history through enhanced tourism materials.
- PR5 Build on the success of the City's website to offer additional information about heritage events, sites, and stories. Links to social media could also be explored.
- PR6 Look for ways to participate directly in the organization and running of events such as Doors Open and historic walking tours.

## 15.0 Prioritization of action items

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

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

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<sup>3</sup> 'PR' refers to 'Promotion' recommendations.

## 15.1 Immediate action items (<2 years)

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

**Table 3: Immediate action items**

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

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

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

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

**Table 4: Short-term action items**

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



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

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

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

**Table 5: Medium to long-term action items**

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

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

## 15.4 Bi-annual review

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

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

## ATTACHMENT 2 – Community Feedback on the Draft CHAP

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

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

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

### Question 1

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

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

### Question 2

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

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

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

#### Question 3

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

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

#### Question 4

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

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

#### Question 5

##### **Additional comments?**

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



Staff's response to the main comments received:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# Meeting Minutes



City of Guelph

## **Heritage Guelph Committee (HG)**

September 9, 2019

Guelph City Hall, Committee Room C, 1 Carden Street

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

Meeting Chair: P. Brian Skerrett

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

Absent: Bob Foster, David Wavernan, Charles Nixon

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

### **Agenda Items**

All were welcomed by the Chair

### **Items 1, 2 and 3**

**Item 1**, Call to order and review of agenda

**Item 2**, Acknowledgements

**Item 3**, Disclosure of Pecuniary Interest - None

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

Moved by: Kesia Kvill

Seconded Arlin Otto

**Carried – unanimous**

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

### **Item 5, Cultural Heritage Action Plan**

Also present: Dan Currie and Nick Bogaert of MHBC Consultants

Stephen Robinson (Senior Heritage Planner) provided clarification of the use of the term "candidate" cultural heritage landscape and identified there are five cultural heritage landscapes that have already been protected by a heritage designation bylaw.

- It was noted that there are some errors and omissions regarding the heritage attributes, for example, 'Catholic Hill'. Staff requested committee members to submit the errors and omissions to staff.
- Dan Currie provided information regarding the prioritization of the cultural heritage landscapes as they pertain to the action plans. He explained that areas where development is active are considered higher risk and lower risk areas were those that were more stabilized, and the prioritization was not just a reflection of the value of the cultural heritage resource. He also advised they will be refining the property boundaries to eliminate vagueness.
- Dan Currie noted five properties are higher priority than the other cultural heritage landscapes due to the higher risk of change happening and the possibility of heritage attributes being compromised or lost.
- Dan Currie also stated the study was conducted to determine whether cultural heritage landscapes met the heritage criteria and that the details would be addressed later in the process.
- The committee requested details regarding the criteria used to determine risks.
- The consultants advised they examined building permit data and demolition permit data using GIS from the City and reviewed the density of the permits issued broken down by year.
- The question was raised whether building permit applications and not just demolition permit attempts could be used and the consultants advised it would be difficult to obtain that data.
- Dan Currie explained the Exhibition Park CHL area covered more than the park and extended to Woolwich Street and the streets joining Exhibition Street to Woolwich Street.
- Further clarification regarding the boundaries was requested.
- The validity of the vulnerability of the Exhibition Park area compared to Catholic Hill was questioned and details regarding the number of heritage properties that sought demolition permits was requested.
- A concern was raised regarding investing tax dollars on higher income properties.
- Stephen Robinson clarified that there are numerous properties within CHLs that are not listed on the heritage register and the concern is not just demolition but also alterations to the areas. He noted the types of development and alterations that are being approved could seriously compromise the cultural heritage value.
- It was stated that the criteria regarding mass, street height, frontages, etc. need to be clear but also need to be broader to be adaptable.
- The committee also inquired about the number of Committee of Adjustment applications that have been proposed and advised that demolitions and building permits are not a full enough metric.
- A preference was voiced to have the Waterloo Avenue CHL given higher priority due to the importance of part of that area for black history involved.
- Staff will send out an email with a deadline for the committee members to submit their comments .

#### Financial Components

- Dan Currie noted that grant programs are well-received and effective and they will be recommending them as incentives as part of the final Cultural Heritage Action Plan

#### Remaining Farm Barns

- Stephen Robinson provided information regarding farm barns within the city and advised that he is in the process of establishing an inventory and is working on descriptions for each of the barns.
- Stephen Robinson will be including the inventory of extant farm barns be included in the Cultural Heritage Action Plan with a staff recommendation.

- There was a request for a clear definition of a farm barn and clarification of the criteria used to include the barn in the inventory.

Coordination with outreach initiatives of culture, tourism, and community investment at Guelph, doors open

- Stephen Robinson advised that there is good potential for the City to work with others in the outreach, such as Doors Open, Guelph Tourism and others.
- Staff advised that initiatives involved when the City discusses or considers actions that affect indigenous properties/groups would be coordinated through Culture, Tourism and Community Investment.
- The committee inquired about potential awards for heritage and staff advised there is potential but it will not form part of the Cultural Heritage Action Plan.
- Melissa Aldunate clarified that the City is investigating how to best move forward on indigenous matters, website development and advised that Tourism has been approached regarding special events/tours and other ideas and those initiatives will arise out of the Cultural Heritage Action Plan but will not be included within the plan.
- Melissa Aldunate advised archaeological assessments are not part of the Cultural Heritage Action Plan.

Moved by: Kesia Kvill

Seconded by: Mary Tivy

**Carried – unanimous**

**That the Cultural Heritage Action Plan information be received.**

#### **Item 6, 12 Forbes Avenue**

Also Present: David Brix, Terraview Homes

- Stephen Robinson provided details of the proposed development of the property
- David Brix provided details of the building construction and advised that the new dwelling will meet Energy Star requirements and he was able to keep the existing garage.
- Questions were raised regarding the windows and casements, the garage and setbacks.
- Stephen Robinson advised he has been working with the designer and is close to providing his approval of the development and believes he will be able to reach agreement with the proponent shortly.

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Moved by:

Seconded by:

**Carried – unanimous**

**That the Heritage Committee endorse the proposed design for 12 Forbes Avenue, subject to the satisfaction of the Senior Heritage Planner.**

Moved by: Mary Tivy

Seconded by: Kesia Kvill

**Carried – unanimous**

**That the Heritage Guelph Terms of Reference be suspended to extend the meeting ten minutes beyond 2:00 p.m.**

**Item 7, Heritage Guelph Designation Working Group Report – James Smith**

- Discussion ensued regarding the number of plaques needing to be completed, the budget for the plaques and where the plaques should be located on the properties.
- The committee is hoping to get the approval process completed so the plaques can be finished by the end of the year.
- It was suggested by Heritage Guelph that an action plan should be developed to protect significant views of significant cultural heritage resources.

**Adjournment**

Moved by: Mary Tivy

Seconded by: Kesia Kvill

**Carried – unanimous**

**Next Meetings of Heritage Guelph:**

Heritage Guelph: October 15, 2019 (12:00 noon-2:00 p.m.) City Hall, Mtg Rm C







HG Designation Working Group: September 23, 2019 (10:30 noon-2:00 p.m.) City Hall, Mtg Rm B



## Attachment 4

### Extant Farm Barns within the City of Guelph

Address	Heritage Status	Historical Name	Comments	Current Photo
<b>250 Arboretum Rd</b>	Designated Part IV	University of Guelph Alumni House	University of Guelph President's carriage house later converted to a sheep barn	Photo: 2004 
<b>284 Arkell Rd</b>	Listed	Walsh Barn	Large gable barn complex	Photo: 1993 
<b>94-102 Bagot St</b>	Listed	Humphrey Barn	(Converted to residential use before 1975)	Photo: 2014 
<b>20 Cityview Dr N</b>	Listed		Small bank barn	Photo: 2011 
<b>1858 Gordon St</b>	Listed	Robinson-Mulvaney barn	L-plan bank barn	Photo: 2012 

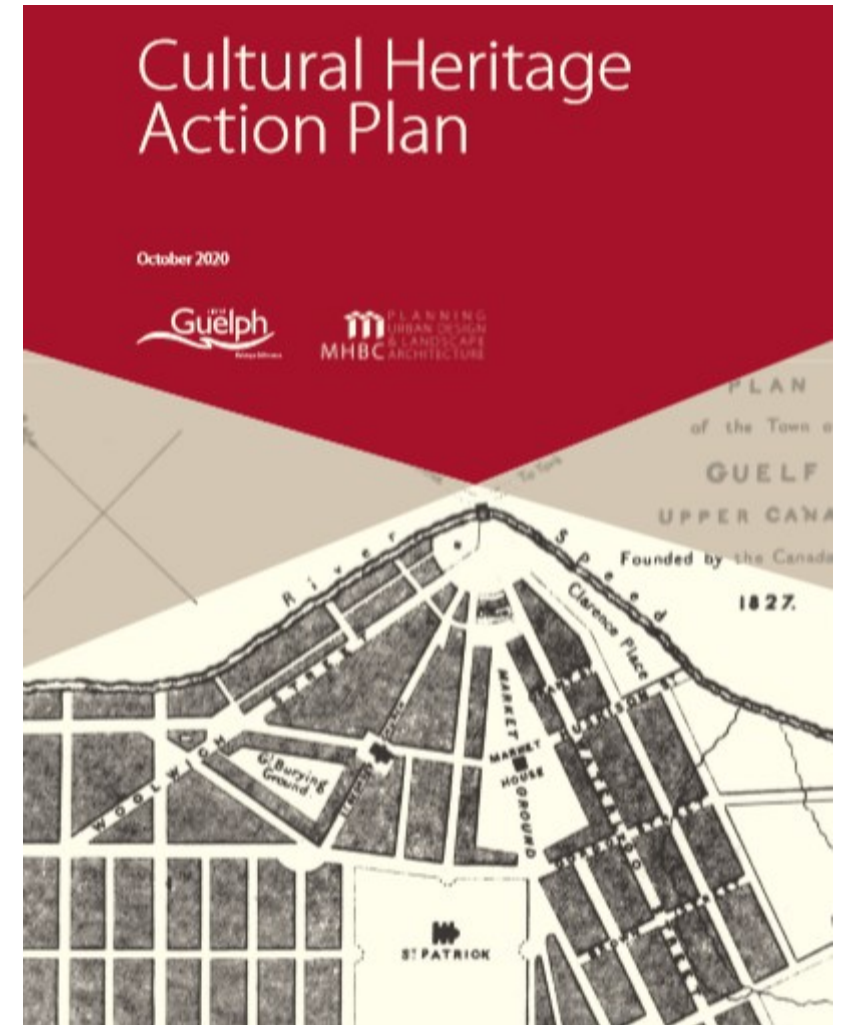


Address	Heritage Status	Historical Name	Comments	Current Photo
<b>1912 Gordon St</b>	Listed	Prior Barn	Saltbox form bank barn	Photo: 2010 
<b>2162 Gordon St</b>	Designated Part IV	Marcolongo Barns	Large bank barn and smaller English barn within the Marcolongo Farm Cultural Heritage Landscape	Photos: 2010  
<b>2187 Gordon St</b>	Listed	James Kidd Barn	Stone slot bank barn with timber bank barn addition	Photo: 2011 
<b>316 Grange Rd</b>	Listed		Small barn	Photo: 2003 
<b>96 McGilvray St</b>	Listed	University of Guelph Dairy Barns	Two large gambrel roof barns within the University of Guelph Cultural Heritage Landscape	Photo: 2009 

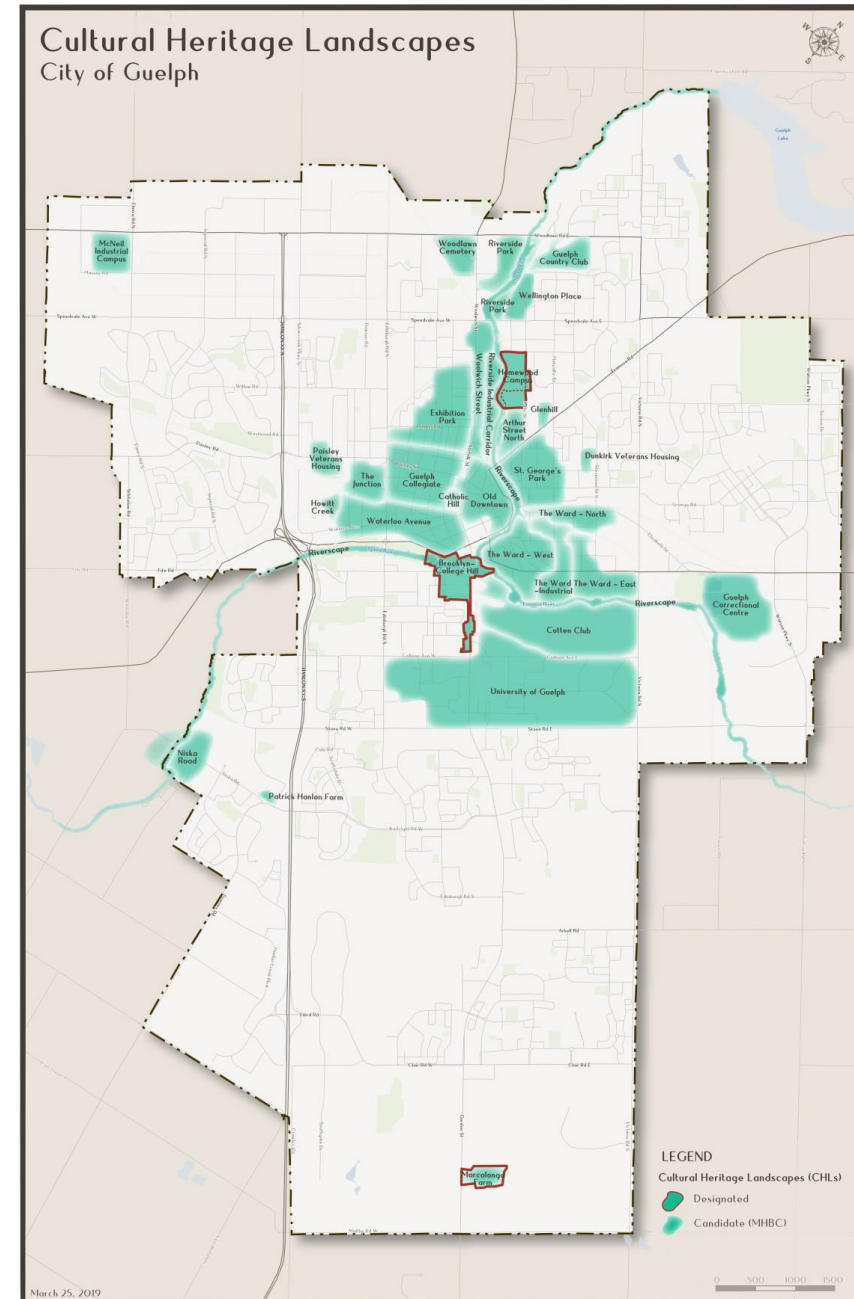
Address	Heritage Status	Historical Name	Comments	Current Photo
<b>35 Niska Rd</b>	Listed	Patrick Hanlon Barns	Large bank barn and small stone barn within the Patrick Hanlon Cultural Heritage Landscape	<p>Photos: 2019</p>  

# What is the Cultural Heritage Action Plan? (CHAP)

- Implementation of policies in the Official Plan
- Recommends prioritized actions related to conservation of cultural heritage resources
- Identifies candidate cultural heritage landscapes (CHLs) within the city
- Recommends incentives and promotion of cultural heritage resources



# Cultural Heritage Landscapes

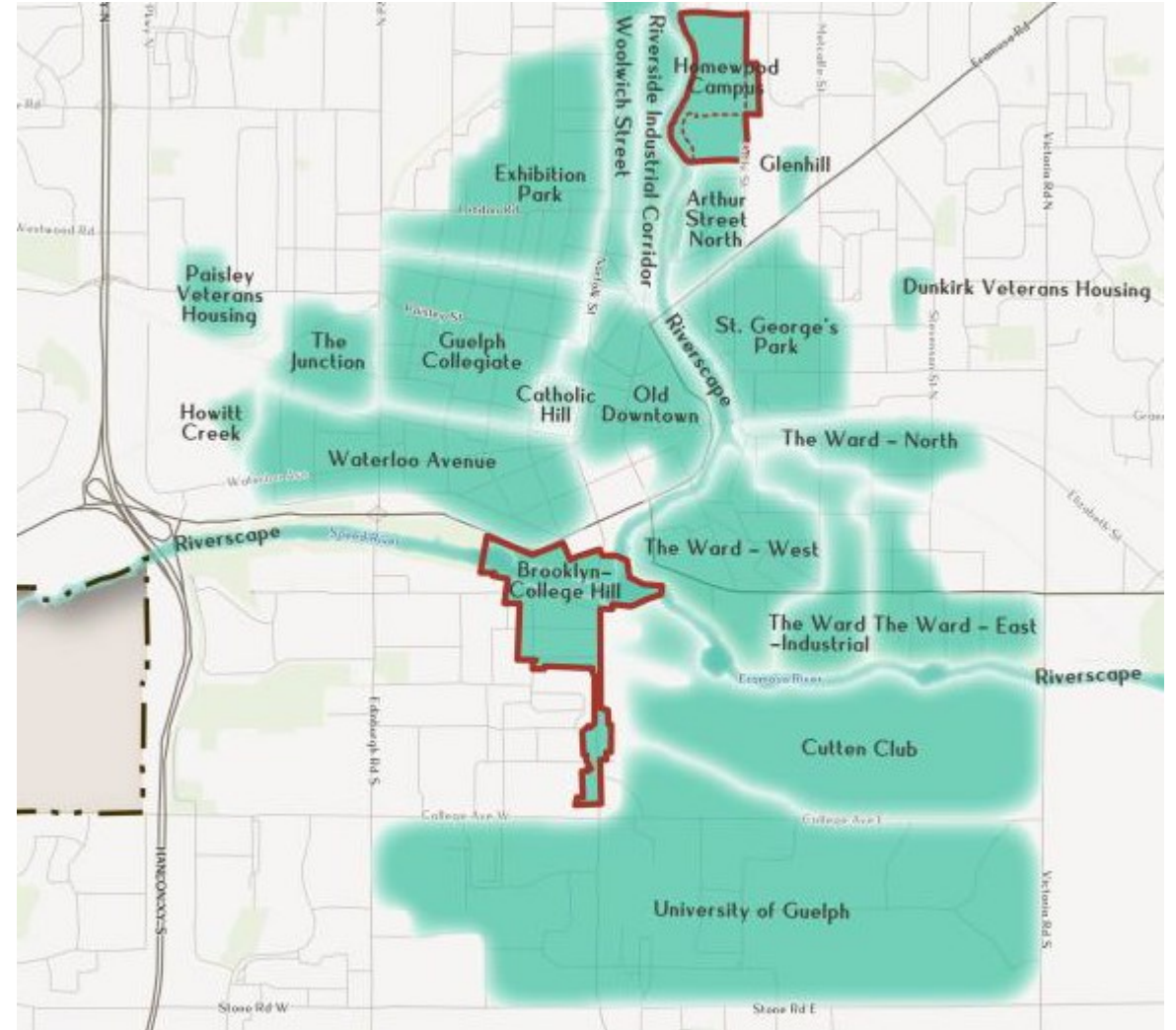


# Candidate CHL Areas identified with a 'high' priority

Exhibition Park

St. George's Park

The Ward – West





# Financial Incentives

For future consideration by council for commencement in 2025.

Establish a grants program to provide financial assistance to owners of designated properties within Guelph. The program should include a schedule, level of funding, clear eligibility criteria, and monitoring program to review uptake and use of funds.

# Recommendation

- That the Cultural Heritage Action Plan be approved; and
- That a heritage conservation district study be initiated for the Ward West candidate cultural heritage landscape (CCHL-23)

## The Corporation of the City of Guelph

### By-law Number (2020) - 20531

A By-law of The Corporation of the City of Guelph providing for principled exemptions from the requirement to pay parkland dedication in respect of developments or redevelopments in specific response to the COVID-19 pandemic.

WHEREAS the ongoing COVID-19 pandemic continues to evolve and is causing significant impacts on human health across the world and locally in Guelph;

AND WHEREAS in response to the COVID-19 pandemic, businesses and organizations have been required to make operational, physical, and structural changes to their operations to provide for physical distancing, screening and testing, and for the production of urgently required safety equipment and supplies;

AND WHEREAS it is the policy of Council to provide support to businesses and organizations to facilitate these structural and operational adaptations to the COVID-19 emergency;

AND WHEREAS under section 42 of the *Planning Act* (Ontario) as amended, 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 Guelph's Parkland Dedication By-Law (2019)-20366 (the "PDBL") enacted pursuant to section 42 of the *Planning Act* defines "development" and "redevelopment" for this purpose, and sets out in section 33 thereof a list of principled exemptions for development and redevelopment for which the conveyance of land or payment of cash-in-lieu thereof is not required;

AND WHEREAS the PDBL expressly reserves to Council the right and authority to create additional categories of development and redevelopment activities which are exempt from the requirement to convey land or to pay cash-in-lieu thereof;

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

1. Paragraph 33 of the PDBL is amended by adding the following new subparagraph between subparagraphs (h) and (i) thereof:

(h.1) Industrial or Commercial Development or Redevelopment that has as its principal purpose compliance with the recommendations of public health in respect of physical distancing, screening and/or testing for COVID-19, and/or for the production of urgently required safety equipment and supplies for the primary purpose of supplying the local, provincial, national, and/or international response to the COVID-19 pandemic.

**Passed this thirteenth day of October, 2020.**

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**

# **The Corporation of the City of Guelph**

## **By-law Number (2020) - 20532**

A by-law to dedicate certain lands known as Block 26, Plan 826, City of Guelph as part of Kortright Road, City of Guelph.

Whereas it is expedient to establish and to dedicate to the public use certain lands within the City of Guelph as a public highway;

And whereas the lands to be established, laid out and dedicated hereby are owned, clear of encumbrance, by The Corporation of the City of Guelph;

And whereas Section 31(2) of The Municipal Act, 2001 authorizes the Council of every municipality to pass by-laws for the establishing and laying out of highways or for the widening, altering or diverting any highway or part of a highway;

### **The Council of the Corporation of the City of Guelph enacts as follows:**

1. That Block 26, Plan 826, City of Guelph, is hereby dedicated and shall form part of the public highway known as Kortright Road, City of Guelph.
2. The office of the City Solicitor is authorized to execute by electronic means the document requiring registration to give effect to Section 1 herein.

**Passed this thirteenth day of October, 2020.**

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**



# **The Corporation of the City of Guelph**

## **By-law Number (2020) - 20533**

A by-law to dedicate certain lands known as Block 70, Plan 61M-224, City of Guelph as part of Ryder Avenue, City of Guelph and Block 71, Plan 61M-224, City of Guelph as part of Lovett Lane, City of Guelph.

Whereas it is expedient to establish and to dedicate to the public use certain lands within the City of Guelph as a public highway;

And whereas the lands to be established, laid out and dedicated hereby are owned, clear of encumbrance, by The Corporation of the City of Guelph;

And whereas Section 31(2) of The Municipal Act, 2001 authorizes the Council of every municipality to pass by-laws for the establishing and laying out of highways or for the widening, altering or diverting any highway or part of a highway;

### **The Council of the Corporation of the City of Guelph enacts as follows:**

1. That Block 70, Plan 61M-224, City of Guelph, is hereby dedicated and shall form part of a public highway known as Ryder Avenue, City of Guelph and Block 71, Plan 61M-224, City of Guelph, is hereby dedicated and shall form part of a public highway known as Lovett Lane, City of Guelph.
2. The office of the City Solicitor is authorized to execute by electronic means the document requiring registration to give effect to Section 1 herein.

**Passed this thirteenth day of October, 2020.**

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**

# **The Corporation of the City of Guelph**

## **By-law Number (2020) – 20534**

A by-law to confirm proceedings of a meeting of Guelph City Council held October 13, 2020.

### **The Council of the Corporation of the City of Guelph enacts as follows:**

1. Subject to Section 3 of this by-law, every decision of Council taken at the meeting at which this by-law is passed, and every resolution passed at that meeting, shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.
2. The execution and delivery of all such documents as are required to give effect to the decisions taken at the meeting at which this by-law is passed and the resolutions passed at this meeting, are hereby authorized.
3. Nothing in this by-law has the effect of giving to any decision or resolution the status of a by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
4. Any member of Council who disclosed a pecuniary interest at the meeting at which this by-law is passed, shall be deemed to have disclosed that interest in this confirmatory by-law as it relates to the item in which the pecuniary interest was disclosed.

**Passed this thirteenth day of October, 2020.**

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**