

Introduction to Planning

Council Orientation Workshop

Planning and Building Services

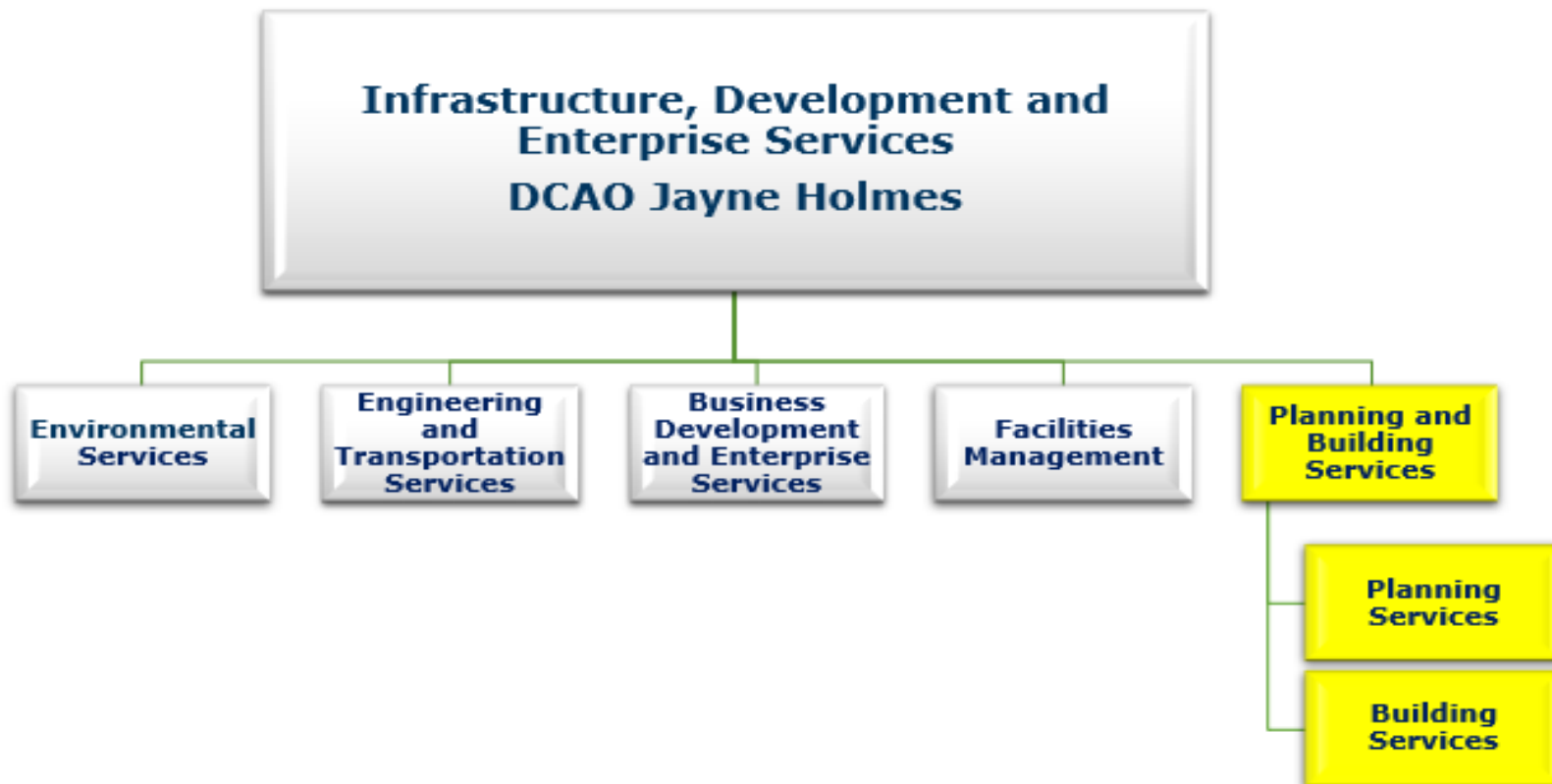
Infrastructure, Development and Enterprise Services

December 6, 2022

Agenda

1. Welcome and purpose of the workshop
2. Planning and Building
3. Planning document hierarchy
4. Official Plan
5. Population and Housing Targets
6. Zoning By-law
7. Planning Process
8. Heritage Planning
9. Environmental Planning
10. Affordable housing
11. Building Services
12. Comprehensive Zoning By-law
13. Role of elected officials in the Planning Process
14. Discussion

Infrastructure, Development and Enterprise Services Organization Chart



Planning and Building Team Organization Chart

Introduction to the Planning and Building Services Team



- Official Plan and Secondary Plans
- Long range policy projects and special studies
- Growth forecasts and monitoring
- Urban design policies/guidelines
- Heritage and Environmental policy and review
- Community engagement

- Review and processing of development applications
- Interdepartmental coordination
- Urban design review
- Community engagement

- Issuance of building permits and conducting building inspections
- Administer and enforce various City by-laws
- Administration of a Termite Control Program; Backflow Prevention Program; and Sewage System Maintenance Inspection Program

Planning in Ontario

Provincial Planning Act
Law

**Provincial Policy
Statement**
Policy

**Provincial Growth
Plan**
Policy

Municipal Official Plan
Local policy/vision

Municipal Zoning Bylaw
Local rules

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



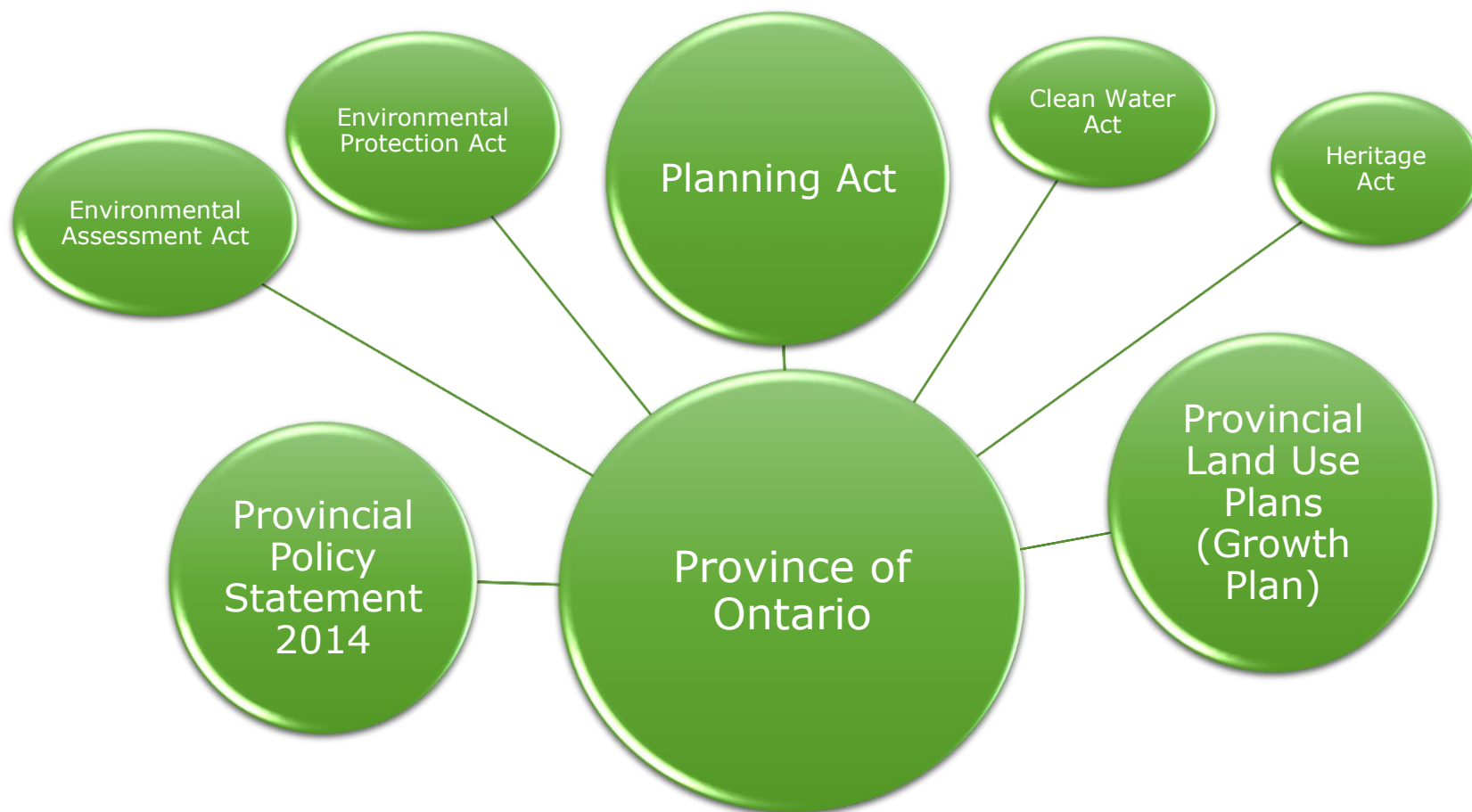
Land Use Planning in Ontario: What is Planning?

Land use planning means managing our land and resources.

It helps our community to set goals about how it will grow and develop and to reach those goals in a manner that supports and strengthens social, economic and environmental well-being.

It balances the interests of individual property owners with the wider interests and objectives of the whole community.

Land Use Planning in Ontario: Provincial Role



Land Use Planning in Ontario: Municipal Role

The Municipality:

- prepares planning documents
- makes local planning decisions
- ensures consistency with the provincial requirements
- Council is approval authority (with certain exceptions)
- Council may delegate certain types of approval authority

What is an Official Plan

The City of Guelph Official Plan is a statement of goals, objectives and policies which are intended to promote public interest in the future development of the City.

Why do you need an Official Plan?

- Describes the general land use planning policies
- makes sure that growth is coordinated and meets the community's needs
- helps with understanding how land may be used now and, in the future,
- helps decide where roads, watermains, sewers, parks and other services will be built

Why do you need an Official Plan? (2)

- provides a framework for establishing municipal zoning by-laws
- provides a way to evaluate and settle conflicting land uses while meeting local, regional and provincial interests
- shows council's commitment to the future growth of your community.

Official Plan and Decisions

The official plan guides all of the City's planning decisions

It means that:

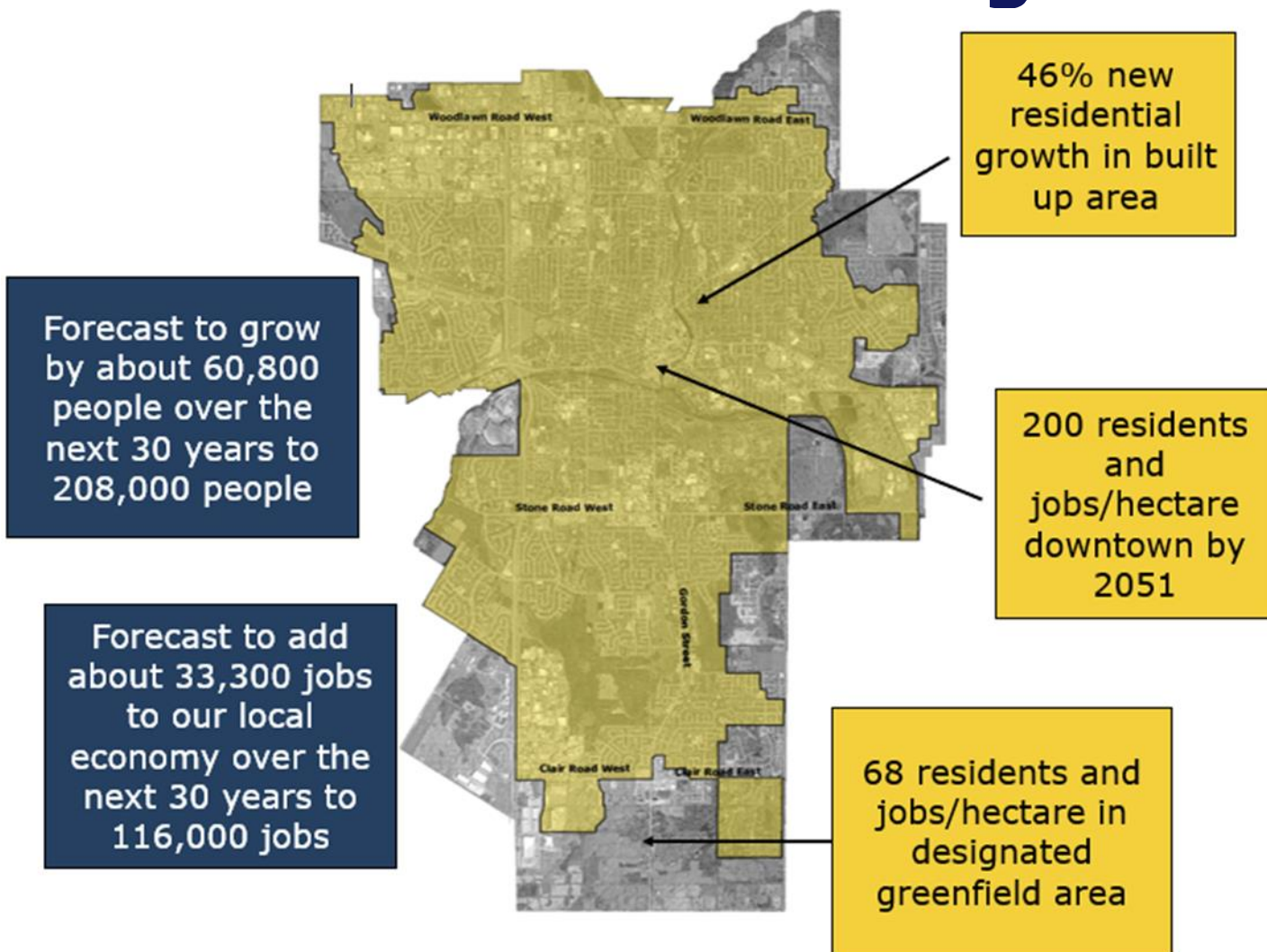
- City Council and municipal officials must follow the plan
- all new services must conform to the plan
- all by-laws, including zoning and related by-laws, and all public works must conform with the official plan

Official Plan Amendments

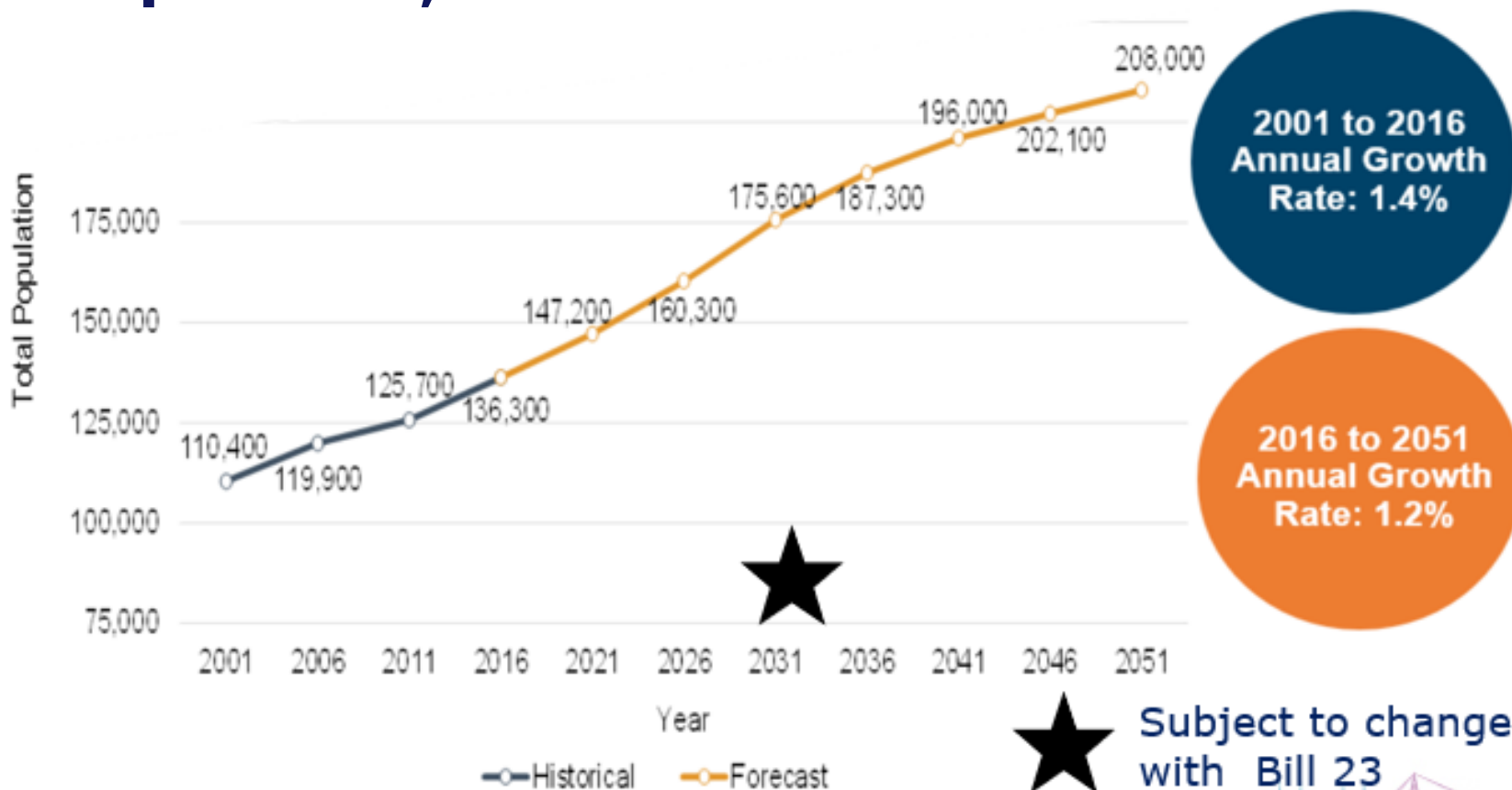
However, an official plan is not set forever. The plan can be changed or amended as the community's needs change.

- Official Plan Amendment Applications
- Municipal Comprehensive Review and 10 Year Update

Growth forecasts and targets



City of Guelph, Total Long-Term Forecast Population, 2016 to 2051

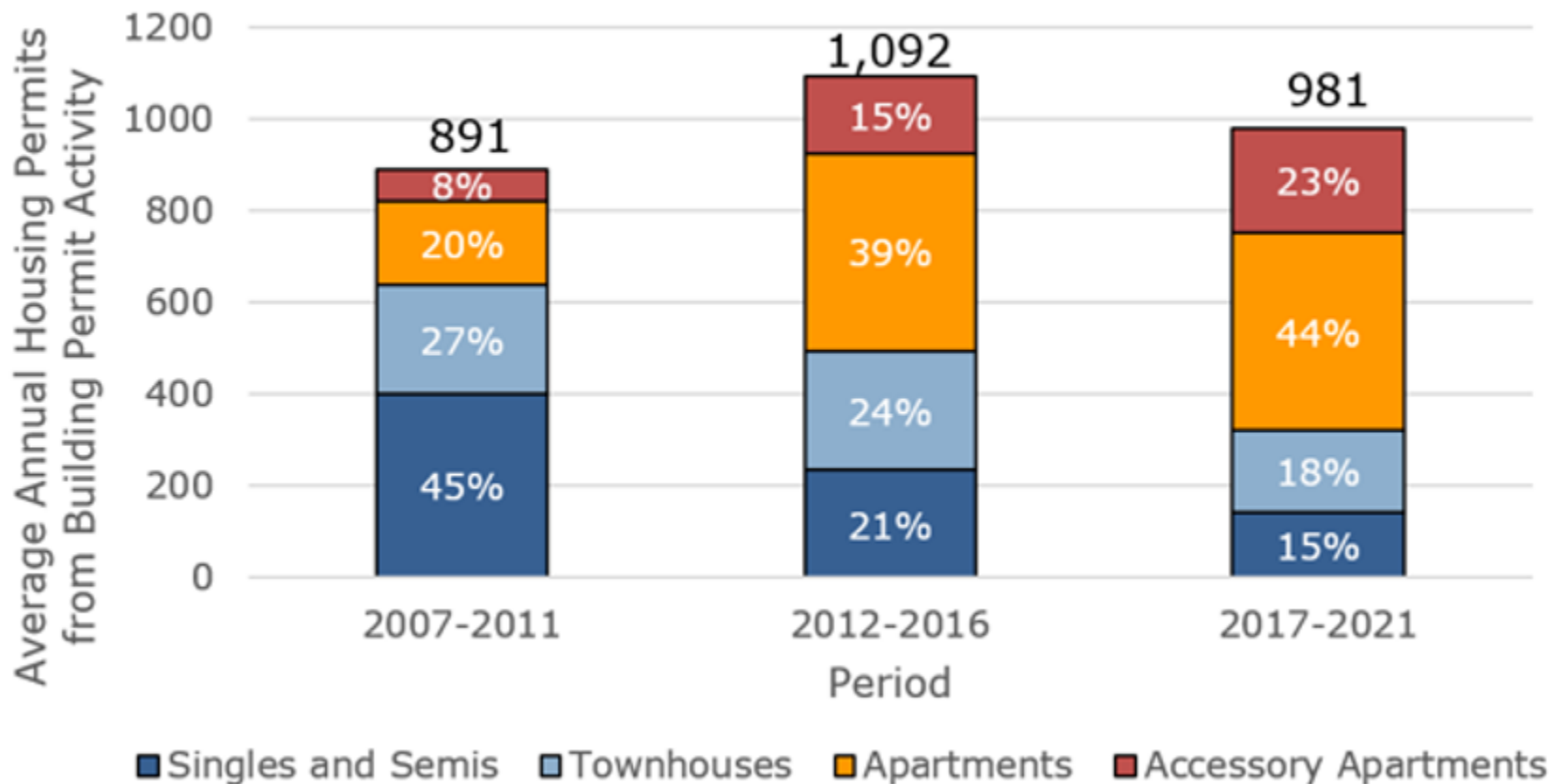


Note: Population includes net Census undercount. Figures are rounded.

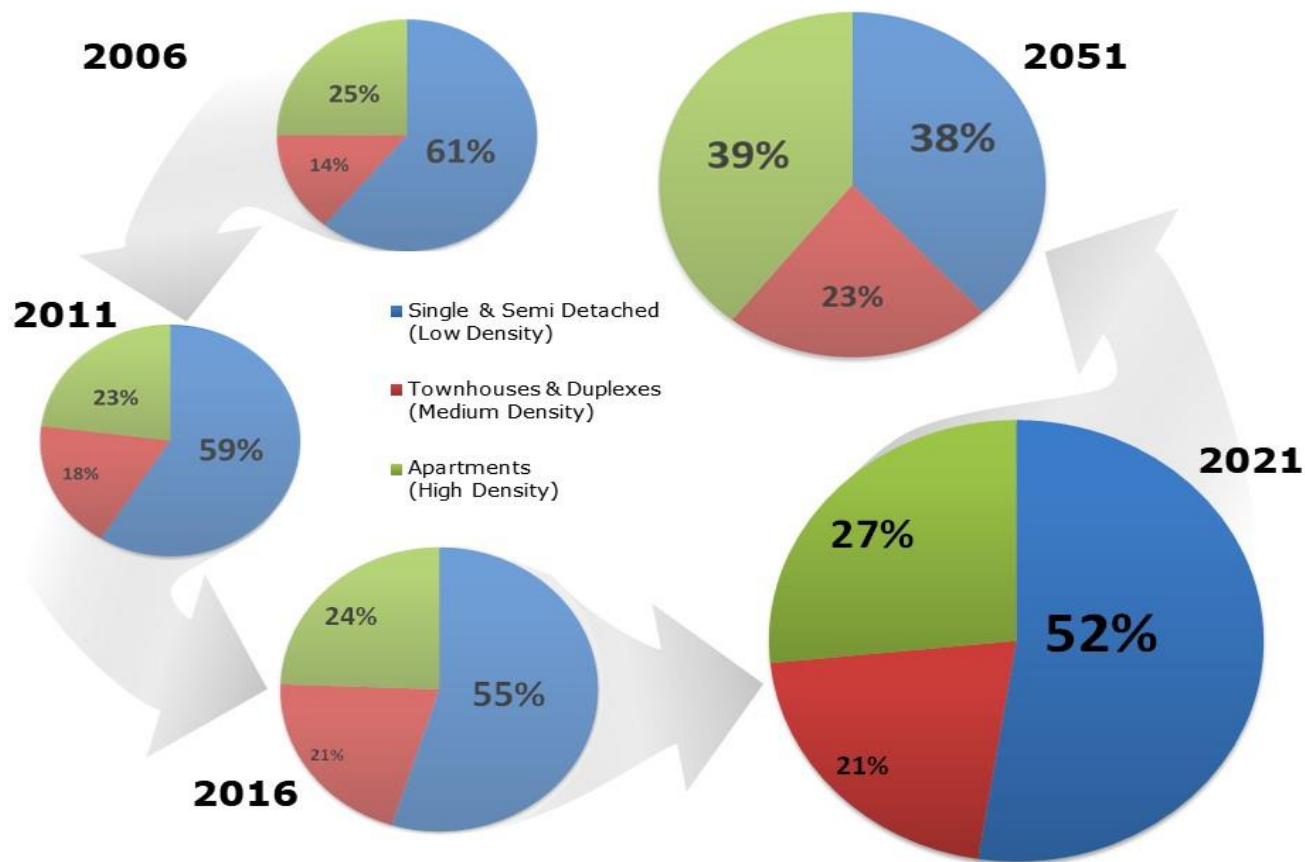
Source: Historical data derived from Statistics Canada Census and Annual Demographics Estimates, 2001 to 2016, and 2016 to 2051 forecast by Watson & Associates Economists Ltd.



Mix of New Units by Housing Type



City of Guelph Housing Mix Total Housing Stock 2051



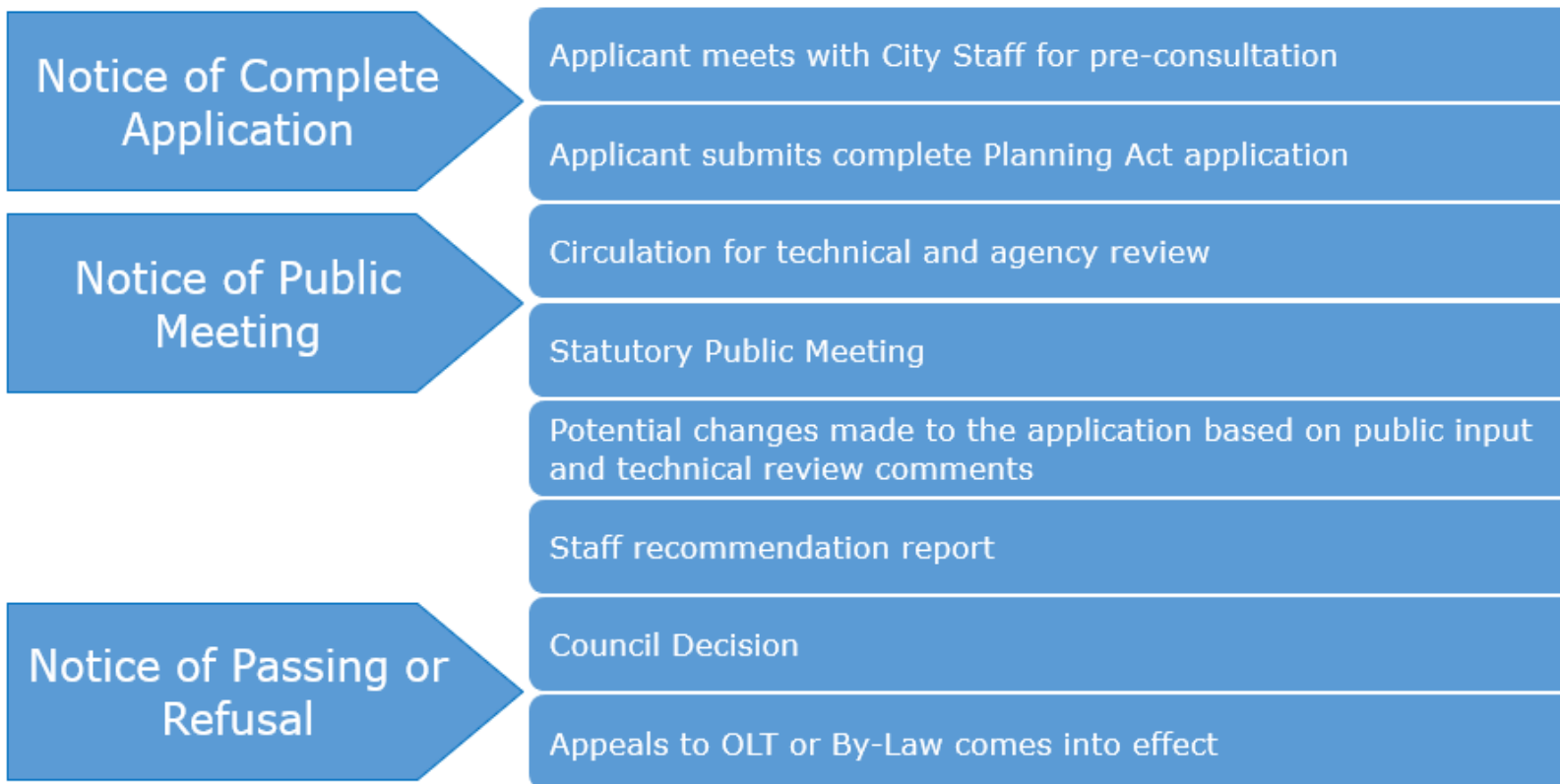
Why do you need a Zoning Bylaw?

A zoning bylaw:

- implements the objectives and policies of a municipality's official plan
- provides a legal way of managing land use and future development
- in addition to the official plan, protects from conflicting and possibly dangerous land uses in your community.

Planning Process

Planning Process Steps



Types of Planning Decisions and Council's Role:

Zoning By-laws and Zoning By-law Amendments

Comprehensive Zoning Bylaw Review (City Initiated)

Other City Initiated Zoning Amendments

Privately Initiated Zoning Amendments

Types of Planning Decisions and Council's Role (2):

Site Plan Control

Ensure the appropriate siting of buildings and structures on the property

Site Plan Control By-law
1995-14866

Site Plan Review Committee

Council's Role:

Delegated Approval Authority to the General Manager of Planning and Building Services



Types of Planning Decisions and Council's Role (3):

Land Severance/Consent

Subdivide or create a lot or parcel of land

Permanent easement or long-term lease greater than 21 years

Council's Role:

Delegated Approval Authority to the Committee of Adjustment

Types of Planning Decisions and Council's Role (4):

Minor Variances

Vary a zoning provision or use as established by the Zoning Bylaw

Consideration of the four (4) Tests as set out in the *The Planning Act*

Does it meet the general intent and purpose of the Official Plan?

Does it meet the general intent and purpose of the Zoning By-law?

Is the variance minor in nature?

Is the variance desirable or appropriate?

Council's Role:

- Delegated Approval Authority to the Committee of Adjustment

Types of Planning Decisions and Council's Role (5):

Demolition Control By-law

Removal or Demolition of an existing residential dwelling

Demolition Control By-law 1990-13516

Council's Role:

General Manager of Planning and Building Services delegated authority to approve demolition of non-heritage dwellings
Council retains Approval Authority over demolition of heritage dwellings and refusal of demolition applications

Land Use Planning in Ontario:

Ontario Land Tribunal

- An adjudicative tribunal that hears cases in relation to a range of municipal planning, financial and land matters.
- These include matters such as official plans, zoning by-laws, subdivision plans, consents and minor variances.
- The Planning Act prescribes how matters can be appealed to the Ontario Land Tribunal and by whom

Land Use Planning in Ontario:

Ontario Land Tribunal

- City is a statutory party, but can choose not to participate
- As a party, the City's role is to lead evidence, make submissions, etc. in support of the City's position
- City is represented at Ontario Land Tribunal by its legal counsel
- Professional opinion evidence may be provided on behalf of the City by in-house or external experts
- Ontario Land Tribunal proceedings vary in length and complexity

Heritage Planning and the Ontario Heritage Act

Heritage Planning

- Cultural heritage resources shall be conserved
- Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained
- Staff workplan guided by the Cultural Heritage Action Plan

Heritage Conservation

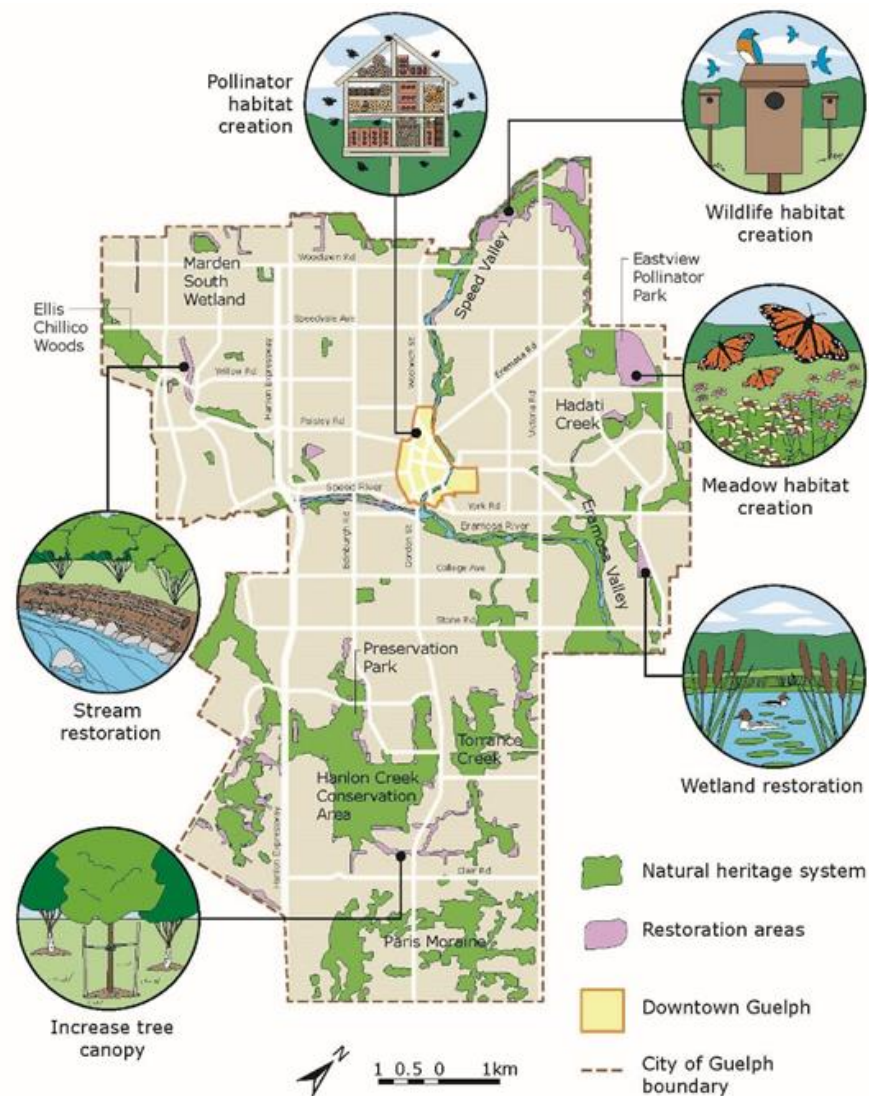
- Heritage Register: lists designated and non-designated properties that Council believes to be of cultural heritage value or interest
- Individual Designation (Part IV): Council may designate by by-law, properties of cultural heritage value or interest.
- Heritage Conservation District (Part V): Council may, by by-law, designate any area within the city as a Heritage Conservation District.
- Criteria for determining cultural heritage value or interest (Ontario Regulation 9/06)

Heritage Conservation (2)

- Demolition requests:
 - For listed properties: Upon receipt of a complete application Council has 60 days to consult with Heritage Guelph and make a decision
 - For designated properties: Council has 90 days
- Heritage permits

Environmental Planning and the Natural Heritage System

Natural Heritage System



Purpose of the Natural Heritage System

- To protect natural heritage features and areas for the long term
- To maintain, restore, and where possible improve the biodiversity and connectivity of natural heritage features and areas and ecological functions
- To recognize and maintain linkages between and among natural heritage, surface water and ground water features.

Significant Natural Areas

- “Core” features to the NHS;
- Development generally not permitted in the feature;
- Development adjacent to features and areas may be permitted subject to an Environmental Impact Study (EIS) that demonstrates no negative impact to the feature or its ecological/ hydrologic functions;
- Land use designation includes the feature and any minimum buffer/ established buffer (where applicable) based on existing information

Natural Areas

- Includes other wetlands, cultural woodlands and habitats for significant species;
- Features require further study (EIS) to determine whether they will be protected;
- Schedules show features:
 - that need to be studied as “Natural Area (Overlay)”
 - that have been studied and determined to be protected as “Natural Area”

Affordable Housing

Affordable Housing - definition

For ownership housing, the least expensive of:

- housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or
- housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area

Subject to change with Bill 23

Affordable housing – definition (2)

For rental housing, the least expensive of:

- a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- a unit for which the rent is at or below the average market rent of a unit in the regional market area.”

Subject to change with Bill 23

Affordable Housing Strategy

- Sets Target and benchmarks
- Target:
 - 30% of all new residential development to be affordable, of which:
 - 25% is affordable ownership units,
 - 4% affordable secondary rental housing units, and
 - 1% primary rental housing units (measured over a five year period)

What is Affordable Housing

Benchmarks for 2022

Rent \$1,372 per month

Ownership purchase price \$455,125



2021 (2015)	Ownership	Rental
Market Based	\$632,668 (\$327,000)	\$1372 (\$1003)
Income Based	\$455,125 (\$339,329)	\$1475 (\$1194)

Building Services

Building Services (1)

It's an ongoing goal of the Building Services team to continuously improve on the many services provided to customers, which include the following:

- Issuance of building permits and conducting building inspections as required under the Building Code Act (BCA) and Ontario Building Code (OBC)
- Administer and enforce various City by-laws including the Zoning By-law, Sign By-law and Swimming Pool By-law
- Administration of a Termite Control Program
- Administration of a Backflow Prevention Program
- Administration of a Sewage System Maintenance Inspection Program

Building Services is constantly striving to accomplish numerous corporate initiatives and divisional and service area objectives with an end goal of assisting both customers and staff alike.

Building Services (2)

The Chief Building Official (CBO) and inspectors are independent of municipal council when exercising powers and duties assigned to them under the Building Code Act (BCA) and Ontario Building Code (OBC)

The purpose of the OBC is to provide standards for public health and safety, fire protection, structural sufficiency, energy conservation, water conservation, environmental integrity and barrier-free accessibility of all types and sizes of buildings.

The City of Guelph, Building Services team, is committed to conducting this role in a professional manner and in accordance with our Code of Conduct.

Building Services (3)

On average we issue 2,100 building permits each year that have a combined construction value of around \$450 million.

Building permits are issued for all sizes and types of projects from a deck or shed, to a high-rise residential or large industrial building. The Province mandates that building permit applications be reviewed within set time frames which range from 10 to 30 working days.

Starting in January 2020, electronic permit applications were made mandatory using the Guelph Permit and Application Portal which allows building permit applications to be submitted at any time. This also allows customers to review the status of their permits and request inspections at their convenience.

We also carry out an average of 32,000 building inspections every year.

Comprehensive Zoning By-law Review

Background

Project initiation- January 2019

Discussion papers- October 2019

Comprehensive Zoning Bylaw Review Discussion Paper

Guelph Parking Standards Discussion Paper, prepared by IBI Group

Additional Residential Unit Update- December 2020

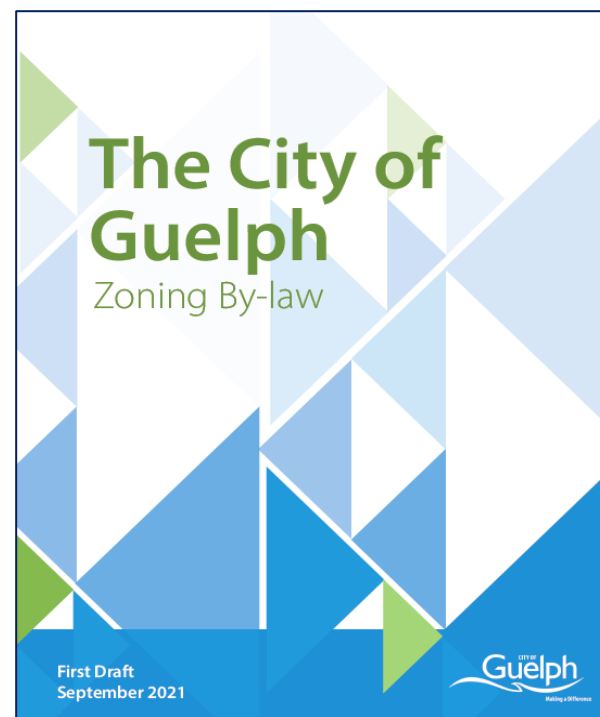
Council parking workshop- April 2021

Release of draft Zoning Bylaw and mapping- November 2021

Council Public meeting and open house- July 2022

Key Principles

- Repeals and replaces 1995 Zoning Bylaw
- Implements the current Official Plan
- Updated contemporary zoning practices
- Pre-zones land
- Emphasis on built form
- Flexible zones
- Simplified uses
- Respects recent development approvals
- Streamlines the development review process



Layout

- One of the first hybrid form-based Zoning Bylaws in Ontario
- Accessible document (AODA)
- Focus on usability
 - Notes
 - Purpose statements
 - Illustrations
 - Charts
 - Interactive for easy navigation
 - Online mapping

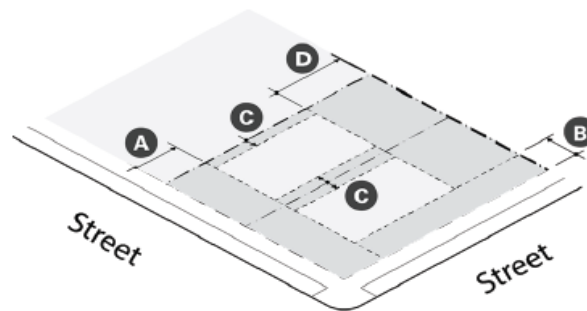


Table 6.3: RL.1 and RL.2 single detached dwelling setback regulations			
A	Front yard (min)	6 m ^{(2) (3) (4)}	
B	Exterior side yard (min)	4.5 m ^{(2) (4) (5)}	
C	Interior side yard (min)	RL.1	1.5 m
		RL.2	1.2 m on one side of dwelling unit and 0.6 m on the other side
D	Rear yard (min)	7.5 m or 20% of the lot depth , whichever is less ⁽²⁾	

Overview of Zoning Parking Study

Background Report – October 2019

- Review of the existing standards
- Off Street Parking Demand Review
- Trends/ Best Practices

Parking Rate Recommendations

- The Report sets out recommended parking rates for all land uses in the city, including:
 - Minimum parking rates within **Mixed Use Areas**; and
 - Minimum parking rates for **all other areas** in the city.
- Recommendations are made to the implement **maximum parking rates** for land uses within **Mixed Use Areas**, to support transit use and active modes of transportation.



Removal of Exclusionary Zoning

- Permits a variety of housing types within low density residential zones
- Small apartment buildings and on-street townhouses (3 units permitted in RL.1 and RL.2 zones)
- Additional residential dwelling units permitted (within the primary dwelling and in a detached building on the same lot)
- Small-scale convenience commercial uses recognized within residential neighbourhoods



Role of Elected Officials

What is Provincial Interest

Provincial interests: Section 2 of the Planning Act identifies matters of provincial interest in land use planning, including:

- a) the protection of ecological systems, including natural areas, features and functions
- b) conservation of features of significant architectural, cultural, historical, archaeological or scientific interest
- c) the adequate provision of a full range of housing, including affordable housing
- d) the appropriate location of growth and development
- e) the promotion of built form that,
 - i. is well-designed,
 - ii. encourages a sense of place, and
 - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

Responsibilities of Council

With respect to planning decisions members of Council have the responsibility to ensure:

- all Provincial legislative and regulatory requirements are met
- sufficient local policies are in place to support orderly growth and the efficient provision of services
- all Council-approved planning policies are adhered to
- all stakeholders that may have an interest are provided with information regarding the planning proposal
- all stakeholders that may have an interest are provided with an opportunity to provide input regarding the planning proposal
- they have considered all related environmental, social and financial costs and benefits that may affect the municipality
- accountability and transparency in the execution of municipal planning responsibilities

Want to know more?

Official Plan: guelph.ca/officialplan

Development Applications:
guelph.ca/active-development-files

Provincial Plans: www.mah.gov.on.ca

Thank You & Questions?

