THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016) – 20010

A by-law to amend the Official Plan for the City of Guelph as it affects properties known municipally as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road, and legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph (OP1402).

WHEREAS the Official Plan of the City of Guelph was adopted November 1, 1994 and approved December 20, 1995 pursuant to s. 17 of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

AND WHEREAS Section 21 of the *Planning Act*, R.S.O. 1990, c. P13, as amended, provides that a municipality may, by by-law, amend an Official Plan;

AND WHEREAS after giving of the required notice, a Public Meeting was held on December 8, 2014 pursuant to s. 17(15)(d) of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Amendment Number 62 to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping (Schedule A) is hereby adopted.

2. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this EIGHTH day of FEBRUARY, 2016.

CAM GUTHRIE - MAYOR

TINA AGNELLO – DEPUTY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2016)–20010

1. By-law Number (2016)-20010 has the following purpose and effect:

The purpose of By-law (2016)-20010 is to authorize an amendment to the Official Plan to modify Schedule 1, "Land Use Plan".

The proposed Official Plan Amendment, to be known as Official Plan Amendment No. 62 (OPA 62) would redesignate the properties municipally known as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road, legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph from the current "General Residential" land use designation to the "Commercial Mixed Use" designation.

The "Commercial Mixed Use" land use designation is intended to recognize areas of the City where a variety of freestanding commercial uses or mixed commercial-residential uses are located. The "Commercial Mixed Use" designation permits the development of a mixed office commercial building of up to 1,770 m^2 in gross floor area.

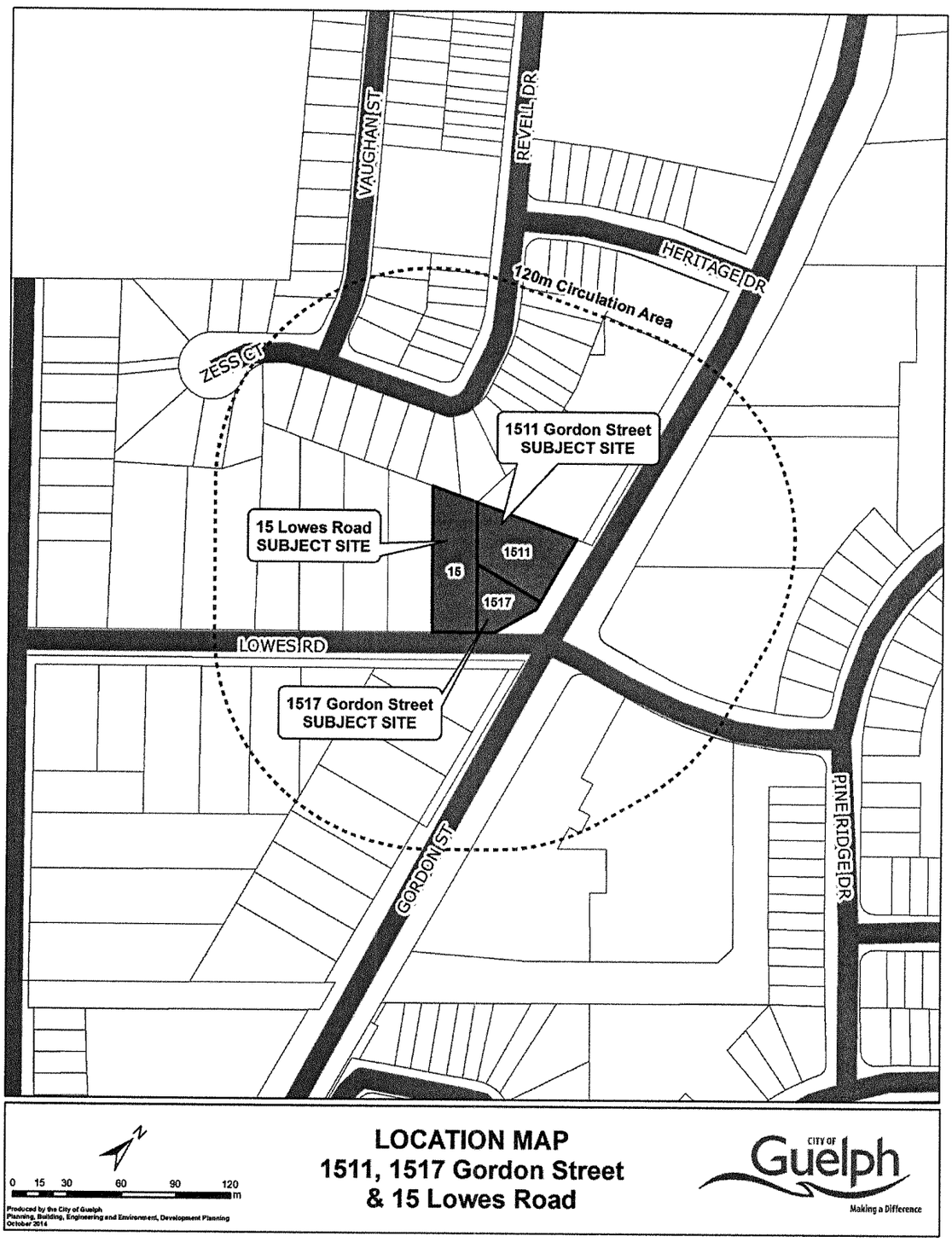
OPA 62, as proposed, was considered by Guelph City Council at a Public Meeting held on December 8, 2014 and was approved by Guelph City Council on February 8, 2016.

Further information may be obtained by contacting or visiting Planning, Urban Design and Building Services, 519-837-5616, extension 2790, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this Official Plan Amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2016)-20010 applies:

KEY MAP



AMENDMENT NO. 62

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. 62
TO THE
OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - **THE PREAMBLE** provides the rationale and certain background information in support of the amendment. The Preamble does not constitute part of Amendment No. 62 to the Official Plan for the City of Guelph.

PART B - **THE AMENDMENT** consists of the mapping changes to Schedule 1: Land Use Plan introduced to the Official Plan for the City of Guelph.

PART C - **THE APPENDICES** contains background data and public involvement associated with this amendment, but does not constitute part of Amendment No. 62 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. 62 is to modify Schedule 1: 'Land Use Plan', specifically to redesignate the land use of the properties municipally known as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road, legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph from the current "General Residential" designation to the "Commercial Mixed Use" designation.

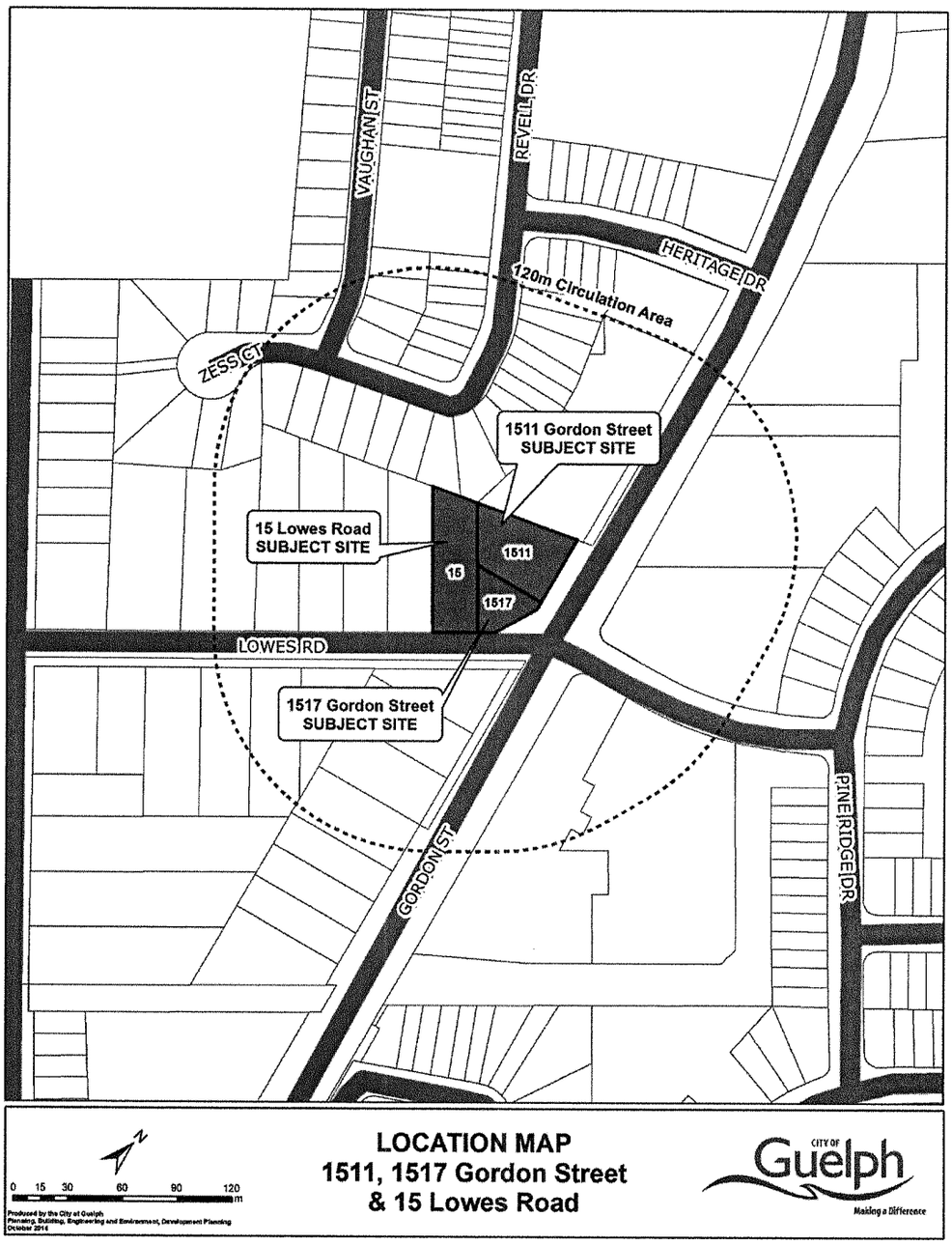
LOCATION

The subject lands affected by this proposed amendment are known municipally as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road. Collectively, the three (3) properties have an area of 0.429 hectares.

Surrounding land uses include single detached dwellings to the north and west, mixed office commercial to the north along Gordon Street, cluster

townhouse dwellings to the east across Gordon Street, and single detached dwellings to the south along Gordon Street and Lowes Road.

The subject lands are located at the northwest corner of the intersection of Gordon Street and Lowes Road (see Location Map below).



BASIS

The Official Plan Amendment application was submitted to the City of Guelph in conjunction with an application to amend the Zoning By-law (File No. ZC1408) on May 30, 2014. The Official Plan Amendment and Zoning By-law

Amendment applications were deemed to be 'complete' on August 11, 2014. The applications were presented to Council at a Public Meeting held on December 8, 2014.

The following studies were submitted by the property owner in support of the Official Plan Amendment and Zoning By-law Amendment:

- Planning Justification Report, Prepared by Astrid J. Clos Planning Consultants, May 2014
- Preliminary Concept (Site) Plan, Prepared by Astrid J. Clos Planning Consultants and BJC Architects Inc., May 2014
    - *UPDATED* Concept (Site) Plan, Prepared by BJC Architects Inc., October 2015
- Preliminary Gordon Street Elevations, Prepared by BJC Architects Inc., May 2014
- Tree Inventory and Management Report and Plan, Prepared by The Landplan Collaborative Ltd., May 2014
    - *REVISED* Tree Inventory and Management Report and Plan, Prepared by The Landplan Collaborative Ltd., October 2015
- Preliminary Site Servicing and Stormwater Management Letter, Prepared by GM BluePlan Engineering, May 2014
- Preliminary Site Grading and Servicing Plan, Prepared by Gamsby and Mannerow Engineers, May 2014
- Traffic Impact Study, Prepared by Paradigm Transportation Solutions Limited, August 2014

The Official Plan Amendment will redesignate the subject lands from the current "General Residential" land use designation to the "Commercial Mixed Use" land use designation. Schedule 1: 'Land Use Plan' of the Official Plan will be amended to reflect Official Plan Amendment No. 62.

This Official Plan Amendment will permit the development of a 1,770 square metre mixed-office commercial building on the subject lands. Residential units will also be permitted within the proposed building.

The "Commercial Mixed Use" designation is intended to recognize areas of the City where a variety of freestanding, small-scale commercial uses or mixed commercial-residential uses have been concentrated and also to promote the continued use and intensification of these well-defined areas. The "Commercial Mixed Use" designation permits and includes small-scale convenience commercial users that provide goods and services to residents

in the surrounding neighbourhood. Residential uses are also permitted in the "Commercial Mixed Use" designation provided the net residential density does not exceed 100 units per hectare.

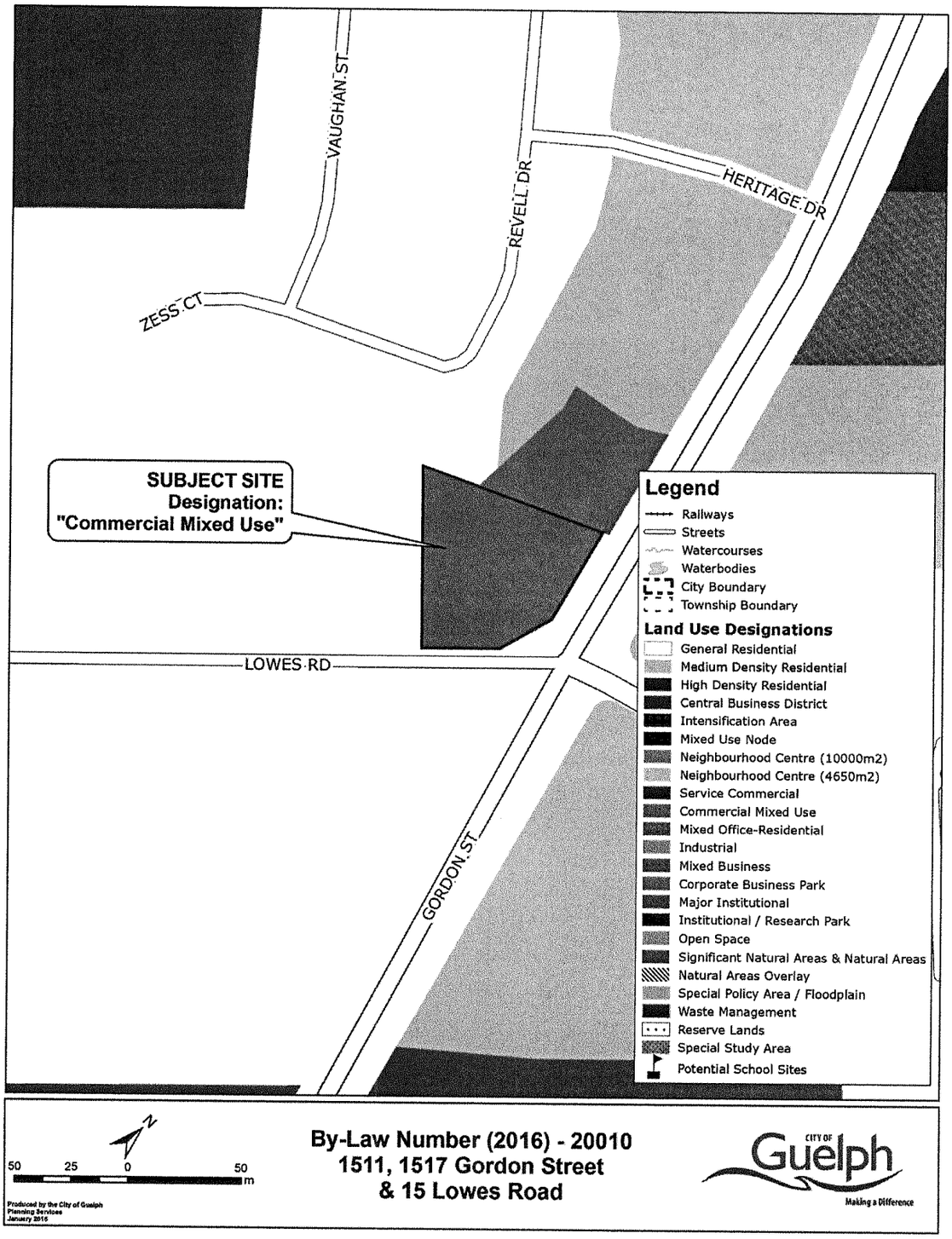
PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 62 to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended as follows:

By Amending Schedule 1: 'Land Use Plan' by changing the land use designation on the properties municipally known as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road and legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph from the current "General Residential" designation to the "Commercial Mixed Use" designation.


VAUGHAN ST
REVELL DR
HERITAGE DR
ZESS CT
SUBJECT SITE
Designation:
"Commercial Mixed Use"
LOWES RD
GORDON ST
Legend
Railways
Streets
Watercourses
Waterbodies
City Boundary
Township Boundary
Land Use Designations
General Residential
Medium Density Residential
High Density Residential
Central Business District
Intensification Area
Mixed Use Node
Neighbourhood Centre (10000m2)
Neighbourhood Centre (4650m2)
Service Commercial
Commercial Mixed Use
Mixed Office-Residential
Industrial
Mixed Business
Corporate Business Park
Major Institutional
Institutional / Research Park
Open Space
Significant Natural Areas & Natural Areas
Natural Areas Overlay
Special Policy Area / Floodplain
Waste Management
Reserve Lands
Special Study Area
Potential School Sites
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Produced by the City of Guelph
Planning Services
January 2016
By-Law Number (2016) - 20010
1511, 1517 Gordon Street
& 15 Lowes Road
CITY OF Guelph
Making a Difference

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 62, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: February 8, 2016 Planning Staff Decision Report No. 16-04

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 62

PUBLIC PARTICIPATION

May 30, 2014	Applications received by the City of Guelph
June 26, 2014	Applications Deemed Incomplete
August 11, 2014	Applications Deemed Complete
August 15, 2014	Notice of Complete Applications mailed to prescribed Agencies and surrounding property owners within 120 metres
November 17, 2014	Notice of Public Meeting mailed to prescribed Agencies and surrounding property owners within 120 metres
November 13, 2014	Public Meeting Notice advertised in the *Guelph Tribune*
December 8, 2014	Statutory Public Meeting of City Council
January 15, 2016	Notice of Decision Meeting sent to parties that commented on applications or requested notice
February 8, 2016	City Council Meeting to consider staff recommendation

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 62

PLANNING STAFF DECISION REPORT 16-04 DATED FEBRUARY 8, 2016

[Attached hereto]

STAFF REPORT

TO	City Council
SERVICE AREA	Infrastructure, Development and Enterprise
DATE	February 8, 2016
SUBJECT	**Decision Report 1511-1517 Gordon Street and 15 Lowes Road Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP1402/ZC1408) Ward 6**
REPORT NUMBER	16-04

EXECUTIVE SUMMARY

SUMMARY OF REPORT

This report provides a staff recommendation to amend the Official Plan and Zoning By-law to permit the development of a mixed office/commercial development on the properties municipally known as 1511-1517 Gordon Street and 15 Lowes Road.

KEY FINDINGS

Planning staff support the proposed Official Plan Amendment and Zoning By-law Amendment, subject to the regulations and conditions set out in Attachment 4.

FINANCIAL IMPLICATIONS

Estimated Development Charges: $99.24 per square metre of gross floor area (GFA) (2015 DC Rates). With a proposed GFA of 1,770 m^2, Development Charges are estimated to be $175,654.80.

Estimated Annual Tax Levy: Based on assumptions and information available at this time, approximately $31,302 (this number may differ significantly from the final assessment and taxation based on the ultimate development of the subject properties).

ACTION REQUIRED

Council is being asked to approve the Official Plan Amendment and Zoning By-law Amendment with a holding ('H') symbol for the subject lands.

RECOMMENDATION

1. That the application submitted by Astrid J. Clos Planning Consultants on behalf of 2320339 Ontario Inc. for an Official Plan Amendment to change the

land use designation from "General Residential" to "Commercial Mixed Use" to permit the development of a mixed office/commercial development on the properties municipally known as 1511-1517 Gordon Street and 15 Lowes Road, and legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph be approved in accordance with Attachment 3 of Infrastructure, Development and Enterprise Report 16-04 dated February 8, 2016.

2. That the application submitted by Astrid J. Clos Planning Consultants on behalf of 2320339 Ontario Inc. for approval of a Zoning By-law Amendment to change the zoning from the "Residential Single Detached" (R.1B) Zone to the specialized "Commercial Residential" (CR-14(H)(H)29) Zone with a holding symbol to permit the development of a mixed office/commercial development on the properties municipally known as 1511-1517 Gordon Street and 15 Lowes Road, legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph be approved in accordance with the conditions and zoning regulations contained in Attachment 3 of Infrastructure, Development and Enterprise Report 16-04 dated February 8, 2016.

3. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting the properties municipally known as 1511-1517 Gordon Street and 15 Lowes Road as set out in Infrastructure, Development and Enterprise Report 16-04 dated February 8, 2016.

BACKGROUND

Applications for an Official Plan Amendment (File OP1402) and Zoning By-law Amendment (File ZC1408) have been received for the properties municipally known as 1511-1517 Gordon Street and 15 Lowes Road from Astrid J. Clos Planning Consultants on behalf of 2320339 Ontario Inc. The applications are seeking to amend the land use designation and zoning to permit a two-storey, 1,770 square metre mixed office and commercial development (see Concept Plan and Elevations in Attachment 11). The applications were received on May 30, 2014 and deemed to be complete pursuant to the *Planning Act* on August 11, 2014. The statutory public meeting for these applications was held before City Council on December 8, 2014. At the Public Meeting, report 14-66 from Infrastructure, Development and Enterprise provided background information related to the proposed Official Plan and Zoning By-law Amendment applications.

The Official Plan Amendment application is required to redesignate the subject lands to the "Commercial Mixed Use" designation, while the Zoning By-law Amendment application is required to rezone to a specialized Commercial Residential (CR) Zone to permit a range of primarily commercial uses and residential/commercial uses in the same building. Planning staff are recommending

that a holding symbol ('H') be added in conjunction with the specialized CR-14(H) zoning to require a development agreement be executed and registered on title, prior to the zoning coming into force and effect (See Attachment 10).

The applicant submitted a building permit application to demolish the existing single detached dwellings at 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road. These demolitions were approved by Council on December 8, 2014 (for 1511 Gordon Street) and July 20 2015 (for 1517 Gordon Street and 15 Lowes Road).

Location

The three (3) subject properties at 1511-1517 Gordon Street and 15 Lowes Road collectively have a site area of 0.429 hectares and are irregular in shape. The lands are situated directly at the northwest corner of the intersection of Gordon Street and Lowes Road (see Location Map in Attachment 1). The subject lands are legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph. The single detached dwellings at 1511 and 1517 Gordon Street have been demolished, and these properties are currently vacant. A single detached dwelling is still presently located at 15 Lowes Road, and although the demolition for this dwelling was approved by Council on July 20, 2015, the applicant has indicated to staff that it is their intent that this dwelling will be demolished in the spring of 2016. Generally the lands are surrounded by existing ground-oriented residential uses, with some existing commercial office uses located along Gordon Street.

In particular, to the east and west of the lands are existing single detached dwellings on Lowes Road, Revell Drive and Gordon Street. To the east, across Gordon Street are cluster townhouses. To the north is a one-storey office commercial building on Gordon Street.

Existing Official Plan Land Use Designations and Policies

The current Official Plan land use designation that applies to the subject property is "General Residential", which permits a range of housing types including single, semi-detached residential dwellings and multiple unit residential buildings. The City's Natural Heritage System policies in the Official Plan do not identify any features on or immediately adjacent to the subject lands.

The Official Plan also identifies the site as being within the "Built-Up Area" of the City and also within the Gordon Street Intensification Corridor. The "Built-Up Area" and Intensification Corridor specifically are intended to accommodate a significant portion of new residential and employment growth through intensification along major roads or higher order transit corridors. The relevant Official Plan policies are included in Attachment 5.

Official Plan Amendment No. 48: Land Use Designations and Policies
Official Plan Amendment No. 48 (OPA 48 - under appeal), a comprehensive update to the City's Official Plan, proposes to designate the subject site as "Mixed Office Commercial", which would permit a variety of freestanding or small-scale commercial, office, residential and mixed use buildings. If this designation were to be in effect, it would have enabled this development to proceed without an Official Plan Amendment. However, as OPA 48 is currently under appeal in its entirety, a site specific Official Plan Amendment is required to enable the proposed mixed office commercial development. Although the application is being processed under the 2001 Official Plan, Staff must have regard to the Council adopted policies and designations of OPA 48. The land use designations and policies contained in OPA 48 are included in Attachment 8.

Existing Zoning
The subject properties are all zoned R.1B (Residential Single Detached). This zone permits single detached dwellings, among other accessory uses. Details of the existing zoning are included in Attachment 9.

REPORT

Description of Proposed Official Plan Amendment
The applicant is requesting an Official Plan Amendment to redesignate the subject lands from the current "General Residential" land use designation to the "Commercial Mixed Use" land use designation. The proposed amendment is known as Official Plan Amendment No. 62 (OPA 62).

The "Commercial Mixed Use" designation is intended to recognize areas of the City where a variety of freestanding commercial uses or mixed commercial-residential uses are located. The applicant has requested the Commercial Mixed Use designation and to limit the maximum gross floor area for the building to 1,770 m^2. By way of comparison, the current "General Residential" land use designation limits the maximum gross floor area of commercial uses to 300 m^2.

Although the applicant requested a limit on the gross floor area of the proposed building at 1,770 m^2 in their Official Plan Amendment application, Planning staff do not feel that introducing such a site specific policy into the Official Plan is necessary. The Commercial Mixed Use policies in the Official Plan do not limit the size (area) of commercial development on lands with this designation. Rather, for the proposed development, the limitation of the proposed size of the building is recommended to be implemented through site specific zoning provisions (See Attachment 10). The applicant also requested such a specialized provision on their Zoning By-law Amendment application.

The proposed language of the Official Plan Amendment is in Attachment 3. The proposed Official Plan land use designation and relevant policies are included in Attachment 6.

The applicant initially requested to amend the current "General Residential" land use designation on the property to the "Mixed Office Commercial" designation found in OPA 48. If this initial request was to be approved, that would have effectively introduced the new "Mixed Office Commercial" designation in OPA 48 into the current Official Plan, prior to OPA 48 coming into full force and effect. Upon further discussion, both staff and the applicant agreed that changing the Official Plan land use designation to an existing designation found in the current Official Plan would be more appropriate for the development proposed on subject lands at this time. The applicant formally responded to these discussions with a letter confirming a modification to their Official Plan Amendment request to redesignate the lands to the "Commercial Mixed Use" designation rather than the "Mixed Office Commercial" designation found within OPA 48 (See Attachment 7).

The proposed Official Plan Amendment (OPA 62) is included in Attachment 3.

Description of Proposed Zoning Bylaw Amendment
The applicant is requesting to rezone the subject lands from the current R.1B (Residential Single Detached) Zone to a Specialized Commercial Residential (CR) Zone. In addition to the uses permitted in the parent CR zone (See Attachment 4), the applicant has requested additional uses, including:

- Pharmacy;
- Live-Work Units;
- Retail Establishment; and
- Bake Shop.

Further, the applicant has requested to develop the property in accordance with the permitted regulations of the standard CR Zone, with the following exceptions:

- To use a blended off-street parking ratio of one (1) space per 24 m^2 of gross floor area for all permitted commercial uses;
- That, not including the blended off-street parking ratio for commercial uses, the required off-street parking for 'Dwelling Units' shall be a minimum of one (1) parking space per 'Dwelling Unit' in accordance with Section 4.15.2.4;
- That the 'Office' uses shall be permitted only on the second floor;
- That a maximum of one (1) 'Restaurant (take-out)' shall be permitted with a maximum floor area of 140 m^2;
- To permit a minimum front and exterior side yard of one (1) metre; and
- To permit a maximum gross floor area of 1,770 m^2.

Under the authority of Section 36 of the *Planning Act* and Section 9.10.7.1 d) of the Official Plan, Staff are recommending that a Holding Symbol ('H') be placed on the

specialized CR-14(H) Zoning due to the requirement to enter into a development agreement that is registered on title to the lands prior to the zoning coming into effect. Engineering staff have requested the developer enter into a development agreement to secure financial contribution for several public infrastructure provisions in relation to the subject lands. Once the development agreement has been executed and registered on title, the property owner can apply to amend the zoning to have the Holding Symbol lifted.

The existing and proposed zoning details are provided in Attachments 9 and 10 respectively.

Proposed Development Concept

The applicant's most current (October 2015) development concept is shown in Attachment 11. The proposed development is for a two-storey mixed use commercial building located at the northwest corner of Gordon Street and Lowes Road. The two-storey building is proposed with a total of approximately 1,770 square metres (19,052.12 square feet) of gross floor area (GFA) and is oriented to both the Gordon Street and Lowes Road right-of-ways, with a surface parking area located to the rear of the proposed building. A total of 75 off-street parking spaces are proposed. Vehicular site access will be from Lowes Road only. The intersection of Gordon Street and Lowes Road is currently controlled with a traffic signal. The existing driveways for the three (3) single detached dwellings that were originally on the subject lands will be removed. Further, the three (3) single detached dwellings be demolished -two (2) of which have been removed, and the remaining dwelling at 15 Lowes Road to be removed in 2016.

Minor Application Modifications

After reviewing the application, Planning staff requested further information from the applicant regarding residential uses, in particular Dwelling Units as permitted in the parent CR Zone and the respective residential parking requirements. Following these discussions, the applicant further refined their initial request for a blended off-street parking ratio of 1 space per 24 m^2 of gross floor area for all permitted uses, rather than requesting 1 off-street parking space per Dwelling Unit, as required in Section 4.15.2.4 of the Zoning By-law. The blended parking ratio of 1 space per 24 m^2 of gross floor area would continue to apply to the commercial uses. Additional notification to this effect was mailed to property owners within the 120 m circulation radius as shown on Attachment 1 on November 17, 2014.

Further, with regards to residential uses that would be permitted in the proposed specialized CR-14(H) zone, staff confirmed with the applicant regarding the uses that could occupy the second storey of a building on the subject lands. In the applicant's initial Zoning By-law Amendment application, it was requested as a special provision in the CR-14(H) zoning that "office is the exclusive permitted use on the second floor". Upon further discussion with the applicant, it was agreed that the proposed residential uses could also locate on the second floor in addition to office uses. As such, the specialized provision terminology regarding uses on the

second floor was modified to permit residential uses in addition to any office uses. The applicant confirmed with Planning staff via email on December 22, 2015 that this was acceptable.

Supporting Documents

The application is supported by the following:

- Planning Justification Report, Prepared by Astrid J. Clos Planning Consultants, May 2014
- Preliminary Concept (Site) Plan, Prepared by Astrid J. Clos Planning Consultants and BJC Architects Inc., May 2014
    - *UPDATED* Concept (Site) Plan, Prepared by BJC Architects Inc., October 2015
- Preliminary Gordon Street Elevations, Prepared by BJC Architects Inc., May 2014
- Tree Inventory and Management Report and Plan, Prepared by The Landplan Collaborative Ltd., May 2014
    - *REVISED* Tree Inventory and Management Report and Plan, Prepared by The Landplan Collaborative Ltd., October 2015
- Preliminary Site Servicing and Stormwater Management Letter, Prepared by GM BluePlan Engineering, May 2014
- Preliminary Site Grading and Servicing Plan, Prepared by Gamsby and Mannerow Engineers, May 2014
- Traffic Impact Study, Prepared by Paradigm Transportation Solutions Limited, August 2014

Staff Review and Planning Analysis

The staff review and planning analysis for these applications is provided in Attachments 12 and 14. Planning staff's analysis addresses the issues and questions that were raised during the public review of the applications, including any issues raised by Council at the statutory Public Meeting held on December 8, 2014. The staff review and planning analysis addresses the following:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluate how the application conforms to the applicable Official Plan land use designations and policies including any related amendments
- Consideration of the merits of the Official Plan Amendment;
- Review of the proposed zoning and specialized regulations;
- Review of the proposed site design and building elevations;
- Review of servicing and traffic issues;
- Environmental and natural heritage review;
- Confirm support for the Community Energy Initiative; and

- Questions raised by Council at the December 8, 2014 Public Meeting including drive-throughs on the subject lands, tree preservation, and intensification in the surrounding area.

CORPORATE STRATEGIC PLAN
Strategic Direction 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

Strategic Direction 3.2: Be economically viable, resilient, diverse and attractive for business.

Planning Staff Recommendation
Planning staff support the proposed Official Plan Amendment and Zoning By-law Amendment applications subject to the recommended permitted uses, regulations and conditions in Attachment 4. The applications are consistent with the 2014 Provincial Policy Statement (PPS) and conform to the Growth Plan for the Greater Golden Horseshoe. The redesignation of the subject site to the "Commercial Mixed Use" designation is appropriate, as the application meets the criteria in Section 9.3 of the Official Plan for the consideration of Official Plan Amendments.

FINANCIAL IMPLICATIONS
Based on a total of 1,770 square metres of GFA for commercial and office use, the Development Charges (2015 rates) are estimated to be $175,654.80.

Based on assumptions and information available at this time, annual property taxes are estimated to be approximately $31,302. It should be noted that this number may differ significantly from the final assessment and taxation based on the ultimate development of the subject properties.

DEPARTMENTAL CONSULTATION
Comments received from Agencies and City Departments during the review of the application as well as associated recommended conditions are included as well as summarized in Attachment 14.

COMMUNICATIONS
The Notice of Complete Application was mailed on December 22, 2014 to local boards and agencies, City service areas and property owners with 120 metres of the subject site for comments. Notice was also provided by signage on the property. The Notice of Public Meeting was mailed on January 19, 2015 and advertised in the Guelph Tribune on January 15, 2015. Key dates for the public process regarding this planning application are included in Attachment 15. No members of the public attended the Public Meeting. Several written requests were received by Planning staff recommending notification of when this recommendation was scheduled to go before Council for a decision, and notification to all individuals requesting notification was mailed on January 15, 2016.

ATTACHMENTS

Attachment 1 – Location Map and 120 m Circulation Area
Attachment 2 – Orthophoto
Attachment 3 – Proposed Official Plan Amendment No. 62
Attachment 4 – Recommended Conditions and Zoning Regulations
Attachment 5 – Existing Official Plan Land Use Designations and Policies
Attachment 6 – Proposed Official Plan Designation and Policies
Attachment 7 – Official Plan Amendment Application Revision – Applicant's Letter
Attachment 8 – Official Plan Amendment No. 48 Land Use Designations and Policies
Attachment 9 – Existing Zoning and Details
Attachment 10 – Proposed Zoning and Details
Attachment 11 – Proposed Site Plan and Elevations
Attachment 12 – Staff Review and Planning Analysis
Attachment 13 – Community Energy Initiative Commitment
Attachment 14 – Agency and City Department Comments
Attachment 15 – Public Notification Summary

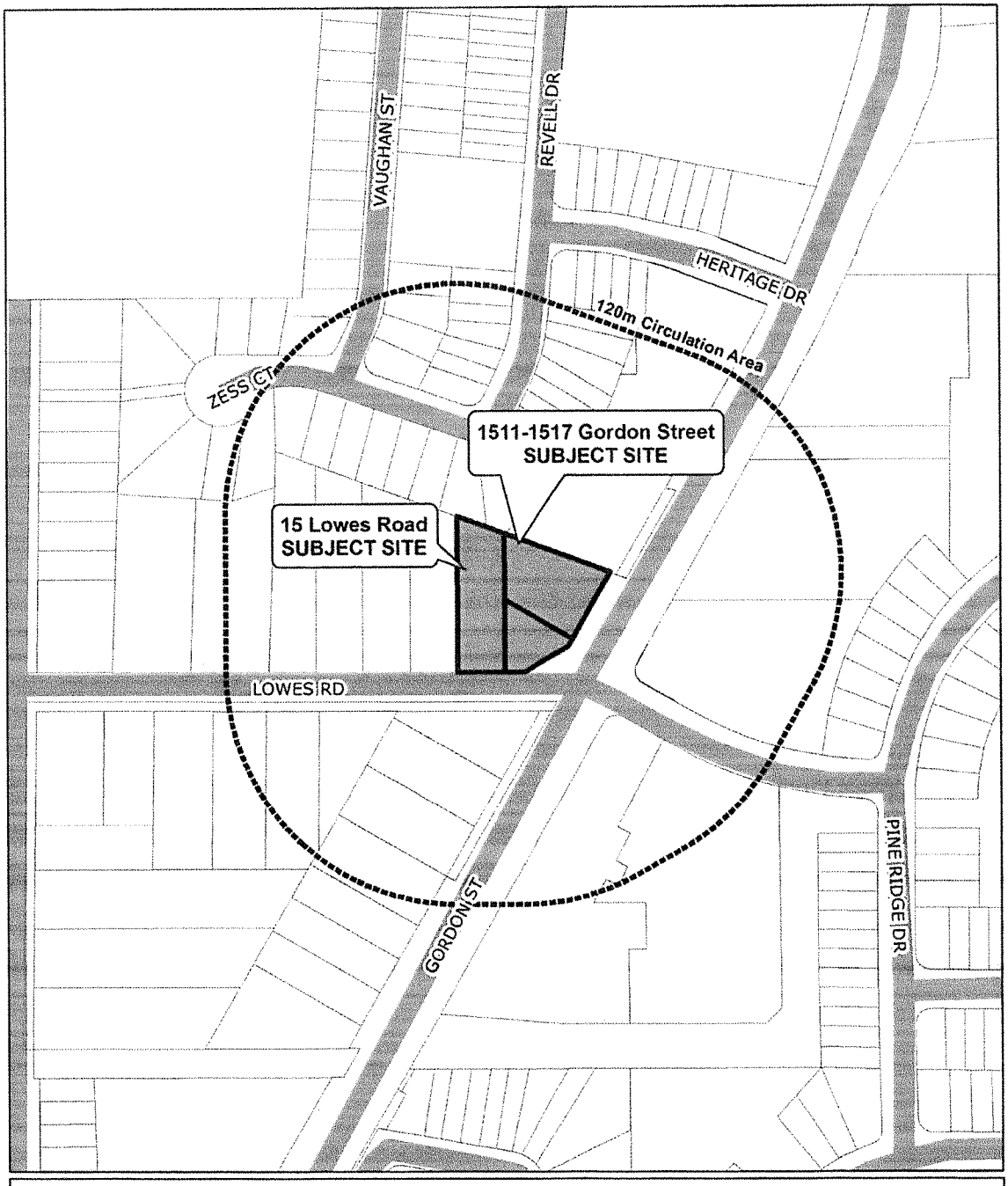
Report Author
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Manager of Development Planning

Approved By
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scott.stewart@guelph.ca

Attachment 1
Location Map and 120 m Circulation Area



Attachment 2
Orthophoto



ORTHOPHOTO
1511, 1517 Gordon Street
& 15 Lowes Road

Attachment 3
Proposed Official Plan Amendment No. 62

O.P.A. 62:

The purpose of Official Plan Amendment #62 is to amend Schedule 1: Land Use Plan for the land use designation of a 0.429 hectare parcel, municipally known as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road and legally described as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph from the "General Residential" designation to the "Commercial Mixed Use" designation.

Attachment 4 (continued)
Recommended Conditions and Zoning Regulations

PART A: PROPOSED CONDITIONS:

The following conditions are provided as information to Council and will be imposed through a development agreement and/or site plan approval with the City, registered on title for the subject lands.

1. That the Owner/Developer shall submit to the City, in accordance with Section 41 of the *Planning Act*, a fully detailed **site plan**, indicating the location of the building, elevations and building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the General Manager/City Engineer, prior to any construction or grading on the lands.

2. That the Owner/Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. Further, the Owner/Developer shall retain a Qualified Person as defined in Ontario Regulation 153/04 to prepare and submit a **Phase One Environmental Site Assessment** and any other subsequent phases required, in accordance with Ontario Regulation 153/04, to assess any real property to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the site plan approval, a Qualified Person shall certify that all properties to be developed are free of contamination.

3. If contamination is found, the Owner/Developer shall:

   a) submit all environmental assessment reports prepared in accordance with the **Record of Site Condition** (RSC) (O. Reg. 153/04) 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 or Site Specific Standards of the intended land use; and

   c) **file RSC** on the Provincial Environmental Registry for lands to be developed.

4. That prior to site plan approval and prior to any construction or grading on the lands, the Owner/Developer shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following **studies, plans and reports** that may be requested by the General Manager/City Engineer:

   i) a **stormwater management report** and plans certified by a Professional

Attachment 4 (continued)
Recommended Conditions and Zoning Regulations

Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted;

ii) a **geotechnical report** certified by a Professional Engineer that analyzes the permeability and hydraulic conductivity of the soils and recommends measures to ensure that they are not diminished by the construction and development;

iii) a **grading, drainage and servicing plan** prepared by a Professional Engineer for the site;

iv) a detailed **erosion and sediment control plan**, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.

5. That the Owner/Developer shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the **recommended measures contained in the plans**, studies and reports outlined in subsections 4 i) to 4 iv) inclusive.

6. That prior to Site Plan approval, the Owner/Developer must pay proportionate costs associated with construction of a continuous **centre turning lane** on Gordon Street.

7. That the Owner/Developer shall pay to the City, their share of the actual cost of constructing a **sidewalk on the north side of Lowes Road** across the frontage of the subject lands. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner/Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the Developer's share of the cost of the sidewalk.

8. That the Owner/Developer shall be responsible for the actual cost of any **service laterals required** for the lands and furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner/Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of any service laterals.

9. That the Owner/Developer shall pay to the City, their share of the actual **cost of constructing the sanitary sewer**, including the provision of the existing sanitary lateral to property line, on Lowes Road across the frontage of 1517

Attachment 4 (continued)
Recommended Conditions and Zoning Regulations

Gordon Street as determined by the General Manager/City Engineer, prior to site plan approval.

10. That the Owner/Developer pay the actual cost of **removing or decommissioning** to the satisfaction of the General Manager/City Engineer, any existing sanitary sewers, storm sewers, manhole and/or watermains that are not going to be used for service laterals. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner/Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the Developer's share of the cost of the removals and decommissioning works.

11. That the Owner/Developer shall pay to the City the actual cost of the **construction of the new driveway entrance** and required curb cut and/or curb fill. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner/Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrance and required curb cut and/or curb fill.

12. That the Owner/Developer shall pay the actual cost of the **removal of the existing driveway entrance** including the asphalt pavement and gravel within the road allowance, the restoration of the boulevard with topsoil and sod including the required curb fill, with the estimated cost of the works as determined by the General Manager/City Engineer being paid, prior to site plan approval and prior to any construction or grading on the lands.

13. That the Owner/Developer constructs, installs and maintains **erosion and sediment control measures**, satisfactory to the General Manager/City Engineer, prior to any grading or construction on the lands in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.

14. That the Owner/Developer constructs the new building at such an elevation that the lowest level of the new building can be **serviced with a gravity connection** to the sanitary sewer.

15. That the Owner/Developer grades, develops and maintains the site including the **storm water management facilities** designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Owner/Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water

Attachment 4 (continued)
Recommended Conditions and Zoning Regulations

management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.

16. That the Owner/Developer will ensure that any **existing domestic wells** as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment and Climate Change regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to site plan approval and prior to any construction or grading on the lands.

17. That the Owner/Developer acknowledges that the City does not allow **retaining walls** higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.

18. That all **electrical services** to the lands are underground and the Owner/Developer shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to site plan approval and prior to any construction or grading on the lands.

19. That the Owner/Developer agrees to maintain a minimum 1.5 metre distance between any driveways/entrances and hydro distribution poles, streetlight poles or pad-mounted transformers. Further, any relocations of **hydro infrastructure** will be at the Owner/Developer's sole expense.

20. That the Owner/Developer agrees to reserve a minimum area of 6.5 metres by 5.0 metres for Guelph Hydro to provide a three-phase, **pad-mounted transformer** to service the development.

21. That the Owner/Developer makes satisfactory arrangements with **Union Gas** for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to site plan approval and prior to any construction or grading on the lands.

22. That the Owner/Developer shall ensure that all **telephone service and cable TV service** on the Lands shall be underground. The Owner/Developer shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services for the Lands, prior to site plan approval and prior to any construction or grading on the lands.

23. That the Owner/Developer shall pay **cash-in-lieu of parkland** for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as

amended by By-law (1990)-13545, By-Law (2007- 18225), or any successor thereof.

24. That the Owner/Developer shall provide **compensation plantings** on 375 Southgate Drive in accordance with Drawings TCP-1 and TCP-2 prepared by Aboud and Associates and approved by the General Manager of Planning, Urban Design and Building Services (August 14, 2015).

25. That the developer shall provide **long term protection of the trees** and hedgerows to be retained, as shown on LP-1 Tree Inventory & Preservation Plan submitted by Landplan Collaborative Ltd., (last updated October 5, 2015) through a site plan application under Section 41 of the *Planning Act* for the subject property.

26. That prior to the passing of the Official Plan and Zoning Amendment By-law, the Owner/Developer shall enter into a **development agreement** with the City, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer, covering the conditions noted above and to develop the site in accordance with the approved plans.

AND

PART B: ZONING REGULATIONS

The property affected by Official Plan Amendment No. 62 and Zoning By-law Amendment No. ZC1408 is municipally known as 1511-1517 Gordon Street and 15 Lowes Road, and is legally described as as Lots 1 and 2, Registered Plan 508, more particularly described as Parts 1, 2 and 3, Reference Plan 61R-20695, City of Guelph.

That the Zoning By-law Amendment application be approved and that City Staff be instructed to rparpare the necessary amendment to Zoning By-law (1995)-14864, as amended, to transfer the subject lands from the "Residential Single Detached" (R.1B) Zone to the following:

Attachment 4 (continued)
Recommended Conditions and Zoning Regulations

PROPOSED ZONING – "Specialized Commercial Residential with Holding Provision" (CR-14(H))

The following zoning is proposed for the subject property:

"Specialized Commercial Residential with Holding Provision" (CR-14(H))

In accordance with Section 6.1 of Zoning By-law (1995)-14864, as amended.

Permitted Uses
In addition to the permitted uses in Section 6.1 of Zoning By-law (1995)-14864, as amended, the following additional use shall also be permitted:

- Pharmacy;
- Live-Work Units;
- Retail Establishment; and
- Bake Shop.

For the purposes of the CR-14(H)Zone, the following definitions will apply:

Drive-Through Facility shall mean a use which involves or is designed to encourage a customer to remain in a vehicle while receiving a service, obtaining a product or completing a business transaction. The use shall include vehicular stacking spaces and a serving window, and may include an intercom order box.

Live-Work Unit shall mean a Dwelling Unit, part of which may be used as a business establishment and the Dwelling Unit is the principal residence of the business operator.

Street Entrance shall mean the principal entrance to a business which shall be located in a part of the Building facing a public street or public square which is at or within 0.2 metres above or below grade.

Proposed Zoning Regulations
In accordance with Section 4 (General Provisions) and Section 6.1 and Table 6.6.2, Commercial-Residential (CR) Zone regulations of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

- Off-street parking:
  - One (1) space per 24 m^2 of gross floor area for all permitted commercial uses;
  - Not including the blended off-street parking ratio for commercial uses of one (1) space per 24 m^2 of gross floor area, the required off-street

Attachment 4 (continued)
Recommended Conditions and Zoning Regulations

parking for the 'Dwelling Unit' use shall be a minimum of one (1) parking space per 'Dwelling Unit' in accordance with Section 4.15.2.4;
    - Not including the blended off-street parking ratio for commercial uses of one (1) space per 24 m^2 of gross floor area, the required off-street parking for the 'Group Home' use shall be a minimum of one (1) per building plus one (1) for staff in accordance with Section 4.13.4.3.
- Office Uses:
    - That 'Office' uses shall be permitted on the second floor of a building only.
- Dwelling Units:
    - That 'Dwelling Units' shall be permitted on the second floor of a building only.
- Restaurant Uses:
    - That a maximum of one (1) 'Restaurant (take-out)' shall be permitted with a maximum floor area of 140 m^2;
- Medical Office and Medical Clinics:
    - That any 'Medical Office' or 'Medical Clinic' uses located on the subject property shall collectively have an aggregated maximum number of four (4) practitioners on the subject lands;
- Drive-through Facilities:
    - Drive-through facilities shall not be permitted;
- Building Entrances
    - The Street Entrance(s) shall be located facing Gordon Street and/or Lowes Road;
- Ground Façade
    - A minimum of 50% of the first storey facing Gordon Street shall include clear glazing;
- Front & Exterior Side Yard:
    - Minimum of one (1) metre;
- Maximum Gross Floor Area (GFA):
    - Maximum of 1,770 m^2.

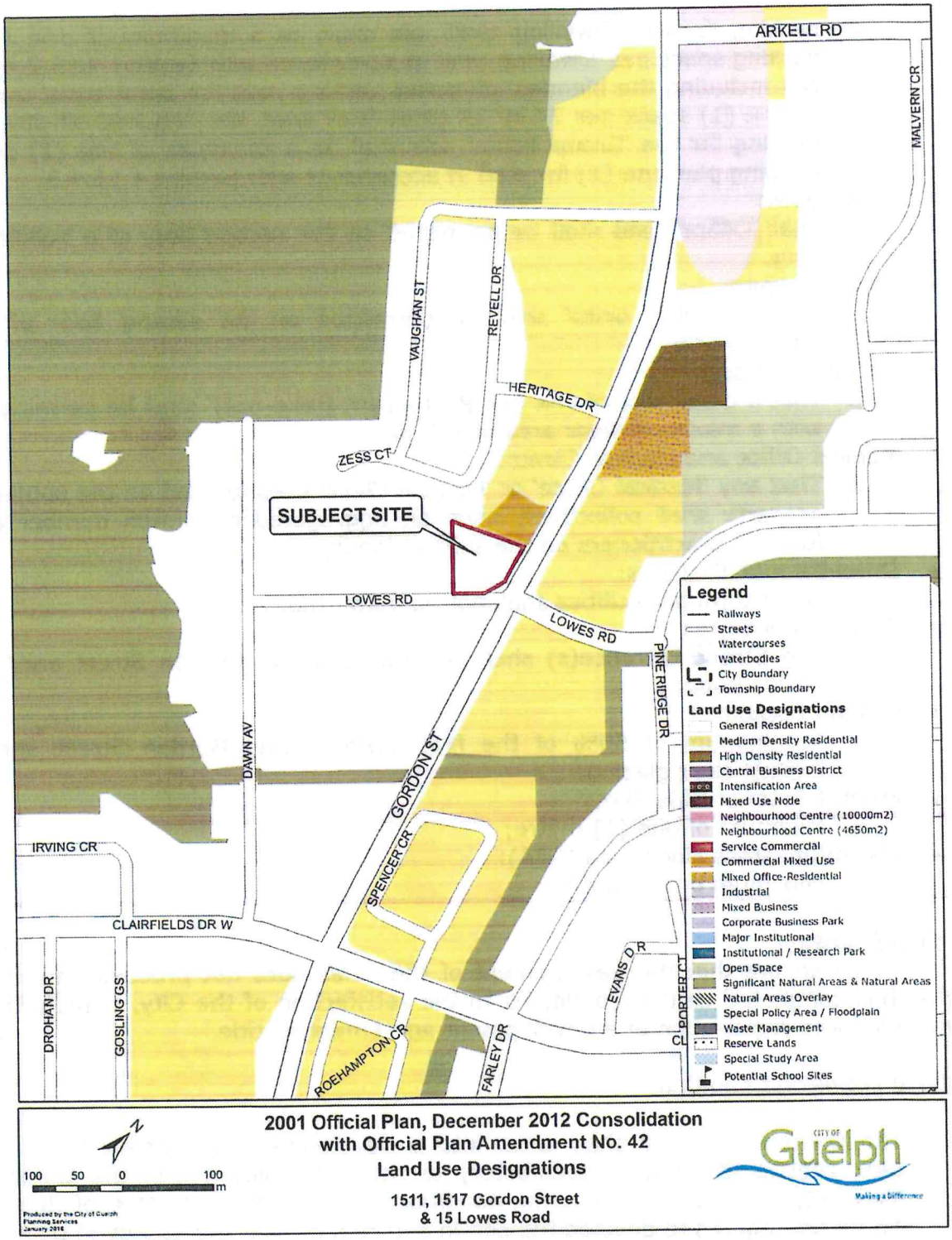
Holding Provision

Purpose: To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City, namely the completion and registration of a development agreement on title.

Holding Provision Condition:

1. The Owner/Developer shall enter into a development agreement with the City, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer, covering conditions 1-25 in Attachment 4 of Report 16-04 and agrees to develop the site in accordance with the approved plans.

Attachment 5
Existing Official Plan Land Use Designations and Policies



Attachment 5 (continued)
Existing Official Plan Land Use Designations and Policies

2.4.5 *Built-up Area* and General Intensification

2.4.5.1 Within the b*uilt-up area* the following general intensification policies shall apply:

a) By 2015 and for each year thereafter, a minimum of 40% of the City's annual residential development will occur within the City's *built-up area* as identified on Schedule 1B. Provisions may be made for the fulfillment of this target sooner than 2015.

b) The City will promote and facilitate *intensification* throughout the *built-up area*, and in particular within the *urban growth centre* (Downtown), the community mixed use nodes and the *intensification corridors* as identified on Schedule 1B "Growth Plan Elements".

c) Vacant or underutilized lots, *greyfield*, and *brownfield sites* will be revitalized through the promotion of *infill development*, *redevelopment* and expansions or conversions of existing buildings.

d) The City will plan and provide for a diverse and compatible mix of land uses, including residential and employment uses to support vibrant communities.

e) A range and mix of housing will be planned, taking into account affordable housing needs and encouraging the creation of secondary suites throughout the *built-up area*.

f) *Intensification* of areas will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas.

g) The City will plan for high quality public open space with site design and urban design standards that create attractive and vibrant spaces.

h) Development will support transit, walking, cycling for everyday activities.

i) The City will identify the appropriate type and scale of development within *intensification areas* and facilitate *infill development* where appropriate.

Attachment 5 (continued)
Existing Official Plan Land Use Designations and Policies

2.4.8 Intensification Corridors

Intensification Corridors are identified on Schedule 1B of this Plan and will be planned to provide for mixed-use development in proximity to transit services at appropriate locations.

2.4.8.1 *Intensification corridors* will be planned to achieve:

a) increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;

b) a mix of residential, office, institutional, and commercial development where appropriate; and

c) a range of local services, including recreational, cultural and entertainment uses where appropriate.

'General Residential' Land Use Designation

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses, coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.

7.2.32 Within the 'General Residential' designation, the *net density* of *development* shall not exceed 100 units per hectare (40 units/acre).

1. In spite of the density provisions of policy 7.2.32 the *net density* of *development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).

7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

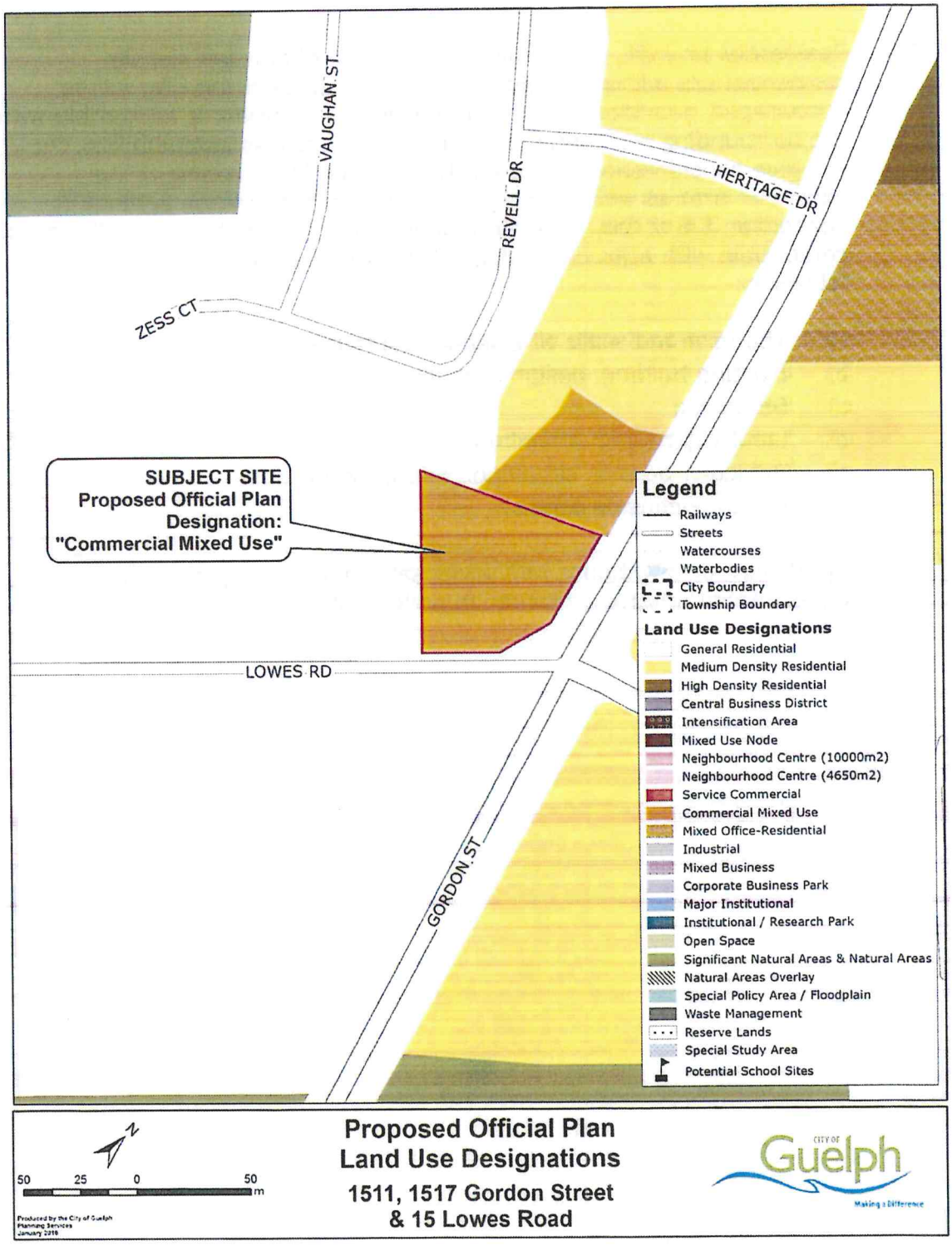
Attachment 5 (continued)
Existing Official Plan Land Use Designations and Policies

7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parametres outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:

a) The form and scale of existing residential development;
b) Existing building design and height;
c) Setbacks;
d) Landscaping and amenity areas;
e) Vehicular access, circulation and parking; and
f) Heritage considerations.

7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7

Attachment 6
Proposed Official Plan Designation and Policies



Attachment 6
Proposed Official Plan Designation and Policies

7.5 Commercial Mixed Use

Objectives

a) To recognize areas of the City where a variety of freestanding commercial uses or mixed commercial-residential uses have been concentrated.

b) To promote the continued use and intensification of these well-defined areas.

c) To allow for a range of compatible business land uses adjacent to residential areas within the St. Patrick's Ward neighbourhood as identified on Schedule A to the St. Patrick's Ward Community Improvement Project Area Designation By-law (2002)-16870).

General Policies

7.5.1 The 'Commercial Mixed Use' designation as outlined on Schedule 1 defines areas, peripheral to the downtown, where historically a variety of small-scale commercial operations or mixed commercial-residential uses have located. This Plan promotes the continued use and revitalization of these distinctive areas through the following policies:

1. York Road, north side between Smith Avenue and Victoria Road and the south side of York Road between Lawrence Avenue and Victoria Road; Elizabeth Street, both sides between Huron and Arthur Streets - these 'Mixed Use' areas are to function as local neighbourhood "focal points", physically and functionally integrating a mixture of commercial and residential uses in a compatible manner. The following sub-policies are applicable to these specific areas:

   a) While a variety of commercial uses may be permitted by this 'Mixed Use' designation, office, convenience commercial, retail commercial and personal service uses that serve the needs of the surrounding neighbourhoods are specifically promoted; and

   b) Commercial buildings incorporating residential units, either above or behind ground floor commercial space or freestanding residential buildings are encouraged. New sensitive land uses

Attachment 6 (continued)
Proposed Official Plan Designation and Policies

(residential, institutional or park) shall satisfy the following land use compatibility criteria:

i. Noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway as outlined in subsection 8.2.31 of this Plan can be satisfied by the proposal, where applicable.

ii. A land use compatibility analysis where industrial and sensitive uses are proposed in proximity to one another in accordance with subsection 7.7.7 of this Plan.

iii. The property has been cleaned up or decommissioned to the Provincial standard for the proposed sensitive land use and in accordance with subsection 5.6 of this Plan, where applicable.

2. Wyndham Street South, west side between the Speed River and York Road - this 'Mixed Use' area is to be used for a variety of retail, personal service and office commercial uses in conjunction with, or without residential units.

If residential units are contemplated, these units should be located above ground floor commercial space and meet the *floodproofing* requirements of subsection 7.14 of this Plan. Freestanding residential buildings shall also be permitted provided that the floodproofing requirements of subsection 7.14 of this plan can be met. In addition, the land use compatibility criteria outlined in subsection 7.5.1.1 (b) shall apply.

3. Southwest Corner of Gordon and Wellington Streets - this 'Mixed Use' area is considered a "gateway" to the 'C.B.D'. A mixture of retail, service and office commercial uses will be permitted on these lands in consideration with the following specific sub-policies:

a) In addition to any 'C.B.D.' "gateway" streetscape considerations for this 'Mixed Use' area, the design of any *development* proposal must consider the integral relationship of this property to the adjacent Royal City Park and the Speed River; and

b) *Development* proposals must be *floodproofed* to the requirements of subsection 7.14 of this Plan.

Attachment 6 (continued)
Proposed Official Plan Designation and Policies

4. West side of Gordon Street, between Waterloo Avenue and Wellington Street - this 'Mixed Use' area is to be used for multiple-unit residential buildings, commercial activities including retail, service and office uses, and commercial uses with residential units above and/or behind ground floor commercial space.

    a) In spite of the maximum density provisions of policy 7.5.3, the *net density* of a mixed commercial-residential development on the lands known municipally as 3 Gordon Street shall not exceed 393 units per hectare (159 units per acre) and be limited to a maximum of 70 dwelling units.

5. Northwest corner of Yorkshire Street South and Suffolk Street, this "Mixed Use" area is to be used for a variety of retail, convenience, service and commercial office type uses in conjunction with or without residential units as specified in the following sub-policies:

    a) The lands on the corner known municipally as 200-208 Yorkshire Street may be occupied by a range of retail, service and commercial uses as specified in the City's *Zoning By-law*. Dwelling units above commercial uses may also be permitted.

    b) The lands situated to the west of the corner known municipally as 155 Suffolk Street may be occupied by a select range of commercial uses that will be limited to the retail, service and storage of glass products, furniture, home improvements, fine art and other low traffic generating uses specified in the *Zoning By-law*. Dwelling units shall be permitted when the site has been decommissioned.

7.5.2 The existing uses located within the 'Commercial Mixed Use' designations on Schedule 1 will be recognized in the implementing *Zoning By-law*.

7.5.3 New *development* proposals within the 'Commercial Mixed Use' designation of this Plan may be permitted in consideration of the following general criteria:

    a) The building design should have a street orientation, promote continuity in the streetscape and adhere to the urban design policies of subsection 3.6 of this Plan;

Attachment 6 (continued)
Proposed Official Plan Designation and Policies

b) In instances where residential units are proposed, the maximum net density shall not exceed 100 units per hectare and the development criteria of policy 7.2.7 will be used to assess compatibility;

c) Adequate parking, loading and access are required;

d) Adequate municipal services are required; and

e) Lot development and building design should be consistent with the existing built-form conditions.

7.5.4 Complementary uses, as specified in policy 7.2.26 of this Plan, may be permitted within the 'Commercial Mixed Use' designation. These complementary uses may be permitted in instances where;

a) Their presence will not interfere with the overall form, function and development of the specific 'Mixed Use' area where they are to be located; and

b) New *development* proposals may be permitted where the development criteria of policy 7.2.27 are satisfied.

Attachment 7
Official Plan Amendment Application Revision – Applicant's Letter

ASTRID J. CLOS
PLANNING CONSULTANTS

January 26, 2015 Project No. 1130

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Michael Witmer, Development & Urban Design Planner, Development Planning

Re: **Official Plan and Zone Change Application**
2320339 Ontario Inc.
1511 Gordon Street, 1517 Gordon Street, 15 Lowes Road

Further to our meeting of today's date, I am able to confirm that the landowner has no objection to the current Official Plan being amended to extend the existing "Commercial Mixed Use" designation onto the subject property. Staff have confirmed that the proposed building with a gross floor area of 1,770 m^2 is permitted by the "Commercial Mixed Use" designation of the current Official Plan and is also permitted by the "Mixed Office Commercial" designation of OPA No. 48. Staff advised in our meeting today that upon the approval of OPA No. 48 by the OMB the "Mixed Office Commercial" designation would be in effect for the subject property which permits the proposal.

We look forward to this application being at the April 2015 Council Meeting for a decision. This decision report should also include a recommendation related to the two additional demolition requests for this property. The owner will also have a Preliminary Site Plan application prepared for submission to the next available Site Plan Review Committee Meeting.

Should you require any additional information please let me know.

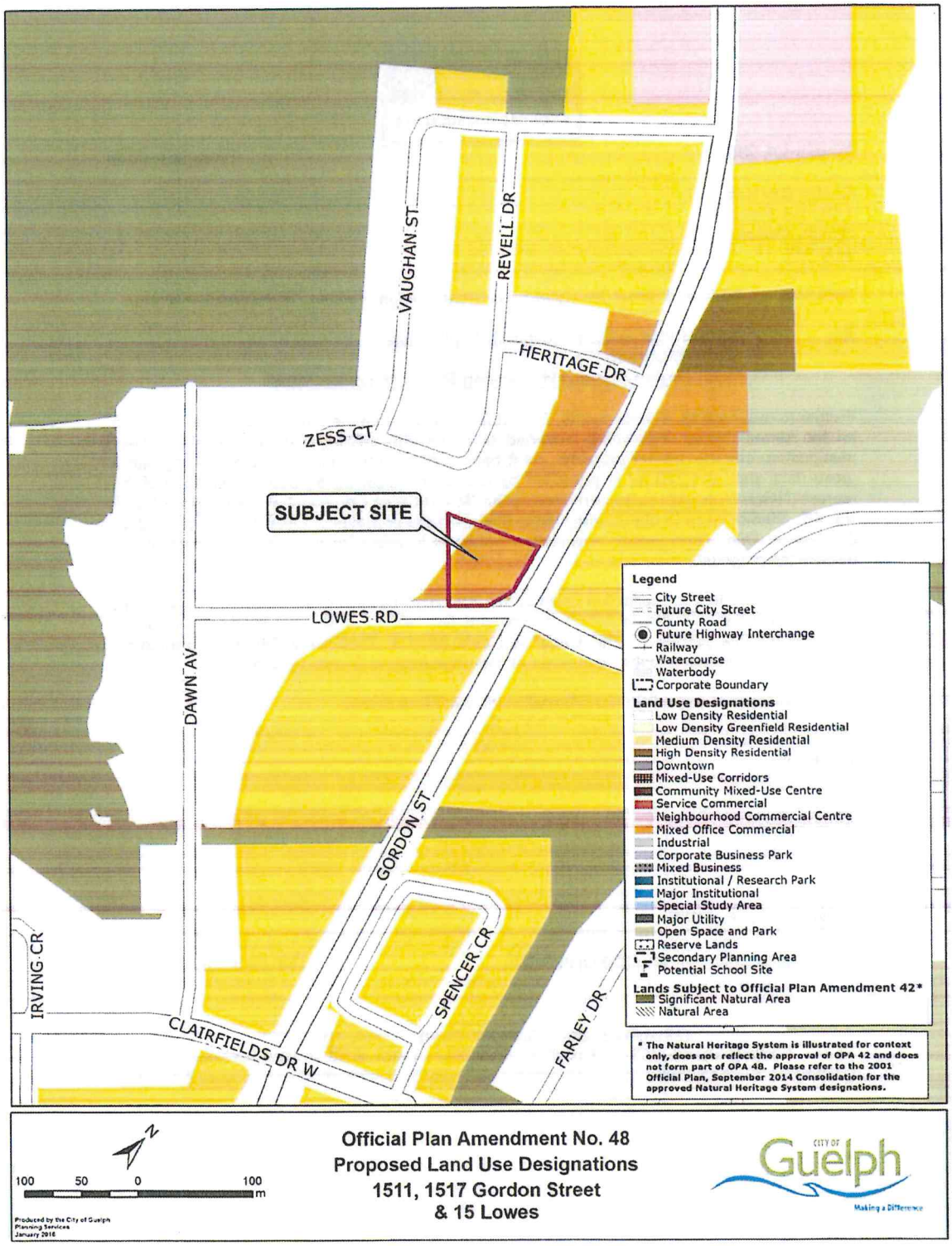
Yours truly,

Astrid Clos, RPP, MCIP

cc: Mario Cotroneo, 2320339 Ontario Inc. (1130.letter.doc)

423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3
Phone (519) 836-7526 Fax (519) 836-9568 Email astrid.clos@ajcplanning.ca

Attachment 8
Official Plan Amendment #48 Land Use Designations and Policies



Attachment 8 (continued)
Official Plan Amendment #48 Land Use Designations and Policies

9.4.6 Mixed Office/Commercial

Objectives

a) To allow for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings.

b) To ensure that a *compatible* transition in built-form is provided between uses in this designation and surrounding residential properties.

c) To allow for a range of *compatible* business uses adjacent to residential areas.

d) To promote the continued use, revitalization and *intensification* of these areas for a mix of uses.

Policies

1. The Mixed Office/Commercial designation as identified on Schedule 2 defines areas where a variety of small-scale commercial, office and mixed-uses including residential may be permitted.

2. While a variety of commercial uses may be permitted by the Mixed Office/Commercial designation, office, *convenience commercial*, *retail commercial* and personal service uses that serve the needs of the surrounding neighbourhoods are specifically promoted.

3. Commercial buildings incorporating *residential units*, either above or behind the ground floor commercial space or freestanding residential buildings are encouraged.

4. The Mixed/Office Commercial designation located peripheral to Downtown includes a variety of small-scale commercial and office operations or mixed commercial-residential uses. This Plan promotes the continued use and revitalization of these distinctive areas.

Attachment 8 (continued)
Official Plan Amendments #48 Land Use Designations and Policies

5. New commercial, office or mixed-use *development* within the Mixed Office/Commercial designation will be subject to the following criteria:

   i) building design should have a street orientation, promote continuity in the streetscape and adhere to the Urban Design policies of this Plan;
   ii) building, property and ancillary structures are designed to be *compatible* with surrounding properties in terms of form, massing, appearance and orientation;
   iii) adequate parking, loading and access are provided; and
   iv) adequate municipal services are provided.

Permitted Uses

6. The following uses may be permitted within the Mixed Office/Commercial designation subject to the applicable provisions of this Plan:

   i) *convenience commercial* and small-scale *retail commercial*;
   ii) small-scale office;
   iii) personal service; and
   iv) detached, semi-detached, townhouses and apartments.

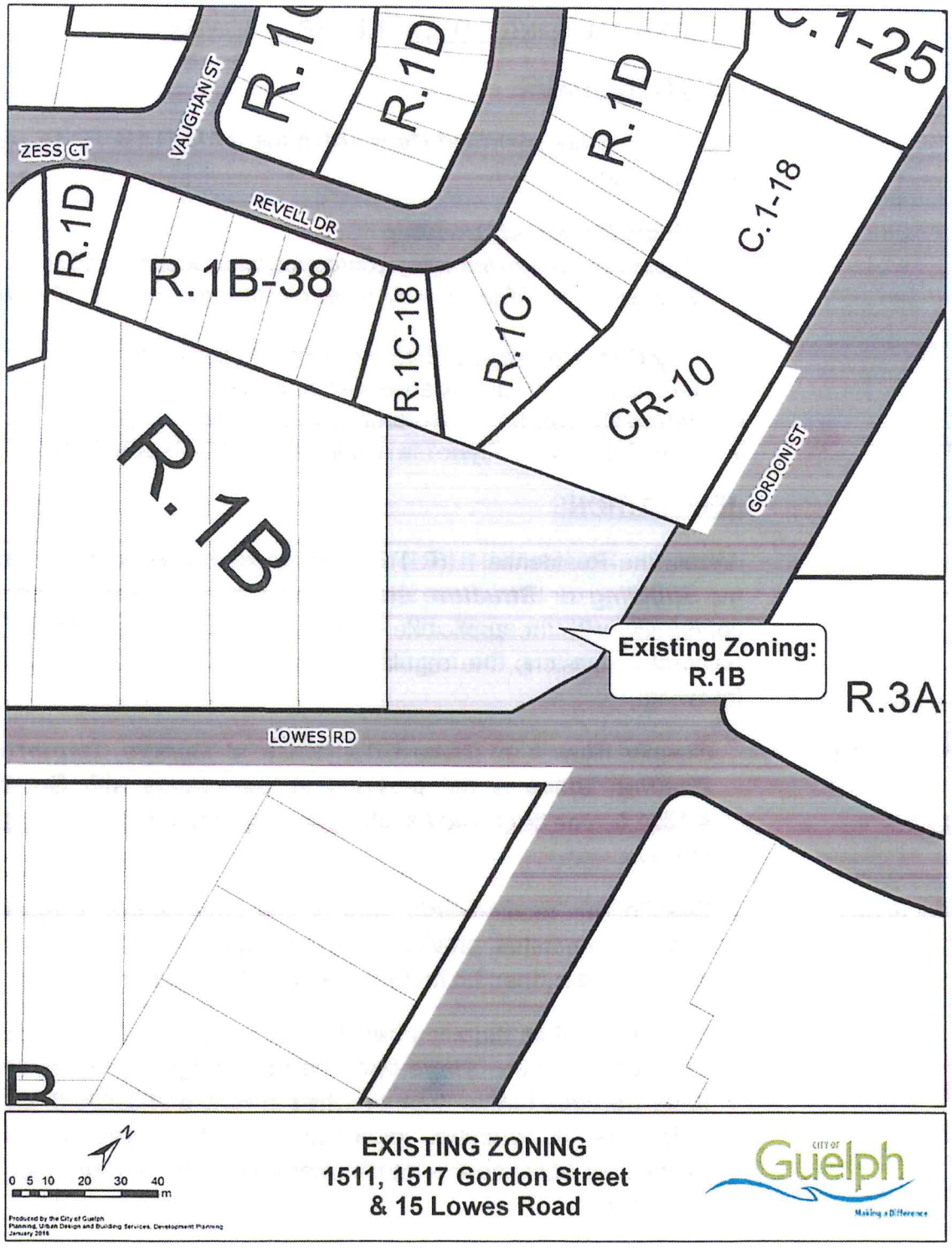
Height and Density

7. The maximum height is four (4) storeys.

8. Residential *development* may be permitted to a maximum *net density* of 100 units per hectare.

9. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

Attachment 9
Existing Zoning and Details



Attachment 9 (continued)
Existing Zoning and Details

5.1 RESIDENTIAL SINGLE DETACHED (R.1) ***ZONES***

5.1.1 PERMITTED ***USES***

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

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

18116
- ***Lodging House Type 1*** in accordance with Section 4.25

5.1.2 REGULATIONS

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

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

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

5.1.2.3 In the event that there is a transformer easement on a particular ***Lot***, portions of the ***Single Detached Dwelling*** may be required to be ***Setback*** further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 4.5 metres may be maintained between the transformer easement and any part of the dwelling.

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

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

15006 5.1.2.6 Despite Row 4 of Table 5.1.2, the ***Lots*** located within Defined Area Map Number 66 of Schedule "A" of this ***By-law*** shall have a minimum ***Lot Frontage*** of the average ***Lot Frontage*** established by the existing ***Lots*** within the same ***City Block Face***, but in no case less than 9 metres. Nothing in this section shall require the minimum ***Lot Frontage*** to be greater than the minimum ***Lot Frontage*** established in Table 5.1.2. Where the average ***Lot Frontage*** of the existing ***Lots*** on the ***Block Face*** cannot be determined, the minimum ***Lot Frontage*** shall be as indicated in Table 5.1.2.

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

15006 15378 17187 19691 i) The minimum ***Front Yard*** or ***Exterior Side Yard*** shall be 6 metres or the average of the ***Setbacks*** of the adjacent properties. Where the off-street ***Parking Space*** is located within a ***Garage*** or ***Carport***, the ***Setback*** for the ***Garage*** or ***Carport*** shall be a minimum of 6 metres from the ***Street Line***.

ii) In accordance with Section 4.6 and 5.1.2.3; and

iii) In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to ***Buildings***.

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

Attachment 9 (continued)
Existing Zoning and Details

15006	5.1.2.8	Despite Row 7 of Table 5.1.2, properties ***Zoned*** R.1B or R.1C with ***Buildings*** over 2 ***Storeys*** located within Defined Area Map Number 66 of Schedule "A" of this ***By-law*** shall have a minimum ***Side Yard*** requirement of 1.5 metres.
15006	5.1.2.9	Deleted.
15692	5.1.2.10	Despite Row 7 of Table 5.1.2 in the R.1A Zone, where a ***Building*** has a one ***Storey*** portion and a 1.5 to 2 ***Storey*** portion, the required ***Side Yard*** shall be 1.5m from the ***Side Lot Line*** to the foundation wall of the 1 ***Storey*** portion and 2.4m from the ***Side Lot Line*** to the wall of the 1.5 to 2 ***Storey*** portion.
17187 18116	5.1.2.11	Where ***Lots*** have less than 12 metres of ***Frontage***, the ***Garage*** is limited to a maximum of 55% of the ***Lot*** width (as measured at the ***Front Yard Setback***).

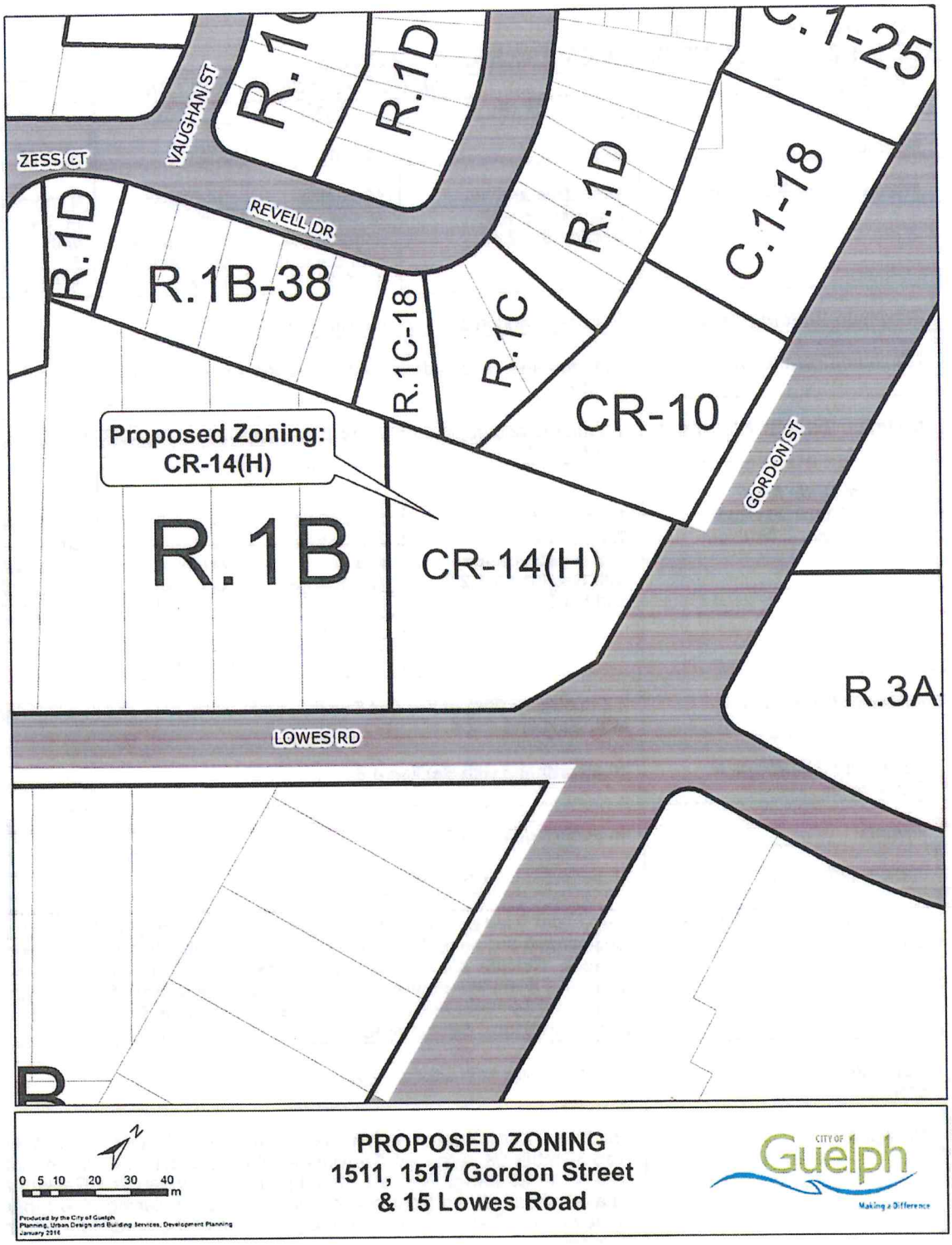
Attachment 9 (continued)
Existing Zoning and Details

15006, 15378, 17187, 18116, 19063, 19691

TABLE 5.1.2 - REGULATIONS GOVERNING R.1 *ZONES*

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

Attachment 10
Proposed Zoning and Details



Attachment 10 (continued)
Proposed Zoning and Details

PROPOSED ZONING – "Specialized Commercial Residential with Holding provision" (CR-14(H))

"Specialized Commercial Residential with Holding Provision" (CR-14(H))

Permitted Uses

In addition to the permitted uses in Section 6.6.1 of Zoning By-law (1995)-14864, as amended, the following additional use shall also be permitted:

- Pharmacy
- Retail Establishment
- Live-Work Units
- Bake Shop

For the purposes of the CR-14(H) Zone, the following definitions will apply:

Drive-Through Facility shall mean a use which involves or is designed to encourage a customer to remain in a vehicle while receiving a service, obtaining a product or completing a business transaction. The use shall include vehicular stacking spaces and a serving window, and may include an intercom order box.

Live-Work Unit shall mean a Dwelling Unit, part of which may be used as a business establishment and the Dwelling Unit is the principal residence of the business operator.

Street Entrance shall mean the principal entrance to a business which shall be located in a part of the Building facing a public street or public square which is at or within 0.2 metres above or below grade.

The following specialized provisions are being requested by the applicant or recommended by Staff:

- Off-street parking:
  - One (1) space per 24 m^2 of gross floor area for all permitted commercial uses;
  - Not including the blended off-street parking ratio for commercial uses of one (1) space per 24 m^2 of gross floor area, the required off-street parking for the 'Dwelling Unit' use shall be a minimum of one (1) parking space per 'Dwelling Unit' in accordance with Section 4.15.2.4;
  - Not including the blended off-street parking ratio for commercial uses of one (1) space per 24 m^2 of gross floor area, the required off-street

parking for the 'Group Home' use shall be a minimum of one (1) per building plus one (1) for staff in accordance with Section 4.13.4.3.

- Office Uses:
  - That 'Office' uses shall be permitted on the second floor of a building only.
- Dwelling Units:
  - That 'Dwelling Units' shall be permitted on the second floor of a building only.
- Restaurant Uses:
  - That a maximum of one (1) 'Restaurant (take-out)' shall be permitted with a maximum floor area of 140 m^2;
- Medical Office and Medical Clinics:
  - That any 'Medical Office' or 'Medical Clinic' uses located on the subject property shall together have an aggregated maximum number of four (4) practitioners;
- Drive-through Facilities:
  - Drive-through facilities shall not be permitted;
- Building Entrances
  - The Street Entrance(s) shall be located facing Gordon Street and/or Lowes Road;
- Ground Façade
  - A minimum of 50% of the first storey facing Gordon Street shall include clear glazing
- Front & Exterior Side Yard:
  - Minimum of one (1) metre;
- Maximum Gross Floor Area (GFA):
  - Maximum of 1,770 m^2.

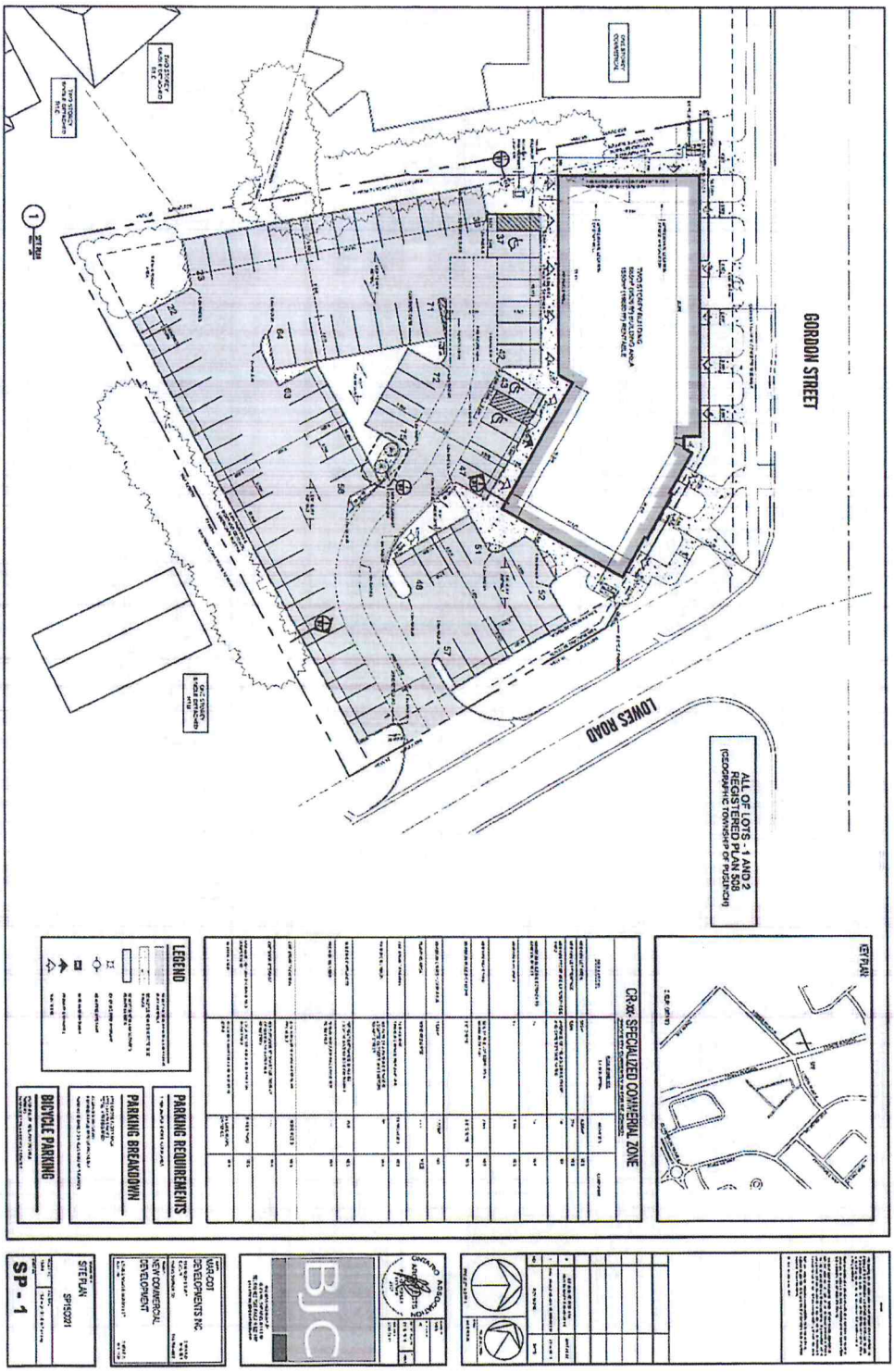
Holding Provision

Purpose: To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph, namely the completion and registration of a development agreement on title.

Holding Provision Condition:

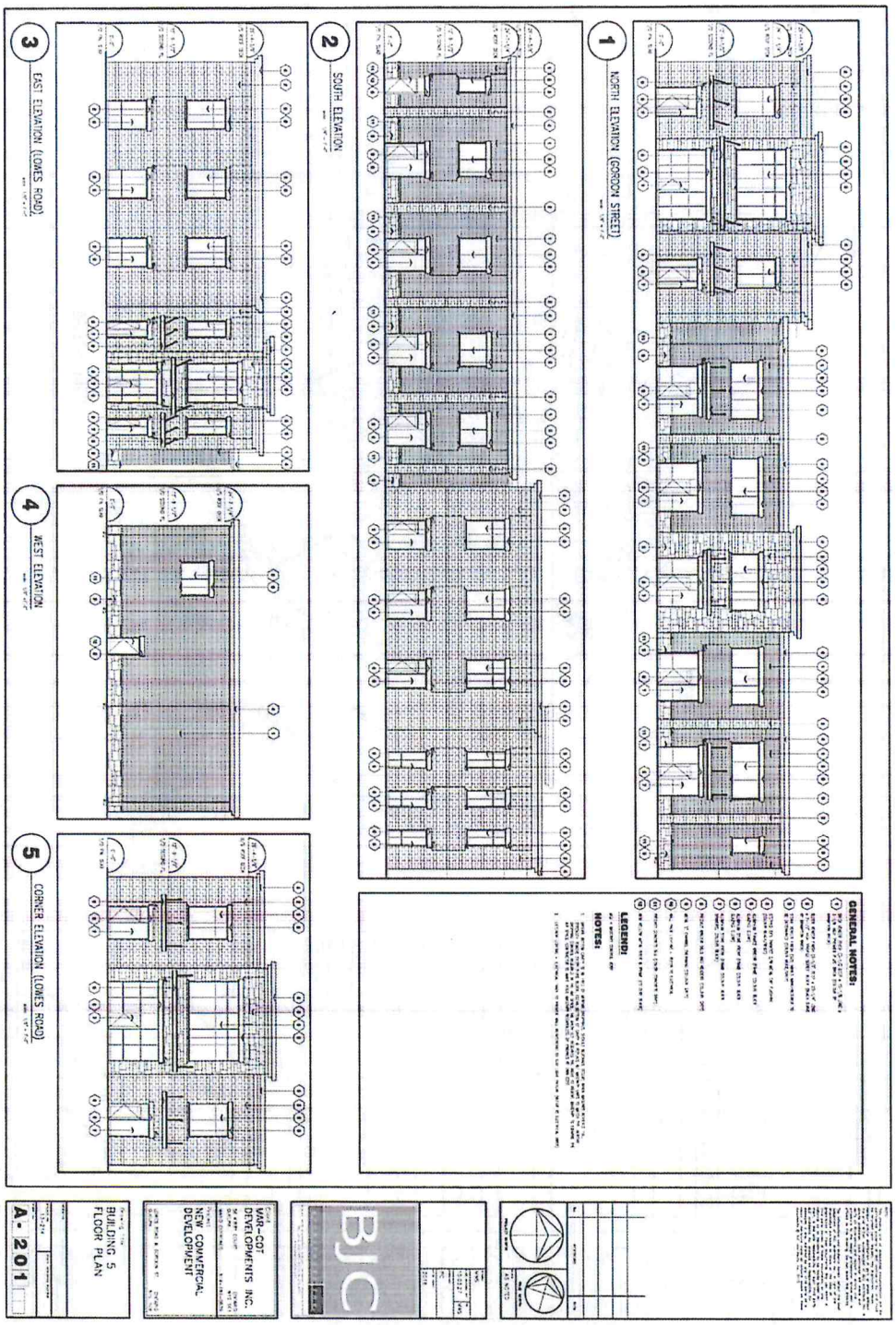
1. The Owner/Developer shall enter into a development agreement with the City, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer, covering conditions 1-25 in Attachment 4 of Report 16-04 and agrees to develop the site in accordance with the approved plans.

Attachment 11
Proposed Site Plan and Elevations



(as presented to the City's Site Plan Review Committee, October 2015)

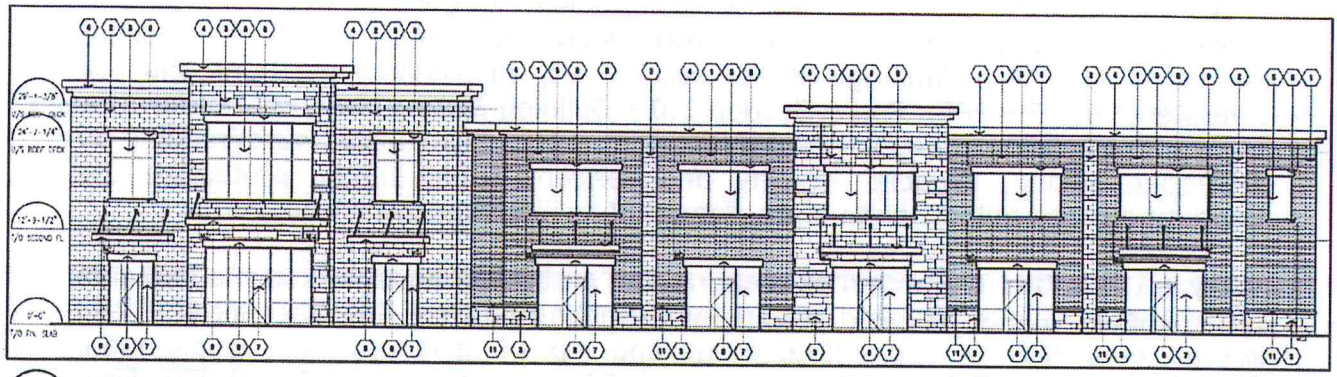
Attachment 11
Proposed Site Plan and Elevations

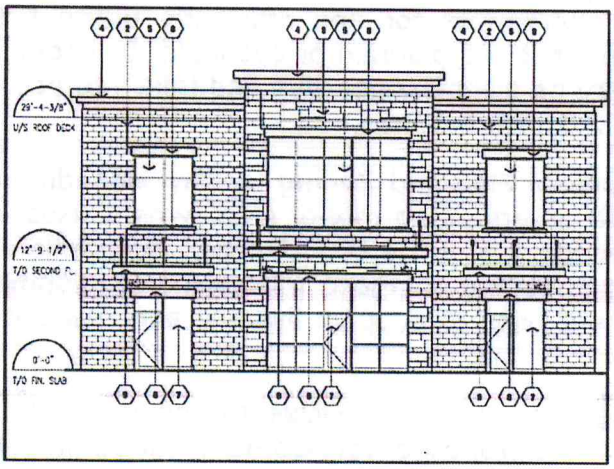


(as presented to the City's Site Plan Review Committee, October 2015)

Attachment 11 (Continued)
Proposed Site Plan and Elevations

Enlarged Elevations:





(as presented to the City's Site Plan Review Committee, October 2015)

Attachment 12
Staff Review and Planning Analysis

2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and is issued under the authority of Section 3 of the *Planning Act*. In general, the PPS promotes efficient use of land and development patterns and addresses matters of provincial interest in land use planning. As per section 4.2, all planning decisions shall be consistent with the PPS. Policy Section 1.0 – Building Strong Healthy Communities speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Policy 1.1.1 of the PPS promotes creating and sustaining healthy, liveable and safe communities. This is achieved in part by promoting efficient development and land use patterns with an appropriate range and mix of residential and employment (including commercial) and other uses to meet long term needs [1.1.1 a), b)]. Also, development must be cost-effective, ensuring the necessary infrastructure is in place to meet the projected needs [1.1.1 e), g)].

Policy 1.1.3 requires development in settlement areas to use land and resources wisely, considering opportunities for intensification and redevelopment. Specifically, densities are to be appropriate for and efficiently utilize the infrastructure and public service facilities that are planned or available. In addition, land use patterns in settlement areas are be transit supportive and take into account existing building stock [1.1.3.1, 1.1.3.2 a), b), 1.1.3.3].

With the proposed Official Plan and Zoning By-law Amendment, the subject lands will be contributing to an emerging mix of employment uses along Gordon Street, as encouraged in Section 1.3 of the PPS. Further, economic development shall be promoted through encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities [1.3.1 c)].

Section 1.6.6 of the PPS outlines policies for planning for sewage, water and stormwater services. The proposed development will be on full municipal services, and Engineering staff have confirmed that capacity is available to service the proposed development [1.6.6.2] (See Engineering staff comments in Attachment 14).

To summarize the above, the proposed development will provide a mix of uses along the Gordon Street Intensification Corridor. The development will redevelop and consolidate three existing underutilized properties. The development is surrounded on Gordon Street by similar commercial developments and medium density residential developments, and will assist in providing additional neighbourhood commercial opportunities to the existing and planned residential

developments in the area. The requested Official Plan designation and zoning will provide flexibility in adding a residential component to the development. Engineering staff have confirmed that existing sanitary sewage capacity and water services are available to the subject site, including for a mixed use development with a residential component.

In Planning staff's opinion, the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the 2014 Provincial Policy Statement. As the City's Official Plan is to be the main instrument for implementation of the PPS in Guelph [4.7], a more detailed review on how the proposed Official Plan and Zoning By-law Amendments are consistent with the above PPS policies as well as policies in the City's Official Plan will be outlined below in this analysis.

Places to Grow: Growth Plan for the Greater Golden Horseshoe
The *Growth Plan for the Greater Golden Horseshoe* (the Growth Plan) issued under the *Places to Grow Act* contains policies to direct development to settlement areas. The Growth Plan aims to plan and build compact, vibrant and complete communities. The subject lands are within the City of Guelph settlement area and are designated and available in the City's Official Plan for urban development.

The subject property is located within the Built-up Area of the City. Built-up Areas are lands that are within the Built Boundary, which is all land that was identified by the province as being within the developed urban area of Guelph as of June 2006 (time the Growth Plan initially came into effect). The Growth Plan aims to direct new growth to Built-Up Areas, where there is capacity to accommodate the population and employment growth [1.1]. The majority of new growth within the Built-Up Area is to be through intensification opportunities [2.1, 2.2.2 a)].

The proposed mixed use building for the subject site will direct new employment and multiple residential opportunities to the Built-up Area of the City on a designated Intensification Corridor (Gordon Street) and will continue the diversification of land uses in the surrounding area. Overall, the proposed development will help contribute to creating a complete community in providing the existing and future residents and businesses with additional neighbourhood-scale commercial services and new secondary residential units. The Official Plan Amendment and Zoning By-law Amendment conform to the *Growth Plan for the Greater Golden Horseshoe*.

Official Plan (December 2012 Consolidation)
The property subject to the Official Plan Amendment (to be known as OPA 62) and Zoning By-law Amendment applications is currently designated as "General Residential" in the Official Plan (See Attachment 5).

Section 9.3 of the Official Plan provides eight criteria to evaluate when considering an application to amend the Official Plan. The proposed Official Plan Amendment to change the land use designation on the subject land from "General Residential" to

"Commercial Mixed Use" satisfies the criteria in Section 9.3 of the Official Plan, as outlined below.

a) *The conformity of the proposal to the goals and objectives of the Official Plan.*

Staff Comment: The proposed Official Plan Amendment satisfies the goals and objectives of the Official Plan. The location of the subject property at the northwest corner of Gordon Street and Lowes Road is an appropriate location within a designated Intensification Corridor to accommodate a limited range and mix of commercial retail uses, office uses, personal service uses and residential uses on the same property. The proposed Official Plan Amendment will contribute to extending uses permitted in the "Commercial Mixed Use" designation further south to Lowes Road, which represents a logical terminus on Gordon Street of several existing commercial mixed use developments of a similar nature. Several other properties on Gordon Street between the Heritage Drive intersection with Gordon Street and Lowes Road to the south have been redeveloped in the past ten years into similar scale commercial developments. These properties include 1453 Gordon Street, 1467 Gordon Street, 1460-1474 Gordon Street, 1482 Gordon Street, and 1499 Gordon Street (directly north and adjacent to the subject lands).

Collectively, these properties along with the subject property are recognized in Official Plan Amendment No. 48 (OPA 48) as "Mixed Office Commercial" (See Attachment 8). The "Mixed Office Commercial" is a new land use designation proposed within OPA 48 that allows for a variety of freestanding and small-scale commercial, office or residential buildings. Areas proposed to be designated "Mixed Office Commercial" in OPA 48 permit convenience commercial and small scale retail commercial uses, small-scale offices, personal service establishments, and residential uses.

The proposed Official Plan Amendment will contribute to creating a complete community in the surrounding area, and in providing a full range of commercial uses to surrounding residents and businesses in a more compact form. The development will create a mix of commercial and residential land uses on the subject property, and concentrate these uses on a designated Intensification Corridor and major transit route. The variety of small scale commercial uses in close proximity to residential uses will contribute to reducing the need for and length of vehicular trips.

The proposed development is a form of infill within an existing built-up area and is intensification of the existing low density residential uses on the subject property. The proposed two-storey mixed use building is a form of development that is sympathetic and compatible with the built form of existing land uses in the surrounding area. The proposed site plan (Attachment 11) shows the building as oriented towards Gordon Street and

the intersection of Lowes Road with pedestrian entrances off the public sidewalk on Gordon Street, and off-street parking situated behind the building. The proposed building configuration and layout on the subject site will contribute to creating an attractive urban landscape, and has a strong presence along Gordon Street, particularly with the intersection of Lowes Road.

The Official Plan does not identify any designated natural heritage areas on or immediately adjacent to the surrounding lands. While several trees on the subject lands will be removed to accommodate the proposed development, through a Tree Management Plan provided by the applicant's Arborist, the loss of trees will be compensated for in new plantings in accordance with the City's Private Tree Protection By-law on the redeveloped subject lands as well as off-site on another property also owned by the developer currently being developed (375 Southgate Drive). As such, the natural environment is being adequately protected and enhanced through associated tree compensation measures. With the tree compensation, there will be no net loss of trees as a result of this application.

b) *Suitability of the site or area for the proposed use, especially in relation to other sites or areas of the City.*

Staff Comment: The subject lands and surrounding area are appropriate and suitable for a two-storey mixed office commercial development with a possible residential component. Similar mixed office commercial developments exist along Gordon Street, immediately to the north of the subject lands. In addition, this section of Gordon Street is designated in Schedule 1B of the Official Plan as an Intensification Corridor. Section 2.4.8 of the Official Plan contains policies on designated Intensification Corridors in the City, and requires them to be planned to provide for mixed-use development, specifically a mix of residential, office, institutional and commercial development that is within proximity to transit services at appropriate locations.

The subject lands are located directly at the intersection of Gordon Street and Lowes Road. The commercial office development proposed for the subject lands will only have one (1) full movement driveway off of Lowes Road. Engineering staff have indicated (Attachment 14) that the location of the proposed driveway is acceptable from an operational perspective. The location of the driveway is also beneficial as traffic will be able to access the Gordon Street corridor from Lowes Road through the existing traffic control signals at the intersection.

The proposed site plan (Attachment 11) will incorporate appropriate buffer treatment to the existing single detached dwellings on Lowes Road to the west and Revel Drive to the north. Such buffer treatments may include

fences, landscaping/vegetation or berms. In addition, the building is oriented along Gordon Street with parking in the rear.

In Planning staff's opinion, there will be no adverse impact on surrounding properties and land uses with the proposed development and associated land uses as a result of this Official Plan Amendment and Zoning By-law Amendment.

c) *Compatibility of the proposed use with adjacent land use designations.*

Staff Comment: The proposed commercial residential mixed use building is compatible with the mix of designated and zoned land uses along this section of the Gordon Street corridor. This includes the low rise residential neighbourhood to the west, the commercial uses to the north of the subject lands on both sides of Gordon Street. These commercial uses on Gordon Street to the north of the subject site are currently designated "Commercial Mixed Use" or "Mixed Office-Residential" in the Official Plan. Aside from these mixed commercial designations in the Official Plan, much of the remainder of the land use designations on Gordon Street between Arkell Road (to the north) and Clair Road West (to the south) are designated "Medium Density Residential" in the Official Plan. In designating the subject lands "Commercial Mixed Use", it will continue this designation as it currently exists on the adjacent properties further south, and be complimentary to the uses and intended urban form of this portion of Gordon Street.

A minimum three (3) metre wide buffer strip with appropriate landscaping and fencing will be provided along the westerly and northerly property lines to mitigate any impacts from the proposed development on abutting single detached residential properties. The Tree Management Plan (and associated amendments) submitted in support of the applications has also identified that there are approximately 32 existing trees near the westerly and northerly property lines that abut single detached dwelling lots on Lowes Road and Revell Drive. All but three (3) of these trees will be preserved, protected during construction and retained. Of these three (3) trees recommended by the appicant's Arborist to be removed, two (2) are due to poor health (one (1) of these trees is confirmed by the applicant's Arborist to be dead), and the other one (1) is a crabapple that is recommended for removal due to both its poor health and construction impacts for the proposed development. The 32 trees near and along these property boundaries being preserved will further enhance compatibility with the surrounding low rise residential land uses to the west and north, and contribute to providing a naturalized buffer to the adjacent properties.

Staff are recommending a provision be added to the specialized CR-14 zone that will not permit drive-through facilities on the subject property. As the

applicant has requested the land uses permitted in the specialized CR-10 zone on the property to the north (1499 Gordon Street) and is proposing a similar development, staff are of the opinion that this provision is reasonable, and will further ensure physical compatibility with surrounding uses. The preliminary site plan submitted by the applicant (Attachment 11) does not identify any drive-through facilities for the proposed development. In addition, the addition of drive-through facilities for the proposed development was a concern that was raised by Council during the statutory public meeting in December 2014. Council was specifically concerned that take-out restaurants proposed with the specialized CR zone could include drive-through facilities, and that such facilities may conflict and not be compatible with the adjacent single detached residential dwellings.

Finally, the site plan approval process will ensure that the site is developed appropriately and will meet the urban design and compatibility criteria in the Official Plan.

d)-e) *The need for and the market feasibility of the proposed use, in light of projected population and employment targets.*

Staff Comment: The proposed Specialized Commercial Residential (CR-14(H)) Zone includes a limited range of retail uses (including a pharmacy, take-out restaurant, bake shop), office, personal service, institutional (such as a religious establishment or library), residential and live-work uses, which represents a flexible zoning category to respond to market demand. The scale and nature of the proposed mixed use commercial development is considered appropriate and viable to continue to introduce a greater mix of land uses to serve the immediate and established residential neighbourhoods through providing convenient access to goods and services.

f) *The extent to which the existing areas of the City designated for the proposed use are developed or are available for development.*

Staff Comment: The extent of commercial space proposed through this application is not expected to have a negative impact on the existing sites designated for commercial and office uses. The proposed "Commercial Mixed Use" designation for the subject property only exists in the City at select locations, often peripheral to the downtown. Each of the existing properties in the City that are designated as "Commercial Mixed Use" are occupied by existing mixed use commercial buildings, with some form of residential often included in the same buildings. Other designated commercial lands in the surrounding area include the Community Mixed Use Node to the south at Clair Road and Gordon Street. This development proposal represents a compatible, gradual and logical extension of surrounding development, especially the designated and zoned mixed use commercial properties immediately to the north on Gordon Street. The development proposal will further enhance the diversity of land uses in the immediate area, and provide

additional variety and opportunities to meet residents' and employees' immediate needs through providing convenient access to jobs, services.

g) *The impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the natural environment.*

Staff Comment: The proposal represents a cost-effective and compact form of development that will make efficient use of existing services and infrastructure. Engineering staff have confirmed that adequate water and sanitary capacity exists to service the proposed development (Attachment 14). Further, Engineering staff have reviewed a Traffic Impact Study (TIS) provided by the applicant, and agree with its findings and conclusion that the traffic generated by the proposed development, including at peak times, will be able to be accommodated by the existing road network. Through the site plan review process, staff will continue to evaluate solid waste management and tree preservation and protection measures with the applicant. The Official Plan does not identify any significant natural heritage features on or immediately adjacent to the subject lands.

h) *The financial implications of the proposed development.*

Staff Comment: Planning staff have reviewed the proposed development with Finance staff, and the proposed development is estimated to generate $175,654.80 in Development Charges (2015 rates), and $31,302 in annual property taxes.

Engineering staff are recommending that a Holding ("H") provision be included in the By-law requiring the developer to enter into a development agreement with the City in regards to paying for all required upgrades and connections to water, stormwater and sanitary services as well as for the new curb cut and driveway access to Lowes Road. This payment would also include any disconnection of existing water and sanitary sewer connections for the three (3) single detached dwellings on the subject lands, and curb/sidewalk fills for the former driveways of the houses. Further, Engineering staff are requiring the developer to pay a proportionate contribution for a future centre left turn lane to be constructed on Gordon Street in front of the subject lands, as well as a future sidewalk along the north side of Lowes Road. Engineering staff's full assessment of these payments and financial implications can be found in Attachment 14.

In summary, the proposed Official Plan Amendment will allow appropriate mixed use intensification that is compatible with its surroundings, and will further enhance the designated Gordon Street Intensification Corridor. The development will make efficient use of existing infrastructure and provide additional employment, retail and residential opportunities for the surrounding community. The proposed amendment

satisfies all of the criteria required to be evaluated when considering an amendment to the Official Plan [Section 9.4].

Official Plan "Mixed Use Commercial" Land Use Designation

Section 7.5 of the Official Plan outlines the objectives and policies that apply to lands designated "Commercial Mixed Use". Objectives of lands designated "Commercial Mixed Use" are to recognize areas of the City where a variety of freestanding commercial uses or mixed commercial-residential uses have been concentrated [7.5 a)] and also to promote the continued use and intensification of these well-defined areas [7.5 b)].

For new developments on lands designated "Commercial Mixed Use", the building design is to have a street orientation, and promote continuity in the streetscape, specifically adhering to the urban design policies in the Official Plan [7.5.3 a)]. Where residential uses are proposed and permitted, which would be the case with the CR-14(H) zoning being requested, the maximum net density for residential development in the "Commercial Mixed Use" designation is not to exceed 100 units per hectare [7.5.3 b)]. The applicant applied for a site plan application (File SP15C021) in 2015, which shows a two (2) storey commercial building oriented towards Gordon Street, and framing the northwest corner of the intersection of Gordon Street with Lowes Road (see Attachment 11). The site plan shows a building that is a total of 1,770 square metres (19,052 square feet). The applicant has not specifically indicated how much of the proposed building will be residential, or how many dwelling units are anticipated. However, with the subject lands having an area of 0.429 hectares (1 acre) and considering the size of the building indicated on the site plan application, it is not anticipated that a residential component of the mixed use building will exceed 100 units per hectare. This will be further verified and confirmed at time of site plan approval and building permit issuance, once a more specific interior configuration of the mixed use building is known.

The Official Plan and Zoning By-law Amendment applications request the development of mixed use commercial residential building that would be in conformity with the proposed "Commercial Mixed Use" land use designation in the Official Plan.

Growth Management Strategy

Section 2.4 of the Official Plan has policies regarding the City's Growth Management Strategy. These policies collectively aim to build a compact, vibrant and complete community by directing growth to locations within the designated Built-up Area. Generally within the Built-up Area, vacant or underutilized lots, greyfields and brownfields will be revitalized through the promotion of infill development, redevelopment and expansions or conversions of existing buildings.

Similar to the PPS, the Official Plan Amendment and Zoning By-law Amendment would also be classified as *redevelopment* under the definition in the Official Plan. Redevelopment is defined in the Official Plan as "a form of development involving the removal of buildings or structures from land and the construction of new

buildings or structures on the said land..." Within the Built-Up Area of the City, Official Plan Section 2.4.5.1 c) specifically encourages the revitalization of vacant or underutilized lots through redevelopment.

The single detached dwelling that was at 1511 Gordon Street was constructed in 1948 and has since been demolished. Demolition for this dwelling was approved by Council in December 2014. The single detached dwelling that was at 1517 Gordon Street was constructed in 1964 and has also been demolished. Demolition was approved for this dwelling by Council on July 20, 2015. Finally, the single detached dwelling at 15 Lowes Road was constructed in 1961. This dwelling is presently occupied, but was also approved for demolition by Council on July 20, 2015. Neither of these three (3) dwellings were originally within the City of Guelph limits at the time they were initially constructed. The subject lands were eventually annexed into the City of Guelph from the neighbouring Township of Puslinch, and urban residential neighbourhoods have been constructed around the subject lands over the course of the past 50 years. It should be noted that the City's Senior Heritage Planner has confirmed they have no concerns with the removal of these three (3) dwellings and overall redevelopment of the subject lands. This mixed use redevelopment proposal is a modest form of intensification and overall makes better use of underutilized lands within the City along the Gordon Street Intensification Corridor [2.4.8].

Official Plan Amendment #48

On June 5, 2012, the City adopted Official Plan Amendment No. 48 (OPA 48), a comprehensive update to the Official Plan. OPA 48 is currently under appeal and not yet in effect. However, consideration is given to the policies of OPA 48 since these policies provide current guidance for development within the City and within the context of the Provincial Growth Plan.

OPA 48 proposes to designate the subject lands as well as the surrounding commercial developments discussed earlier as "Mixed Office Commercial". Lands within the "Mixed Office Commercial" designation of OPA 48 are to allow for a variety of freestanding small-scale commercial, office, residential and mixed use buildings [9.4.6 a)]. A range of compatible business uses adjacent to and that serve the needs of surrounding residential areas are permitted and specifically promoted such as convenience commercial, small scale retail, small scale office, personal service establishments are permitted [9.4.6.2, 9.4.6.6]. The continued use, revitalization and intensification of these areas for a mix of uses is promoted [9.4.6 d)]. Commercial buildings that incorporate residential units either above or behind ground floor commercial space is encouraged [9.4.6.3].

It should be noted that the initial Official Plan Amendment application received requested to change the land use designation of the subject property from the current "General Residential" designation to the "Mixed Office Commercial" designation in OPA 48. If approved, this amendment would have introduced the "Mixed Office Commercial" designation into the current Official Plan. No other properties or lands in the City would have had the "Mixed Office Commercial"

designation. Upon further discussion with the applicant and property owner, Planning staff recommended the applicant amend their application to request the similar "Commercial Mixed Use" designation in the current Official Plan, especially given the property to the immediate north (1499 Gordon Street) had this designation. The applicant agreed with this recommendation, and provided a letter requesting this minor amendment to their Official Plan Amendment application (see Attachment 7).

The new "Mixed Office Commercial" land use designation proposed in OPA 48 is a new land use designation, and an evolution of both the "Commercial Mixed Use" and "Mixed Office-Residential" designations found in the current in effect Official Plan. As OPA 48 is not in full force and effect yet, the applicant originally requested to redesignate the property to the new "Mixed Office Commercial" designation so the proposed development could proceed prior to OPA 48 coming into effect. According to the applicant's Planning Justification Report, OPA 48 "is under appeal and not yet in effect which necessitates the submission of this Official Plan Amendment," (Astrid J. Clos Planning Consultants, 2014). If OPA 48 were to be in effect, an Official Plan Amendment would not be required to permit the proposed development.

The applicant has also indicated in their Planning Justification report that the Official Plan Amendment is necessary as the proposed mixed use building is to be 1,770 square metres of gross floor area, whereas the current "General Residential" land use designation limits commercial areas on properties to 300 square metres. Planning staff do not feel that introducing such a site specific policy into the Official Plan is necessary and are not recommending such a policy be included in Official Plan Amendment 62. Particularly, the Commercial Mixed Use policies in the Official Plan [Section 7.5] do not limit the size (area) of commercial development on lands with this designation. Rather, for the proposed development, the limitation of the proposed size of the building is recommended to be implemented through site specific zoning provisions (See Attachment 10). The applicant also requested such a specialized provision on their Zoning By-law Amendment application. Planning staff feel that this is a more appropriate mechanism for limiting the gross floor area of the proposed building on the subject lands.

Overall, the proposed mixed use commercial development conforms to the goals and objectives of OPA 48.

Review of Proposed Zoning

The requested rezoning of the subject site to the CR-14(H) (Specialized Commercial Residential) Zone is appropriate to accommodate the development of the proposed two storey commercial building. The specialized zoning provisions include requiring that the building be a minimum of 1 metre from the front and exterior side yards (Gordon Street and Lowes Road), which will allow for the building to be located close to the Gordon Street corridor, and provide opportunity for good pedestrian access. The applicant has indicated in their Planning Justification Report that the

requested specialized CR-14(H) Zone was based and modeled on the abutting CR-10 Zone for 1499 Gordon Street.

Drive-through Facilities

Staff are recommending that the CR-14(H) zoning also include a special provision that prohibits drive-through facilities on the subject property (see proposed provision with proposed Zoning in Attachment 10). The site plan submitted for the proposed development (Attachment 11) does not identify any drive-through facilities for the current development form. The property to the immediate north (1499 Gordon Street) that was rezoned in 2012 to a similar specialized CR-10 Zoning also has a provision that prohibits drive-throughs. Planning staff have reviewed a site specific restriction on drive-through facilities with the applicant. They confirmed the property owner had no objections to such restrictions.

At the statutory Public Meeting in December 2014, Council questioned whether drive-through facilities could be constructed with the proposed development and raised concerns of their compatibility with the adjacent low rise residential development. Planning staff feel that drive-through facilities on the subject property would not be consistent with the urban design policies in the Official Plan, and with respect to the size of the subject property and corner location on the Gordon Street Intensification Corridor, would impact the requirement in the Zoning By-law to provide adequate off-street parking and landscaped open space (i.e. buffers and setbacks).

Urban Design

The City's Senior Urban Designer has reviewed the proposed Official Plan Amendment and Zoning By-law Amendment and has also been reviewing the site plan submission (File SP15C021) with the applicant, and has provided a memo summarizing their comments and recommended zoning provisions (Attachment 14). Specifically, the City's Senior Urban Designer is recommending specialized provisions be added to the zoning that requires principal entrances to future commercial units face and operate from Gordon Street, and that a minimum of 50% of the first storey façade facing Gordon Street be clear glazing (i.e. windows and doors). Further, Planning staff will work with the applicant through site plan control to ensure the clear glazing along Gordon Street does not become covered over with adhesive vinyl murals, black-out screening or the like.

Planning staff are recommending several provisions be added to the specialized CR-14(H) Zoning to orient the primary ground floor commercial entrances on the east and south façade onto Gordon Street and to ensure the building has a strong, pedestrian oriented presence along the Gordon Street Intensification Corridor. The recommended provisions are included in Attachment 10 with the proposed zoning. It should be noted that a similar provision regarding building entrance locations exists on the specialized CR-10 zoning on the property to the immediate north (1499 Gordon Street), to which the applicant has indicated they have modeled the specialized CR-14(H) zoning for this site off.

Off-Street Parking
Zoning staff have expressed concerns with the blended parking ratio of one (1) off-street parking space for every 24 m^2 of gross floor area requested in relation to medical related uses permitted in the CR Zones (See Attachment 14). Planning and Zoning staff are aware of parking supply issues for similar and nearby developments on Gordon Street with concentrations of medical practitioners where the number of parking spaces provided may not be sufficient for the number of medical practitioners present in a commercial mall or mixed use building. Zoning staff have recommended that no medical related uses be permitted in the proposed development, or at the very least, to limit the scale and scope of medical related uses due to the reduced and blended off-street parking ratio being requested by the applicant. Planning staff understand that the property owner is proposing several medical related uses on the subject property and can support these uses, provided there is sufficient and adequate off-street parking provided.

As the applicant has requested a special provision to use a blended off-street parking ratio of one (1) off-street parking space for every 24 m^2 of gross floor area, to ensure there is adequate off-street parking for all uses proposed, Planning staff are recommending a condition limiting the total, cumulative number of medical practitioners, either in a medical office or medical clinic. The maximum number of medical practitioners recommended by Planning staff is four (4) for the entire development.

Holding Provision/Symbol
Under the authority of Section 36 of the *Planning Act* and Section 9.10.7.1 d) of the Official Plan, Staff are recommending that a Holding Symbol ('H') be placed on the specialized CR-14(H) Zoning due to the requirement to enter into a development agreement that is registered on title to the lands prior to the zoning coming into effect. Engineering staff have requested the developer enter into a development agreement to secure financial contributions for several public infrastructure provisions in relation to the subject lands. These include a proportional payment for the construction of a future centre left turn lane on Gordon Street. Once the development agreement has been executed and registered on title, the property owner can apply to have the Holding Symbol lifted from the zoning.

Tree Preservation
During the staturory Public Meeting, Council questioned how the existing trees and vegetation on the subject site would be maintained. In particular, Councillors requested more information on how existing trees and vegetation could act as a buffer to adjacent properties and what type of environmental review would be completed.

The site being greater than 0.2 hectares in area is subject to the City's Private Tree By-law (2010)-19058. As such, a Tree Inventory, Preservation and Compensation Plan is required as a condition to address all regulated trees on the site. The applicant has retained an Arborist and completed a Tree Inventory, Preservation and Compensation Plan that has been reviewed by Planning staff. The City's

Environmental Planner has recommended conditions (see Attachment 14) in part to implement the recommendations and findings of the Tree Inventory, Preservation and Compensation Plan.

The Official Plan does not identify any designated natural heritage areas on or immediately adjacent to the surrounding lands, and Planning staff determined that an Environmental Impact Study (EIS) was not required for the proposed development. While several trees on the subject lands will be removed to accommodate the proposed development, through a Tree Management Plan provided by the applicant's Arborist, the loss of trees will be compensated for in new plantings in accordance with the City's Private Tree Protection By-law on the redeveloped subject lands as well as off-site on another property also owned by the developer currently being developed (375 Southgate Drive). The trees proposed to be removed will be compensated for at a greater ratio than what currently exists on site.

As previously discussed in this analysis, the Tree Management Plan (and associated amendments) submitted in support of the applications has also identified that there are approximately 32 existing trees near the westerly and northerly property lines that abut single detached dwelling lots on Lowes Road and Revell Drive. All but three (3) of these trees will be preserved, protected during construction and retained. Of these three (3) trees recommended by the appicant's Arborist to be removed, two (2) are due to poor health (one (1) of these trees is confirmed by the applicant's Arborist to be dead), and the other one (1) is a crabapple that is recommended for removal due to both its poor health and construction impacts for the proposed development. The 32 trees near and along these property boundaries being preserved will further enhance compatibility with the surrounding low rise residential land uses to the west and north, and contribute to providing a naturalized buffer to the adjacent properties.

Density
Council also raised concerns with higher residential and commercial densities 'creeping' into established neighbourhoods off Gordon Street. Planning staff do not believe that the subject application is an inappropriate form of density for the location on the designated Gordon Street Intensification Corridor. As previously discussed in the analysis, in Planning staff's opinion, the redevelopment proposed is a modest form of intensification that is consistent with Provincial and local Planning policies to concentrate higher densities and a mix of uses along designated corridors and within the built-up area. Any future applications in the immediate area that are a form of intensification will be evaluated on their own merits at the time of review.

Parkland Dedication
A payment in lieu of parkland dedication is required for the proposed development of the subject property and will be collected prior to the issuance of a building permit in accordance with applicable By-laws. Parks staff have confirmed this in a memo to Planning staff (Attachment 14).

Attachment 13
Community Energy Initiative Commitment

Mar-Cot Group
2130269 Ontario Inc.
56 Kirkby Court
Guelph, ON N1G 5E1

January 6, 2016

Michael Witmer
City of Guelph
1 Carden St.
Guelph, ON

Dear Michael,

Re: Proposed Development at Gordon/Lowes Road

In regard to the above-referenced project, Mar-Cot Developments is incorporating many features in the design of the building and property in compliance with the City's Community Energy Initiative .

1) General Building

-The building shell will be constructed of masonry bearing walls and concrete floor slabs for fire safety and to reduce noise transmission.
-Exterior walls will be masonry cavity wall constructed to meet the latest OBC standards for energy efficiency .

2) Sustainable Sites

-A compact and well utilized site to contain urban sprawl.
-A comprehensive erosion and sedimentations control plan throughout redevelopment of the site.
-Native tree planting will be coordinated with another development to compensate for any removal at this site. (See SP 14B 068)
-Exterior light fixtures with refractor and cut-off shields to control light pollution, with energy efficient operations controlled by light sensors.
-Bicycle racks will be provided.
-Pedestrian walks incorporated throughout development and connection to adjacent open space areas and walk ways.

Ph: 519-780-0290 **Fax: 519-780-0941**

Attachment 13 (continued)
Community Energy Initiative Commitment

Mar-Cot Group
2130269 Ontario Inc.
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3) Water Efficiency

-Drought resistant soft landscape material will be specified as much as possible.
-Controlled roof drains provided to control flow rate of storm water where feasible.
-Low flow faucets and showerheads and low volume flush toilets (HET high efficiency toilets) where possible.

4) Energy & Atmosphere

-Project will comply with ban on ozone-depleting refrigerant gases.
-Tenant HVAC systems will be complete with heat recovery ventilators (HRV's or ERV's) incorporated in the majority of the central air return systems.
-Low E windows reduce heat gains and heat loss.
-High efficiency hot water tanks will be used.
-Cooling equipment will meet the MNEC and OBC requirement.
-Lighting for tenants will be energy efficient lighting.
-Insulated and sealed supply and return plenums will be specified in tenant units to ensure efficient distribution of heating/cooling ventilation.
-Occupancy sensors provided in service rooms with intermittent occupancy to reduce hydro consumption.
-Perimeter day lighting to have separate controls where possible to conserve hydro (lights turn off automatically when natural lighting is sufficient).
-Added levels of insulation to achieve greater R value in roof will be provided to reduce energy use.

5) Materials & Resources

- Low VOC emitting materials where feasible. Examples include, low VOC paints, recycled content carpet, etc.
-Collection of recyclables in compliance with City by-laws
-High recycled content material to be specified wherever possible
-A construction waste management plan will be implemented.

6) Indoor Environmental Quality

-Each tenant will have access to individual controls for Heating, Cooling, Lighting and Ventilation
-Mechanical Ventilation to OBC requirements
-The building provides natural light to 100% of regularly occupied spaces where possible.

Ph: 519-780-0290 **Fax: 519-780-0941**

Attachment 13 (continued)
Community Energy Initiative Commitment

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2130269 Ontario Inc.
56 Kirkby Court
Guelph, ON N1G 5E1

Please do not hesitate to contact us if we can be of further assistance.

Yours truly,

Mario Cotroneo
President

Ph: 519-780-0290 **Fax: 519-780-0941**

Attachment 14
Agency and City Department Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Planning (including Urban Design)*		√	Drive-through restriction, provision for door locations; Subject to conditions in Attachment 4
Engineering*		√	Development Agreement Required; Subject to conditions in Attachment 4
Parks Planning*		√	Payment of Cash-in-Lieu of Parkland Dedication; Subject to conditions in Attachment 4
Environmental Planning*		√	Subject to conditions in Attachment 4
Zoning*		√	Parking concerns for number of medical practitioners
Guelph Hydro*		√	Underground hydro service provisions; Subject to conditions in Attachment 4
Upper Grand District School Board	√		
Wellington Catholic District School Board	√		
Guelph Police Service	√		
Guelph Fire	√		
Grand River Conservation Authority (GRCA)*	√		
Guelph Wellington Development Association (GWDA)	√		
Union Gas Ltd.	√		

* letters attached

Attachment 14 (continued)
Agency and City Department Comments

MEMO

FILE: 16.131.001

TO: Michael Witmer
FROM: Development Engineering
DEPARTMENT: Engineering Services
DATE: May 15, 2015 *(revised January 6, 2016 – refer to section 4)*
SUBJECT: 1511, 1517 Gordon Street & 15 Lowes Road
Official Plan and Zoning By-law Amendment (OP1402/ZC1409)

The application is for an Official Plan Amendment and Zoning By-law Amendment to permit a mixed office-commercial use. The current OP designation is General Residential and all three properties are currently zoned R1.B.

The comments below are in response to the review of the following plans & reports:

- Concept Plan – Astrid J. Clos Planning Consultants (May 26, 2014)
- Preliminary Site Servicing and Stormwater Management (including drawings no. 1 & 2) – GM BluePlan Engineering Ltd. (May 27, 2014)
- Traffic Impact Study – Paradigm Transportation Solutions Ltd. (August 2014)

1. Road Infrastructure:

Gordon Street abutting the subject property is designated as a four (4) lane arterial road with a south bound left turn lane, asphalt pavement, curb and gutter and concrete sidewalk on both sides of the street. In front of the subject lands, the road right-of-way width is 35.0 metres (114.83 feet) and meets the ultimate width specified in the Official Plan therefore no road widening will be required. A centre turn lane is proposed for Gordon Street between Edinburgh Road and Lowes Road to accommodate traffic impacts due to development intensification along this corridor. The developer will be required to pay a proportionate share of the actual construction cost as a condition of this redevelopment.

Lowes Road abutting the subject property is designated as a two (2) lane local road with asphalt pavement, curb and gutter and concrete sidewalk on the south side of the street. In front of the subject lands, the road right-of-way width is 20.0 metres (65.62 feet) and meets the ultimate width specified in the Official Plan therefore no road widening will be required. A sidewalk on the north side of Lowes Road is proposed to connect Dawn Avenue to Gordon Street and as such, the developer will be responsible to pay a proportionate share of the actual cost to construct it.

2. Traffic Study, Access, Parking and Transportation Demand Management:

The provided Transportation Impact Study (TIS) was reviewed by the Transportation Planning Engineer who agreed with the study finding and conclusions as listed below:

- Access to the development will be provided via a single all-move driveway from Lowes Road which has an

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acceptable setback from the signalized intersection at Gordon Street.

- The site generated traffic will be low with an approximate 33 new vehicle trips during the AM peak hour and 28 new vehicle trips during the PM peak hour. The new vehicle trips will not adversely impact the traffic operation on adjacent roadways and intersections.
- Parking demand and supply indicated in the study is to be reviewed by Planning/Zoning staff.

3. Municipal Services:

Gordon Street
Existing services within the right-of-way along Gordon Street are as follows:

- 375mm diameter storm sewer approximately 1.5m in depth;
- 300mm diameter sanitary sewer approximately 5.2m in depth;
- 400mm diameter watermain approximately 2.5m in depth.

Lowes Road
Existing services within the right-of-way along Lowes Road are as follows:

- 450mm diameter sanitary sewer approximately 5.3m in depth;
- 150mm diameter watermain approximately 1.8m in depth.

According to our service records, the three existing single family homes were all provided 19mm water services and 100mm sanitary sewer lateral to property line during reconstruction of Lowes Road (2003) and Gordon Street (2002). Both 1511 Gordon Street and 15 Lowes Road have paid their share of the fees associated with the construction of the new municipal services and the cost of a sanitary lateral and therefore do not have any outstanding frontage charges required to be paid as a condition of redevelopment. However the dwelling at 1517 Gordon Street has an existing septic tank that is currently in use and as such the developer will need to properly decommission this tank and septic field as well as pay for both the sanitary frontage charge ($ 1,337.28) and the fee for the existing sanitary lateral ($ 885.73) as a condition of redevelopment.

The Developer shall be responsible for the entire cost of removal of the existing service laterals where they connect to the existing buildings, satisfactory to the Plumbing Inspector, prior to demolition. Should the existing services not be suitable for the development of the subject lands, the owner will be responsible for the costs associated with their complete removal. The Developer will also be responsible to pay for the estimated cost of any servicing upgrades including any curb cuts or curb fills if required, prior to site plan approval and prior to any construction or grading on the lands.

Design and Construction/Infrastructure Technical Analyst has confirmed that adequate sanitary and water capacities are available to service the proposed redevelopment as follows:

Sanitary Sewer Wastewater Collection System
Sufficient and adequate capacity is available in the existing sanitary sewer adjacent to the above noted site to accommodate discharge of sanitary flows for the referenced type development for the above noted zone change including existing loads according to the City's wastewater collection system model. The current condition of

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underground infrastructure and sanitary sewer existing loads adjacent to the above noted site are not known at this time.

Water Supply and Distribution System

Sufficient and adequate capacity is available of the water supply and distribution system pressures, and fire flow at hydrants for the referenced type development at the above noted property for the above noted zone change can be expected for most scenarios. However, there is potential for marginal water supply pressures in proposed development under certain conditions such as peak hour demand scenario at locations with elevation greater than 347 m height above mean sea level (AMSL) and average day demand scenario at locations with elevation greater than 341 m height AMSL in the existing water system.

Water pressure in the water mains in vicinity of proposed development under certain conditions such as peak hour demand scenario at locations with elevation at 347 m height above mean sea level (AMSL) could range from 38.0 to 42.0 psi (40 psi +/- 2.0 psi) and average day demand scenario at locations with elevation at 341 m height AMSL could range from 47.5 to 52.5 psi (50 psi +/- 2.5 psi) in the existing water system.

Maximum serviceable elevation under peak hour demand scenario at the property is approximately 347m.

The referenced development would have no significant adverse impact to the City's water supply and distribution system according to the InfoWater water model.

Minimum water service size should be 25 mm for residential and all other services sized appropriately for demand based on potentially low pressures.

3. Storm Water Management:

The storm water from the subject site currently sheet flows northwesterly towards the rear yards of the properties on Revell Drive. The proposed storm water management design for the property would be to contain and infiltrate the water on site for storm events up to and including the 100 year storm. As such, a detailed storm water management report will be required at the time of site plan application submission to ensure that the discharge from the site complies with an allowable outlet rate determined by City Engineering staff. On-site storage and control as proposed may be required to attenuate the flows. The cost of all the storm water management works and quality controls will be the responsibility of the owner. A grading, erosion/sedimentation control and servicing plan will also have to be submitted for review and approval as part of the site plan application.

4. Environmental:

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 subject properties to the satisfaction of the City. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense.

Prior to site plan approval and prior to any construction or grading on the lands, the Developer shall complete the following:

a) file a Record of Site Condition (RSC) on the Ministry of the Environment (MOE) Environmental Site

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Registry for the property including certification by a Qualified Person as defined by O.Reg. 153/04 as amended, that the environmental condition of the property meets the appropriate MOE Site Condition Standards for the intended land use; and,

b) submit the MOE acknowledgment letter for the RSC to the satisfaction of the City.

The Developer will be required to ensure that all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned prior to site grading and servicing in accordance with current MOE regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer.

5. Recommended conditions of Approval

We recommend the following conditions for approval of this proposed Official Plan and Zoning By-law Amendment:

1. That the Developer shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a Qualified Person as defined in Ontario Regulation 153/04 to prepare and submit a Phase One Environmental Site Assessment and any other subsequent phases required, in accordance with Ontario Regulation 153/04, to assess any real property to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the site plan approval, a Qualified Person shall certify that all properties to be developed are free of contamination.
3. If contamination is found, the Developer shall:
   a) submit all environmental assessment reports prepared in accordance with the RSC (O. Reg. 153/04) 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 or Site Specific Standards of the intended land use; and
   c) file a RSC on the Provincial Environmental Registry for lands to be developed.
4. Prior to site plan approval and prior to any construction or grading on the lands, the Developer shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:-
   i) a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the

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quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted;

ii) a geotechnical report certified by a Professional Engineer that analyzes the permeability and hydraulic conductivity of the soils and recommends measures to ensure that they are not diminished by the construction and development;

iii) a grading, drainage and servicing plan prepared by a Professional Engineer for the site;

iv) a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.

5. The Developer shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies and reports outlined in subsections 4 i) to 4 iv) inclusive.

6. Prior to Site Plan approval, the Developer must pay proportionate costs associated with construction of a continuous centre turning lane on Gordon Street.

7. That the Developer shall pay to the City, their share of the actual cost of constructing a sidewalk on the north side of Lowes Road across the frontage of the subject lands. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the Developer's share of the cost of the sidewalk.

8. The Developer shall be responsible for the actual cost of any service laterals required for the lands and furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of any service laterals.

9. That the Developer shall pay to the City, their share of the actual cost of constructing the sanitary sewer, including the provision of the existing sanitary lateral to property line, on Lowes Road across the frontage of 1517 Gordon Street as determined by the General Manager/City Engineer, prior to site plan approval.

10. That the Developer pay the actual cost of removing or decommissioning to the satisfaction of the General Manager/City Engineer, any existing sanitary sewers, storm sewers, manhole and/or watermains that are not going to be used for service laterals. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the Developer's share of the cost of the removals and decommissioning works.

11. The Developer shall pay to the City the actual cost of the construction of the new driveway entrance and required curb cut and/or curb fill. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrance and required curb cut and/or curb fill.

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Attachment 14 (continued)
Agency and City Department Comments

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12. The Developer shall pay the actual cost of the removal of the existing driveway entrance including the asphalt pavement and gravel within the road allowance, the restoration of the boulevard with topsoil and sod including the required curb fill, with the estimated cost of the works as determined by the General Manager/City Engineer being paid, prior to site plan approval and prior to any construction or grading on the lands.

13. That the Developer constructs, installs and maintains erosion and sediment control measures, satisfactory to the General Manager/City Engineer, prior to any grading or construction on the lands in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.

14. That the Developer constructs the new building at such an elevation that the lowest level of the new building can be serviced with a gravity connection to the sanitary sewer.

15. That the Developer grades, develops and maintains the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.

16. That the Developer will ensure that any existing domestic wells as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to site plan approval and prior to any construction or grading on the lands.

17. The Developer acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.

18. That all electrical services to the lands are underground and the Developer shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to site plan approval and prior to any construction or grading on the lands.

19. That the Developer makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to site plan approval and prior to any construction or grading on the lands.

20. The Developer shall ensure that all telephone service and cable TV service on the Lands shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services for the Lands, prior to site plan approval and prior to any construction or grading on the lands.

21. That prior to the passing of the Official Plan and Zoning Amendment By-law, the Developer shall enter into a development agreement with the City, registered on title, satisfactory to the City Solicitor and the

Engineering Services
Infrastructure, Development & Enterprise

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F 519-822-6194
engineering@guelph.ca

Attachment 14 (continued)
Agency and City Department Comments

MEMO

CITY OF Guelph
Making a Difference

General Manager/City Engineer, covering the conditions noted above and to develop the site in accordance with the approved plans.

Terry Gayman, P. Eng.
Manager, Development and Environmental Engineering

Michelle Thalen, C.Tech
Development Technologist

Engineering Services
Infrastructure, Development & Enterprise

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Attachment 14 (continued)
Agency and City Department Comments

INTERNAL MEMO

DATE	December 23, 2015
TO	**Michael Witmer**
FROM	Prachi Patel
DIVISION	Planning Services
DEPARTMENT	Infrastructure, Development and Enterprise
SUBJECT	**1511-1517 Gordon and 15 Lowes Road – OPA 1402/ZC1408**

Michael,

I have had the opportunity to review the application for OPA and ZC at 1511-1517 Gordon and 15 Lowes Road and offer the following comments.

Overall:
The subject property is more than 0.2 hectares in size and, therefore is regulated by the Private Tree Protection By-law (2010)-19058. Additionally, the OPA 42 was approved by the OMB and came into effect on June 4, 2014. While it was under appeal at the time of writing of the Planning Justification, at the time of complete application it was in full effect and as such the policies under City of Guelph's 2014 Official Plan applies for this application. Thus in addition to the City's Tree By-law, the trees on and adjacent to the site are also afforded protection under the Urban Forest policies (section 6A.5) of the City's 2014 Official Plan. The Urban Forest policies require that development applications demonstrate maximization of tree preservation in an effort to integrate the existing hedgerows and trees into the urban landscape. A vegetation compensation plan may also be required through on-site or off-site plantings or cash-in-lieu where it has been demonstrated that tree protection is not feasible.

There are a large number of trees on and adjacent to the site (at least 266) which provide various benefits and services to the City including reduction of air pollution, moderation of the urban heat island effect, carbon sequestration, shade, habitat for urban adapted wildlife and mental health benefits. Needless to say, the General Residential designation allows for increased tree retention and preservation over that of Mixed Commercial Use. With the conversion of General Residential to Mixed Office Commercial there is undoubtedly an impact to the urban forest. However, the Official Plan policies are flexible in that impacts to hedgerows and trees may be permitted provided it is demonstrated that they cannot be integrated into the urban landscape.

The Tree Inventory and Preservation Plan submitted in support of this application documented a total of 121 trees including 98 shared trees and 23 on-site trees and additional hedgerow trees occupying approximately 404.5 sq.m of canopy area. The hedgerow trees are mostly represented by dense plantings of eastern white cedar (*Thuja occidentalis*). There are twelve (12) trees exempt under the By-law, and 2 of the regulated trees were removed and compensated through cash-in-lieu as part of a previous demolition permit application dated January 16, 2015. In summary 99 of the total 107 regulated trees and approximately 17.10 sq.m of hedgerow canopy area has been proposed to be retained during future development, while the remaining 8 regulated trees and 387.4 sq.m of hedgerow canopy area has been proposed to be removed to accommodate the proposed Mixed Office Commercial Use.

Attachment 14 (continued)
Agency and City Department Comments

While the required compensation for the proposed tree removals at this site is 63 trees (including 24 trees at 3:1 compensation ratio for removal of 8 regulated trees and 39 trees based on compensation at the rate of 1 tree per 10 sq.m for the removal of 387.40 sq.m hedgerow canopy area), a total of 100 plantings have been recommended through off-site compensation on 375 Southgate Drive to offset the impacts to the trees and hedgerow canopy area to be removed. The property 375 Southgate Drive is owned by Mr. Mario Cotroneo, the same owner for the subject property of 1511-1517 Gordon and 15 Lowes Road. The 375 Southgate Drive was recently approved by the City Staff through a site plan application SP14B068. An opportunity to integrate the required compensation plantings for this subject property with landscaping plans for 375 Southgate Drive was explored and has been recommended in an effort to not only achieve the required compensation for 1511-1517 Gordon and 15 Lowes Road, but also enhance the buffer functions of the adjacent natural areas at 375 Southgate Drive.

In summary the development application has generally demonstrated maximization of tree preservation on and adjacent to the site, and has recommended compensation plantings over and beyond the required number in an effort to offset the future impacts to the proposed tree removals and to enhance the natural area buffer functions at the recommended off-site planting location.

Staff Comments:

1. Staff is generally supportive of the proposed tree retention and protection measures in an effort to maximize tree preservation during future development and site alteration. However there are some concerns as to whether the 3 m buffer strip (measured from property line) will adequately protect the proposed trees to be retained for the long-term. Staff believes that there may be additional space required to ensure the long-term protection of the trees proposed to be retained. Given the conceptual plan indicates the site being 'maxed out' (i.e., 74 parking spaces required based on square footage) there may potentially need to be reduction of the building footprint (and associated parking) to allow for adequate tree protection (i.e., more than 3 m from property line).
    a) Staff recommends that the long-term protection of the trees proposed to be retained be further investigated through recommendation of a wider buffer and appropriate design changes as may be required through detailed design as part of the site plan stage.

2. Staff note that the proposed off-site compensation planting in combination with the on-site proposed tree retention, and additional landscape plantings to be determined through the site plan process is anticipated to contribute significantly towards the City of Guelph's 40% canopy cover targets by 2031.

Recommended Conditions of Approval:

The following conditions are recommended to be addressed through the site plan approval:

1. *THAT the developer explore the long-term protection of the trees and hedgerows to be retained through the site plan application, with consideration to achieving a wider buffer and integration of appropriate design changes as may be required.*

Attachment 14 (continued)
Agency and City Department Comments

2. *THAT the developer shall provide compensation plantings on 375 Southgate Drive in accordance with Drawings TCP-1 and TCP-2 prepared by Aboud and Associates and approved by the City (August 14, 2015).*

Prachi Patel

Prachi Patel
Environmental Planner

Planning
Infrastructure, Development and Enterprise
Location: City Hall

T 519-822-1260 x 2563
E Prachi.patel@guelph.ca

c. David deGrout, Senior Urban Designer
Rory Barr Templeton, Landscape Planner

File #OP1402/ZC1408

Attachment 14 (continued)
Agency and City Department Comments

INTERNAL MEMO

DATE	November 24, 2014
TO	**Michael Witmer**
FROM	Helen White
DIVISION	Parks and Recreation
DEPARTMENT	Community and Social Services
SUBJECT	**1511 – 1517 Gordon St. and 15 Lowes Rd W. – Proposed Zoning By-Law Amendment ZC 1408 and Official Plan Amendment OP 1402**

Park Planning & Development has reviewed the Notice of Complete Application dated August 18, 2014, Planning Report dated May 2014, Gordon Lowes Concept Plan dated May 2014, and Public Meeting Notice dated November 17, 2014 for the above noted Proposed Zoning By-Law and Official Plan Amendment and offers the following comments:

Zoning Bylaw Amendment:

Park Planning and Development has no objection to the proposed Zoning By-Law and Official Plan Amendment to rezone the property from R.1B Zone to a specialized CR-? Zone and to change the Official Plan designation from 'General Residential' to 'Mixed Office Residential' provided that the following items are addressed:

Development Concept Plan

Parkland Dedication:

Cash-in-lieu of parkland is recommended for this development in accordance with City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545) and By-law (2007)-18225. For the current proposed development the cash in lieu calculation would be based on 2% of the land involved.

Conditions of Development:

I recommend the following development approval conditions:

Prior to Site Plan approval:

The Developer shall pay cash-in-lieu of parkland for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225), or any successor thereof.

Attachment 14 (continued)
Agency and City Department Comments

Michael Witmer
November 24, 2014
RE: 1511 – 1517 Gordon St. and 15 Lowes Rd W. Proposed Zoning By-Law and Official Plan Amendment
Page 2 of 2

Summary:

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

Regards,

Helen White
Park Planner

Parks and Recreation
Community and Social Services
Location: City Hall

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F 519-763-9240
E helen.white@guelph.ca

C Karen Sabzali, Mary Angelo

File # P:\CommunityServices\Riverside_Park Planning\PLANNING\SOUTH DISTRICT\Zoning By-Law & Official Plan Amendments\1511 – 1517 Gordon St. and 15 Lowes Rd W.docx

Attachment 14 (continued)
Agency and City Department Comments

INTERNAL MEMO

DATE August 27, 2014

TO **Michael Witmer**

FROM Pat Sheehy
DIVISION Building and Zoning
DEPARTMENT Planning, Building, Engineering & Environment

SUBJECT **Zoning Comments OP1402/ZC1408**

The subject properties are zoned presently R.1B. The applicant is seeking an official plan and zoning amendment to create a mixed office commercial development.

Zoning has the following comments with respect to this application.

The notice states that as part of the zoning amendment, that office be the exclusive permitted use on the 2nd floor. Zoning urges that no medical related uses be allowed as previous files have led to parking issues when medical uses are permitted. It may also be considered to limit the medical related offices due to the reduced parking ratio. Zoning notes that the CR zone does permit residential dwelling units and these should only be allowed on the 2nd floor. Therefore, the permitted residential use should either be eliminated or also allowed on the 2nd floor.

The blended parking ratio is acceptable to zoning as is covers the range of uses from office (1 per 33m²) to retail (1 per 16.5m²).

The applicant should be made aware that the CR zoning does restrict signage. A freestanding sign for the CR zone is only allowed a height of 1.8 m and a maximum size of 3 square metres. It has to be setback at least 2.5 m from the sidewalk and be on private property. There are not opportunities for freestanding signage facing Gordon Street and with the reduced building setback. Zoning would also recommend that no mobile signage be permitted on this site due to the fact that the configuration would not allow mobile signs on Gordon Street and only really on Lowes Road which is still residential in nature.

Please contact Janet Gerrath for a specialized zone number.

Thanks
Pat

Attachment 14 (continued)
Agency and City Department Comments

INTERNAL MEMO

Making a Difference

DATE	January 7, 2016
TO	**Michael Witmer, Development Planner**
FROM	David de Groot, Urban Designer
DIVISION	Planning and Building Services
DEPARTMENT	Planning, Engineering & Environmental Services
SUBJECT	**1511-1517 Gordon Street and 15 Lowes Road: Official Plan Amendment, Zoning By-law Application**

The site is within an Intensification Corridor the design should reflect the design policies of the Official Plan (e.g. the commercial design policies of sections 7.4.39 – 7.4.47 of the Official Plan) and Urban Design Policy directions for intensification corridors in the Urban Design Action Plan.

Since the last submission elevations have been submitted. In addition, changes have been made to the site plan.

The City of Guelph, through documents such as the Urban Design Action Plan and the City's Official Plan, has emphasised the importance of good urban design. Good urban design requires conscious and co-ordinated efforts on the part of the public and private sectors.

An Urban Design Brief in support of this application should be submitted to support the development. The purpose of an Urban Design Brief is to allow for the urban design elements of development to be evaluated.

The Urban Design Brief is one of the City's tools to ensure that new development has been consciously examined and evaluated on sites, and provides design solutions that are context-sensitive and respond to urban design policy context. It will also help co-ordinate and articulate how the elements of the public and private realm will work together.

Comments on Submitted Site Concept Plan (dated October 15, 2015) and Elevations (dated March 27, 2015)

- The building should functionally front and face Gordon Street with principle entrances and glazed store fronts facing the street. To this end, positive changes to the design that have been made include improvements to the building elevations to better addresses the corner of the intersection including placing taller building elements at the corner and providing doors facing the street. Glazing is also shown against Gordon Street.

As part of the site plan process further detailed comments will be discussed including:

- As the design is refined maintaining functional doors facing Gordon Street, windows free from lifestyle stickers/wraps etc.
- Consider what trees can be integrated into the urban landscape in consultation with the arborist undertaking the Tree Inventory and Management Plan.
- As discussed previously, landscaping against Gordon Street should be consistent with 1499 Gordon Street.

Attachment 14 (continued)
Agency and City Department Comments

- Review and finalization of building materials, landscaping materials and other site plan-level design elements will be completed through the site plan process. This includes:
  - Lighting fixtures
  - Hardscape materials
  - Brick and Stone types, colours
  - Siding materials, colour and type
  - Type of bicycle parking feature

Next Steps:

My understanding is that a development agreement is required for this site, as part of that agreement, the applicant should agree to prepare an Urban Design Brief to support the site plan application. The brief should address provisions regarding minimum clear glazing requirements and the location of principal entrances to ensure that the building fronts onto Gordon Street.

Prepared By:

David de Groot
Senior Urban Designer
519.822.1260 ext. 2358
David.deGroot@guelph.ca

Attachment 14 (continued)
Agency and City Department Comments

Michael Witmer

From: David deGroot
Sent: January 22, 2016 3:23 PM
To: Michael Witmer
Cc: Sylvia Kirkwood
Subject: Lowes/Gordon

Process changes made the through the complete application processes now require an Urban Design Briefs through a complete application. I understand this process was not in place at the time of this application. Moving forward similar applications will require an Urban Design brief as part of a complete application.

Without an Urban Design Brief the following conditions should be added:

- A minimum of 50% of the first storey facing Gordon Street will include clear glazing.
- The following note will be added to the site plan elevations and included in the site plan conditions: "Clear glazing shall not be covered from either the exterior or interior. If spandrel glazing is proposed where clear glazing is indicated on the approved elevation drawings, revised approval will be required from the Municipality."
- Principal building entrances facing Gordon Street shall be included to ensure that the building fronts onto Gordon Street.

David de Groot, MCIP, RPP, MUDS | Senior Urban Designer
Planning Services

Infrastructure, Development and Enterprise
City of Guelph

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E David.deGroot@guelph.ca

Attachment 14 (continued)
Agency and City Department Comments

400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6
Phone: 519-621-2763 Toll free: 866 900 4722 www.grandriver.ca

PLAN REVIEW REPORT TO: City of Guelph
Michael Witmer, Development & Urban Design Planner

DATE: October 3, 2014 **YOUR FILE:** ZC1408 & OP1402
GRCA FILE: ZC1408 and OP1402 1511-1517 Gordon St and 15 Lowes Rd W

RE: **Zoning By-law Amendment ZC1408**
Official Plan Amendment OP1402
1511-1517 Gordon Street and 15 Lowes Road West, Guelph
2320339 Ontario Inc.

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the above noted zoning by-law amendment or official plan amendment.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the subject lands do not contain any features of interest to the GRCA.

2. **Legislative/Policy Requirements and Implications:**

   Not applicable.

3. **Additional Information/Suggestions provided in an advisory capacity:**

   This application is considered a 'minor' zoning by-law amendment application and the applicable plan review service fee is $380.00. With a copy of this correspondence, the owner will be invoiced in the amount of $380.00.

We trust these comments are of assistance. Should you have any questions or require further information, please contact me at 519-621-2763 ext. 2236.

Yours truly,

Andrew Herreman
Resource Planner
Grand River Conservation Authority

Attachment 14 (continued)
Agency and City Department Comments

" *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

Encl. (1)

cc. 2320539 Ontario Inc. c/o Mario Cotroneo – 56 Kirkby Court, Guelph, ON N1G 5E1
Astrid J. Clos Planning Consultants (email)

Attachment 14 (continued)
Agency and City Department Comments

Guelph Hydro
Electric Systems Inc.

395 Southgate Drive
Guelph, ON N1G 4Y1
Tel: 519-837-4719
Fax: 519-822-4963
Email: mwittemund@guelphhydro.com
www.guelphhydro.com

November 21, 2014

Michael Witmer
Planning, Building, Engineering and Environmental
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Sir:

Re: 1511-1517 Gordon St and 15 Lowes Rd W (File No. OP1402/ZC1409)

We would like to submit the following comments concerning this application:

1. The hydro services for this development will be underground. Supply for this development will be from Lowes Road West.

2. A minimum distance of 1.5 metres must be maintained between any driveways/entrances and distribution poles, streetlight poles, or pad-mounted transformers. Any relocations required would be done at the owner's expense.

3. An area of 6.5 metres by 5.0 metres will be required for a three-phase, pad-mounted transformer as required to service the development. Arrangements should be made with Guelph Hydro's Technical Services Department for the location of the transformer.

4. Arrangements must be made with Guelph Hydro's Technical Services Department prior to demolition of the existing buildings.

Sincerely,

GUELPH HYDRO ELECTRIC SYSTEMS INC.

Michael Wittemund, P.Eng.
Director of Engineering

MW/gc

Attachment 15
Public Notification Summary

May 30, 2014	Applications received by the City of Guelph
June 26, 2014	Applications Deemed Incomplete
August 11, 2014	Applications Deemed Complete
August 15, 2014	Notice of Complete Applications mailed to prescribed Agencies and surrounding property owners within 120 metres
November 17, 2014	Notice of Public Meeting mailed to prescribed Agencies and surrounding property owners within 120 metres
November 13, 2014	Public Meeting Notice advertised in the *Guelph Tribune*
December 8, 2014	Statutory Public Meeting of City Council
January 15, 2016	Notice of Decision Meeting sent to parties that commented on applications or requested notice
February 8, 2016	City Council Meeting to consider staff recommendation