

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, November 9, 2020
Subject	Decision Report 816 Woolwich Street Proposed Zoning By-law Amendment File: OZS19-002 (previous file No.: ZC1402) Ward 3

Recommendation

1. That the application by MHBC Planning Limited on behalf of Chief Holdings (816 Woolwich) Limited, for a Zoning By-law Amendment to change the zoning from the current "Specialized Highway Service Commercial" (SC.2-3) Zone to a "Specialized Community Shopping Centre" (CC-29) Zone, to permit the development of 200 stacked townhouse units, a five-storey apartment building containing 48 units, a commercial building, and maintain the existing Curling Club on the property municipally known as 816 Woolwich Street, and legally described as Part of Lots 6 and 7, Registered Plan 169, be approved in accordance with Attachment-3 of Report 2020-166, dated November 9, 2020.
 2. 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 816 Woolwich Street.
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Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit the development of 200 stacked townhouse units, a five-storey apartment building containing 48 units, a commercial building and maintain the existing Curling Club on the property municipally known as 816 Woolwich Street.

Key Findings

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

Financial Implications

Estimated Development Charges: \$5,690,608 (based on 2020 residential rates) and \$85,580 (based on 2020 non-residential rates).

Estimated Annual Taxes: \$553,500 based on the 2020 City tax rate for 200 stacked townhouse units, 48 apartment units, a commercial building and the existing Curling Club building (estimate only and actual number may vary).

Report

Background

A revised Zoning By-law Amendment application was received from MHBC Planning Limited on behalf of Chief Holdings (816 Woolwich) Limited for lands municipally known as 816 Woolwich Street on November 21, 2018.

The original application was received by the City on January 24, 2014 and deemed to be complete on February 16, 2014. The Statutory Public Meeting for the original proposal was held on May 12, 2014.

The original application proposed the development of 31 three-storey townhouses within three separate blocks backing onto the north property line, four commercial buildings and the retention of the existing Curling Club building.

Location

The subject lands have a total site area of approximately 3.9 hectares and are located on the west side of Woolwich Street, north of Woodlawn Road. The site is irregular in shape and has approximately 176 metres of frontage along Woolwich Street (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject lands are currently occupied by the Guelph Curling Club building which includes curling ice, banquet facilities and offices. The applicant is proposing to retain the existing Curling Club building as part of the proposed development.

Surrounding land uses include:

- To the north: one residential dwelling and Marymount Cemetery, located in the Township of Guelph/Eramosa, beyond which is the Ignatius Jesuit Centre;
- To the south: Office and Smart Centres commercial development, beyond which is Woodlawn Road;
- To the east: Woolwich Street, beyond which are lands located within the Township of Guelph/Eramosa; and,
- To the west: a provincial significant wetland and woodland.

Existing Official Plan Land Use Designations and Policies

The application was submitted in 2014 and is therefore subject to the policies of the 2001 Official Plan. The subject lands include a "Non-Core Greenlands Overlay" in Schedule 1 of the Official Plan. The lands associated with the "Non-Core Greenlands Overlay" on Schedule 1 may contain natural heritage features, natural features in adjacent lands and natural hazard lands that should be afforded protection from development. The applicant has prepared an Environmental Impact Study (EIS) to address development adjacent to both "Core Greenlands" and within the "Non-Core Greenlands Overlay". The EIS is discussed in more detail in the Staff Review and Planning Analysis in Attachment 11.

The subject lands are designated as "Mixed Use Node" in the Official Plan. The "Mixed Use Node" land use designation is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and

live-work studios. Medium and high density multiple unit residential development and apartments are also permitted in accordance with Official Plan policies.

The Official Plan land use designations and related policies are included in Attachment 4. An analysis of how this application conforms to the 2001 Official Plan policies can be found in the Staff Review and Planning Analysis in Attachment 11.

Official Plan Amendment No. 42 and No. 48 Land Use Designations and Policies

Official Plan Amendment No. 48 (OPA 48), a comprehensive update to the City's Official Plan, designates the subject lands as "Commercial Mixed-Use Centre" (note: Official Plan Amendment 69 changed the land use designation name from Community Mixed-Use Centre to Commercial Mixed-Use Centre). The following uses may be permitted in Commercial Mixed-use Centres: commercial, retail and service uses live/work uses, small-scale professional and medically related offices, entertainment and recreational commercial uses, community services and facilities, cultural, educational and institutional uses, hotels, multiple unit residential, and urban squares and open space.

The City's Natural Heritage Strategy (NHS - Official Plan Amendment 42 (OPA 42)) was adopted by Council on July 27, 2010 and brought into full force and effect by Order from the Ontario Municipal Board on June 4, 2014. OPA 42 designates adjacent lands as "Significant Natural Areas and Natural Areas". In accordance with the applicable Official Plan policies in 4.1.2 and 4.1.3, development or site alteration may be permitted within the adjacent lands to Significant Natural Areas provided that it has been demonstrated through an EIS or EA that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions. As stated above, the applicant has prepared an EIS to demonstrate that there will be no negative impacts to the adjacent Natural Heritage System lands.

A Decision and Order from the Ontario Municipal Board on October 5, 2017 has brought OPA 48 into full force and effect. Although the application was received prior to OPA 42 and OPA 48 coming into full force and effect and is being processed under the 2001 Official Plan, staff must have regard to the policies and designations of OPA 42 and OPA48. The land use designations and relevant policies contained in OPA 42 and OPA48 are included in Attachment 5.

An analysis of how this application has had regard for OPA 42 and OPA 48 policies can be found in the Staff Review and Planning Analysis in Attachment 11.

Mapping Correction of Schedule 2 – Land Use Plan of the Official Plan

Schedule 2 of the Official Plan identifies an "Open Space and Park" land use designation on the westerly portion of the subject lands (see Attachment 4 and Attachment 5). It has been verified through mapping records that this designation is an error and the subject lands are designated as "Mixed Use Node" in the 2001 Official Plan in their entirety and "Commercial Mixed-Use Centre" in the current Official Plan.

This mapping error occurred during migration from the old mapping system to the current ArcGIS system. The dashed line for the greenlands overlay was misinterpreted to be the boundary for the designation rather than the property line.

This technical error will be corrected through a future City-initiated "housekeeping" Official Plan Amendment, and does not affect this application.

Existing Zoning

The subject lands are currently zoned "Specialized Highway Service Commercial" (SC.2-3), according to Zoning By-law (1995)-14864, as amended.

The existing zoning is shown in Attachment 6.

Description of Proposed Zoning By-law Amendment

The Zoning By-law Amendment application received by the City in November 2018 requested to change the zoning to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone and a "Specialized Service Commercial Zone" (SC.1-?) Zone. Specialized regulations were requested for relief from regulations of the Residential Cluster Townhouse Zone (R.3A) related to maximum density, minimum lot area per dwelling unit, minimum front yard setback, minimum landscaped open space, minimum common amenity area, and minimum private amenity area. The applicant also requested specialized regulations to the Service Commercial (SC.1) Zone related to minimum rear yard setback, minimum side yard setback and minimum parking ratios.

The applicant has worked with staff and made several minor modifications to their Zoning By-law Amendment application to address concerns and to further refine the proposed development. Staff are recommending that the subject lands be zoned to a "Specialized Community Shopping Centre" (CC-29) Zone, which is the most appropriate zone for the "Commercial Mixed-Use Centre" land use designation of the Official Plan.

A full review of the proposed zoning and specialized regulations can be found in the Staff Review and Planning Analysis in Attachment 11.

Original Application

The original application proposed the development of 31 three-storey townhouses within three separate blocks backing onto the north property line, four commercial buildings and the retention of the existing Curling Club building.

November 2018 Revised Conceptual Site Plan

The revised application submitted in November 2018 proposed 195 stacked townhouse units, a five-storey mixed-use (retail/residential) building, an office building and the retention of the existing Curling Club.

Current Conceptual Site Plan

The current conceptual site plan is proposing 200 stacked townhouse units, a five-storey apartment building with 48 units, a 621 square metre commercial building and the retention of the existing Curling Club.

Staff Review/Planning Analysis

The staff review and planning analysis for this application is provided in Attachment 11. The analysis addresses relevant planning considerations, including the issues and questions that were raised by Council and members of the public at the second public meeting held on March 18, 2019. Final comments on the current proposal

from internal City departments and agencies are included in Attachment 13. The staff review and planning analysis addresses the following:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe which came into effect August 28, 2020;
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed site layout, built form and parking;
- Review of the proposed zoning and specialized site-specific zoning regulations;
- Evaluation of the proposal against the Urban Design Concept Plans, Principles and Illustrative Diagrams for Woodlawn/Woolwich Street Mixed Use Node;
- Confirm support for the 2019 Community Energy Initiative Update (CEI);
- Review of supporting documents submitted in support of the application; and,
- All comments and issues raised at the second public meeting and all comments received from circulated agencies and members of the public.

Financial Implications

Estimated Development Charges: \$5,690,608 (based on 2020 residential rates) and \$85,580 (based on 2020 non-residential rates).

Estimated Annual City Property Taxes: \$553,500 based on the 2020 City tax rate for 200 stacked townhouse units, 48 apartment units, a commercial building and the existing Curling Club building (estimate only and actual number may vary).

Staff Recommendation

The applicant has revised the proposal since the second public meeting on March 18, 2019. The applicant has increased the number of stacked townhouses from 195 units to 200 units and increased the height of the stacked townhouses from three to four storeys and the previously proposed five-storey mixed-use building is now shown as a five-storey apartment building with 48 apartment units.

Through the review of the application, staff have also identified the need for specialized regulations to implement the proposed development. The specialized regulations are discussed further in the Staff Review and Planning Analysis in Attachment 11. The modifications to the proposed development are considered to be minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the Planning Act.

Planning staff are satisfied that the proposed Zoning By-law Amendment is consistent with the 2020 Provincial Policy Statement and conforms to Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate for the site. Planning staff recommend that Council approve the Zoning By-law Amendment subject to the zoning regulations and proposed conditions to be imposed through site plan approval as outlined in Attachment 3.

Consultations

The original application was received by the City on January 24, 2014 and deemed to be complete on February 16, 2014. The Statutory Public Meeting for the original proposal was held on May 12, 2014.

The Notice of Revised Application was mailed on February 4, 2019 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was mailed on February 25, 2019 to local boards and agencies, City service areas, property owners within 120 metres of the subject property and any other interested parties who requested notification.

The Notice of Public Meeting was also advertised in the Guelph Tribune on February 21, 2019. Notice of the application has also been provided by signage on the subject lands and all supporting documents submitted with the application have been posted on the City's website.

The Notice of Decision Meeting was mailed on October 23, 2020 to interested parties who either spoke at the public meeting, provided comments on the application or requested to receive further notice. The public notification summary is included in Attachment 14.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design and increasingly sustainable city as Guelph grows.

Alignment

The proposed development application is in conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows. A review of how the proposed development is in conformity with the City's Official Plan can be found in the Staff Review and Planning Analysis in Attachment 11.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Recommended Zoning Regulations and Conditions

Attachment-4 2001 Official Plan Land Use Designations and Policies

Attachment-5 Official Plan Amendment 42 and 48 Land Use Designations and Policies

Attachment-6 Existing Zoning

Attachment-7 Proposed Zoning

Attachment-8 Original Conceptual Site Plan

Attachment-9 Revised Conceptual Site Plan (November 2018)

Attachment-10 Current Conceptual Site Plan

Attachment-11 Staff Review and Planning Analysis

Attachment-12 Community Energy Initiative Update Commitment

Attachment-13 Departmental and Agency Comments

Attachment-14 Public Notification Summary

Departmental Approval

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