

85 & 89 Willow Road

Kindle Communities
Zoning Bylaw Amendment

Public Meeting
March 8, 2021



Site Location



85 & 89 Willow Road – ZBA
Public Meeting – March 8, 2021

Site

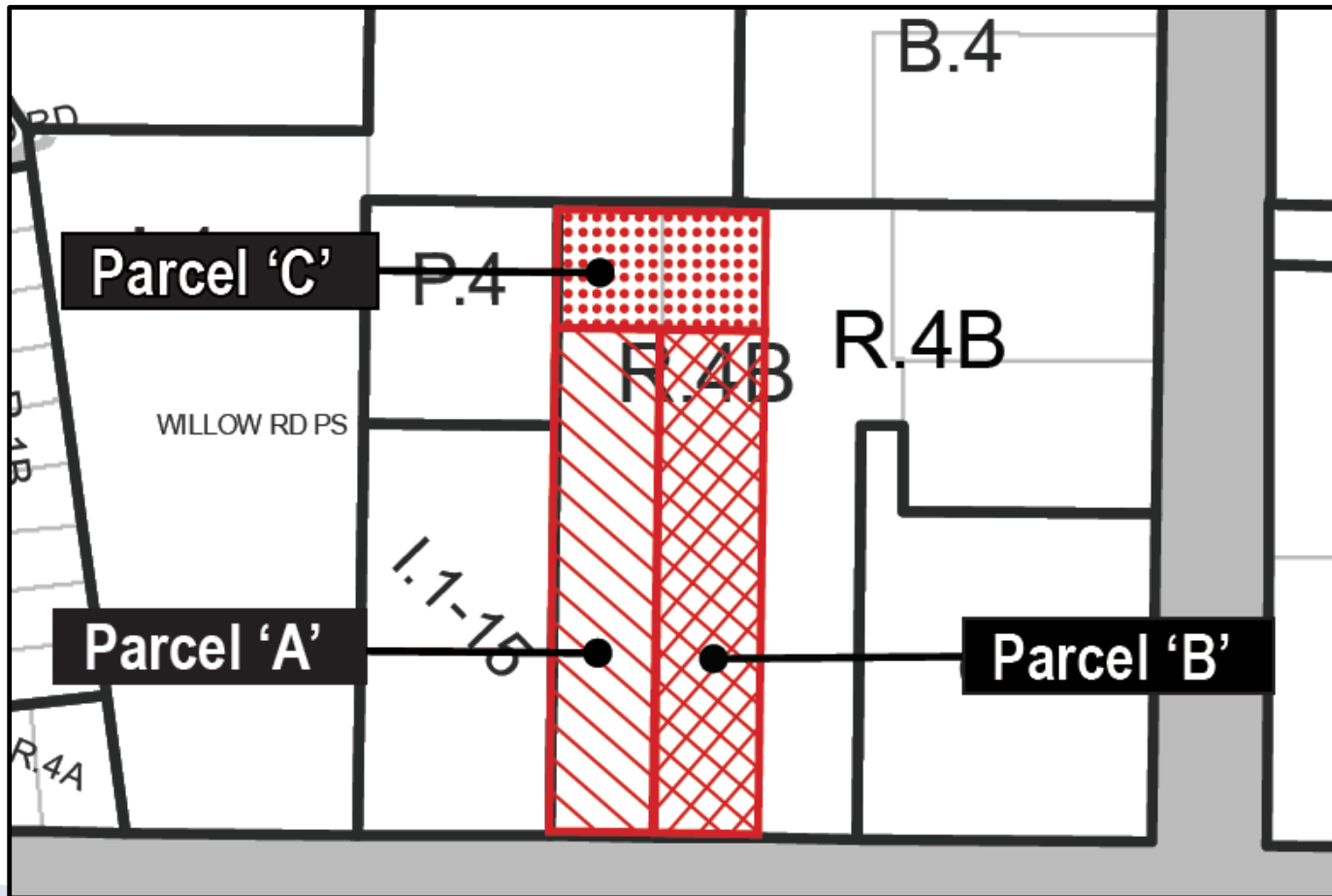
- 85 Willow Road is 0.53 hectares
- 89 Willow Road is 0.54 hectares
- Both currently occupied with existing six (6) storey apartment buildings with parking in the rear
- Adjacent land uses vary and include institutional, parks, commercial, employment and residential



Proposal

- SkyDev is a development management company that is acting as the applicant.
- Kindle Communities is a non-profit landlord, focused on supporting the needs of community-based organizations.
- Kindle Communities has partnered with the owners 85 Willow Road (Skyline) and 89 Willow Road (Starlight).
- Lands will be dedicated to allow for a proposed supportive housing development.
- Proposal is for a five (5) storey building, associated parking and common amenity area with 32 supportive housing units.

Proposed Zoning By-law Amendments



Proposed Zoning By-law Amendments

89 Willow Road – Parcel A (Starlight)		
Regulation – R.4B High Density Apartment	Required	Proposed
Minimum Side Yard (Habitable Room Sec. 5.4.2.1)	7.5 m	6.0 m*
Minimum Common Amenity Area	1,560 m ²	37.0 m ²
Minimum Landscaped Open Space (40% of Lot Area)	40%	15%
Off-Street Parking	90 spaces	74 spaces*
Buffer Strips	Required	Not provided*

* Recognizing existing conditions

Proposed Zoning By-law Amendments

85 Willow Road – Parcel B (Skyline)		
Regulation – R.4B High Density Apartment	Required	Proposed
Minimum Side Yard	7.5 m	6.0 m*
Minimum Common Amenity Area	1,560 m ²	290.0 m ²
Minimum Landscaped Open Space (40% Lot Area)	40%	20%
Off-Street Parking	90 spaces	70 spaces*
Buffer Strips	Required	Not provided*

* Recognizing existing conditions

Proposed Zoning By-law Amendments

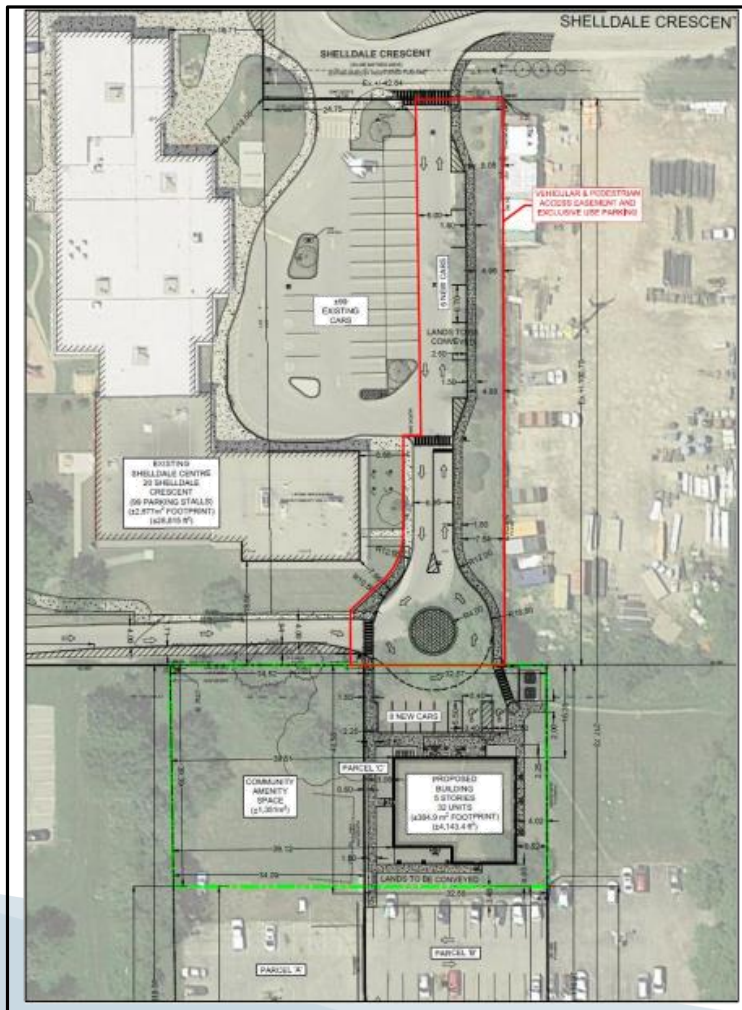
85 Willow Road + 89 Willow Road– Parcel C (Kindle Communities)		
Regulation – R.4B High Density Apartment	Required	Proposed
Minimum Lot Frontage	15 m	Frontage on a private laneway
Minimum Front and Exterior Side Yard	6 m	Measured from the lot line which abuts the property known as 20 Shelldale Crescent
Minimum Rear Yard	20% lot depth (28.26 m)	3.5 m
Minimum Side Yard (Habitable Room Sec. 5.4.2.1)	7.5 m	5.0 m
Off-Street Parking	45 spaces (based on 32 standard apartment units)	8 Spaces

Supportive Housing definition being added as an additional use

Supporting Studies

- Planning Justification Report prepared by GSP Group Inc.
- Functional Servicing and Stormwater Management Report, Conceptual Grading, Drainage and Servicing Plans prepared by KWA Site Development Consulting
- Geotechnical Investigation Report prepared by Golder Associates Ltd.
- Noise and Vibration Impact Study prepared by RWDI
- Phase I Environmental Site Assessment prepared by Pinchin
- Traffic Geometric Plan and Parking Study Letter prepared by Paradigm Transportation Solutions Ltd.
- Tree Inventory/Preservation Plan prepared by GSP Group Inc.

Proposed Development – Site Plan



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Proposed Development – Elevations



CONCEPT ELEVATION - NORTH
85 WILLOW RD, GUELPH



CONCEPT ELEVATION - EAST
85 WILLOW RD, GUELPH



CONCEPT ELEVATION - SOUTH
85 WILLOW RD, GUELPH



CONCEPT ELEVATION - WEST
85 WILLOW RD, GUELPH



Proposed Development – Renderings



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Questions/Comments



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