

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, March 8, 2021
Subject	Statutory Public Meeting Report 111-193 Silvercreek Parkway North Proposed Zoning By-law Amendment File: OZS20-017 Ward 3

Recommendation

1. That Statutory Public Meeting Report 2021-53 regarding proposed Zoning By-law Amendment application submitted by Astrid J. Clos Planning Consultants on behalf of the owner, D.D. 111-193 Silvercreek Ltd. (Starlight Group Property Holdings Inc.) to permit the development of two, six-storey buildings; one with 70 residential units and the other with 78 residential units and 605 square metres of ground floor commercial space, on the lands municipally known as 111-193 Silvercreek Parkway North and legally described as Lots 180-204, Registered Plan 568, City of Guelph, from Infrastructure, Development and Enterprise dated March 8, 2021 be received.
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Executive Summary

Purpose of Report

To provide planning information on a Zoning By-law Amendment application for the lands municipally known as 111-193 Silvercreek Parkway North to permit the development of two, six-storey buildings; one with 70 residential units and the other with 78 residential units and 605 square metres of ground floor commercial space. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

Key Findings

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

Financial Implications

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

Report

Background

An application for a Zoning By-law Amendment has been received for the lands municipally known as 111-193 Silvercreek Parkway North from Astrid J. Clos Planning Consultants on behalf of the owner, D.D. 111-193 Silvercreek Ltd. (Starlight Group Property Holdings Inc.) to permit the development of two, six-storey buildings; one with 70 residential units and the other with 78 residential units and 605 square metres of ground floor commercial space. The application was received by the City on December 14, 2020 and deemed to be complete on January 15, 2021.

Location

The subject lands are located on the north-east corner of Silvercreek Parkway North and Willow Road (see Attachment 1 - Location Map and Attachment 2 - Aerial Photograph). The lands are approximately 6.23 hectares in size with approximately 175 metres of frontage along Greengate Road, approximately 340 metres of frontage along Silvercreek Parkway North, approximately 177 metres of frontage along Willow Road and approximately 336 metres of frontage along Applewood Crescent. The lands are currently developed with a commercial mall, known as the Willow West Mall. The existing commercial gross floor area (GFA) developed on the subject lands is 18,559 square metres in size with 864 parking spaces (based on the 2017 approved Site Plan).

Surrounding land uses include:

- To the north: Greengate Road, beyond which are cluster townhouses;
- To the south: Willow Road, beyond which is a gas station and apartment buildings;
- To the east: Applewood Crescent, beyond which are apartment buildings and single detached residential dwellings; and,
- To the west: Silvercreek Parkway North, beyond which are lands zoned and developed with commercial uses.

Existing Official Plan Land Use Designations and Policies

The subject lands are designated as "Mixed-use Corridor" in the Official Plan. Permissible uses within this land use designation include: commercial, retail and service uses, office, entertainment and recreational commercial uses, cultural and educational uses, institutional uses, hotels, live/work, medium and high density multiple unit residential buildings and apartments. The maximum building height in this designation is six-storeys. The maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare for freestanding residential development in this designation.

Details of the Official Plan land use designation and policies are provided in Attachment 3.

Existing Zoning

The subject property is currently zoned "Specialized Community Shopping Centre" (CC-9), according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are provided in Attachment 4.

Proposed Zoning By-law Amendment

The property is currently zoned Specialized Community Shopping Centre CC-9 (with additional minor variance permissions).

On December 19, 2008 the Guelph Committee of Adjustment approved a minor variance application A-111/08 for the subject lands.

The minor variances approved for the subject lands include:

- Minimum off-street parking ratio of 1 parking space per 23.64 square metres of commercial Gross Floor Area.
- Minimum 3 metre setback for Building "G" from Willow Road.
- Minimum 1.86 metre setback from Silvercreek Parkway North.
- That a garbage room/enclosure adjacent to Building G and J be permitted.
- Minimum Landscape Buffer of 1.96 m adjacent to Silvercreek Parkway North for Building "H" except where a driveway is provided.
- Minimum Landscape Buffer of 2.98 m adjacent to Silvercreek Parkway North for Building "J" except where a driveway is provided.

The existing commercial Gross Floor Area (GFA), based on the 2017 approved Site Plan, is 18,559 square metres. The existing number of parking spaces on the approved Site Plan is 864 parking spaces. The minor variance approved for the subject lands permits a minimum parking ratio of 1 parking space per 23.64 square metres of commercial GFA. Based on the current GFA, 785 parking spaces are required and 864 are provided.

The applicant is requesting to include Apartments as an additional permitted use within the "Specialized Community Shopping Centre" (CC-xx) Zone. The applicant is requesting that these Apartments be regulated by the "High Density Apartment" (R.4B) Zone. The applicant is also requesting the following specialized regulations to the R.4B Zone to implement the proposed development:

- That the Minimum Exterior Side Yard to Silvercreek Parkway North be 1.5 metres, where the R.4B Zone requires 6 metres.
- That the Minimum Rear Yard to Willow Road be 0.95 metres, where the R.4B Zone requires 69.2 metres (equal to 20% of the lot depth or one-half of the building height, whichever is greater).
- That the Minimum Common Amenity Area for a maximum of 148 apartment units be 1,995 square metres, where the Zoning By-law requires 3,160 square metres (based on 30 square metres per dwelling unit up to 20 units plus 20 square metres for each additional dwelling unit).
- That a maximum of 15 visitor parking spaces be provided underground, where Section 4.13.6 of the Zoning By-law requires that visitor parking be provided above grade.
- That the Minimum Landscaped Open Space be 12%, where Table 5.4.2, Row 13 of the Zoning By-law requires a minimum of 40%.
- That the Angular Plane be 57 degrees from the centreline of a street, where Section 4.16.1 of the Zoning By-law requires a maximum of 45 degrees.
- That the Minimum setback of underground parking to a lot line be 1.2 metres, where Section 4.13.3.4.2 of the Zoning By-law requires a minimum of 3 metres.

The applicant is requesting the following specialized regulations to the CC Zone:

- That the Minimum Setback for a mixed-use building be 1.5 metres from Silvercreek Parkway North, where the CC-9 Zone requires a minimum setback of 31.5 metres, which has been varied through minor variance A-111/08 to 1.86 metres for a commercial building.
- That the Minimum Landscape Strip along Silvercreek Parkway North for a mixed-use building be 1.5 metres, where Table 6.2.2, Row 12 of the Zoning By-law requires 3 metres, which has been varied through minor variance A-111/08 to 1.96 metres for a commercial building.
- That the Minimum Landscape Strip along Willow Road be 0.95 metres, where Table 6.2.2, Row 12 of the Zoning By-law requires 3 metres adjacent to a street line.
- That the minimum commercial parking ratio be 1 parking space per 25 square metres of Gross Floor Area where the CC-9 Zone requires a minimum of 1 parking space per 18.8 square metres of GFA and minor variance application A-111/08 varied this requirement to a minimum of 1 parking space per 23.64 square metres of GFA. For the proposed commercial GFA of 18,617 square metres, 788 parking spaces are required and 764 commercial parking spaces are proposed.
- To permit a building height of 6 storeys for either a freestanding residential building or a mixed-used building, where Table 6.2.2, Row 8 of the Zoning By-law permits residential dwelling units only with commercial units in the same building with a maximum building height of 3 storeys.

Proposed Development

The applicant is proposing to add two, six-storey buildings on the subject lands currently developed with a commercial mall known as the Willow West Mall. Proposed building "G" as shown on the development concept plan is an apartment building with 70 dwelling units. Proposed Building "H" as shown on the development concept plan is a mixed-use building with 78 dwelling units and 605 square metres of ground floor commercial area.

An existing commercial unit (The Beer Store) is proposed to be demolished. A total of 960 parking spaces are proposed for the commercial and residential uses. 166 of the residential parking spaces are proposed to be provided underground.

The below table outlines the existing and proposed uses on the subject lands including gross floor area.

Proposed based on Site Plan SP08C022/SP16C40 approved April 25, 2017 and Starlight December 2020 Proposal		
Building	Use	GFA m²
A	Retail Establishment (No Frills)	3,997 m ²
	Common Area	159 m ²
B1	Retail Establishment (Dollar Giant)	879 m ²
B2	Retail Establishment (Moore's Suits)	516 m ²
C	Retail Establishment (Pet Smart)	1,747 m ²
C	Retail Establishment (Giant Tiger)	1,897 m ²
D	Retail Establishment (Leon's Furniture)	7,105 m ²
E	Retail Establishment, Restaurant, Personal Service Establishment (Short Stop, Easy Financial, First Choice Haircutters, Body of Health, Gino's Pizza, Freedom Mobile, Bar Burrito) (Beer Store removed 547 m ²)	905 m ²
F	Financial Establishment (Royal Bank of Canada)	558 m ²
G	Proposed Apartment Building	70 units
H	Proposed Apartment Building	78 units
H	Proposed Commercial	605 m ²
J	Restaurant (Kentucky Fried Chicken)	249 m ²
Total Existing and Proposed Gross Floor Area		18,617 m²

The existing and proposed development concept plan is included in Attachment 6 and the proposed building renderings are included in Attachment 7.

Supporting Documents

The following information was submitted in support of the applications and can be found on the City's website under 'Current Development Applications':

- Planning Justification Report and Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated December 2020;
- Concept Plan, prepared by Astrid J. Clos Planning Consultants, dated December 2020;
- Master Site Plan, prepared by Petroff Architects, dated December 2020;
- Proposed Building Elevations, prepared by Petroff Architects, dated December 2020;
- Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Limited, dated November 2020;
- Engineering Drawings, prepared by Stantec Consulting Limited, dated November 2020;
- Geotechnical Investigation Report, prepared by Stantec Consulting Limited, dated November 2020;
- Landscape Plans, prepared by Studio TLA, dated December 2020;
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Limited, dated October 2020;
- Noise Feasibility Study, prepared by Valcoustics, dated December 2020;
- Parking Justification, prepared by Paradigm Transportation Solutions Limited, dated December 2020;
- Parking Plans, prepared by Petroff Architects, dated December 2020;
- Phase I Environmental Site Assessment, prepared by Pinchin, dated April 2020;
- Reliance Letter, prepared by Pinchin, dated April 2020;
- Sun Shadow Study, prepared by Petroff Architects, dated December 2020;
- Traffic Geometrics Plan, prepared by Paradigm Transportation Solutions Limited, dated December 2020; and,

- Transportation Impact Assessment, prepared by Paradigm Transportation Solutions Limited, dated December 2020.

Staff Review

The review of this application will address the following:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1, which came into effect August 28, 2020);
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed zoning, including the need for any specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the overall layout, built form, parking and pedestrian connections,
- Review of site servicing and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative Update;
- Review of supporting documents submitted in support of the application; and,
- Address all comments and issues raised during the review of the application.

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

Financial Implications

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

Consultations

The Notice of Complete Application and Public Meeting was mailed January 29, 2021 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the Guelph Tribune on February 11, 2021. Notice of the application has also been provided by signage on the subject lands and all supporting documents submitted with the application has been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows.

Alignment

The review of this development application will include an assessment of its conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning

Attachment-6 Existing and Proposed Development Concept Plan

Attachment-7 Proposed Building Renderings

Attachment-8 Staff Presentation for Public Meeting

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Lindsay Sulatycki, MCIP, RPP, Senior Development Planner

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2395

krista.walkey@guelph.ca

This report was recommended by:

Kealy Dedman, P. Eng., MPA

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

kealy.dedman@guelph.ca