



WILLOW WEST MALL

GUELPH, ONTARIO

/ ZONING AMENDMENT

PREPARED FOR
DD 111-193 SILVERCREEK LTD
STARLIGHT GROUP PROPERTY
HOLDINGS INC.

MARCH 4, 2021





Starlight is recognized as an environmental leader with globally recognized achievements from LEED and BOMA. Achieving best-in-class standards together with our own internal benchmarks ensures our green initiatives permeate through our operations, construction and new developments.

- Starlight Investments



1020 & 1042 Paisley Road, Guelph, ON - BOMA Gold & Toby Awards



101 McNabb Street, Markham, ON



Mississauga Executive Centre, Mississauga, ON



Bloor Islington Place, Etobicoke, ON



675 Cochrane Dr, Markham, ON





Starlight is committed to continuous improvement through the development and implementation of programs designed to address the environmental impact of our properties and ensure the well-being, health and safety of our tenants, employees and communities. Starlight's mission is to operate under the principles of transparency and accountability incorporating best-in-class ESG management practices.

- Starlight Investments



1. SUSTAINABILITY

Urban Development

The proposed development will intensify the existing greyfield site thus optimizing the use of urban lands and not contributing to urban sprawl.

Enhanced landscaping

New trees on site and surrounding the proposed residential buildings will contribute to the urban canopy and new growth will add to the urban forest. The landscaped areas will provide for an aesthetically enhanced streetscape, facade and entrance design to the buildings.

Site Lighting

All new site lighting will be LED and designed to eliminate light pollution with all lighting directed to the ground.

Alternate Transportation

The site is adjacent to public transportation routes, nearby pedestrian and cycle networks and will have onsite bicycle storage for the residential tenants. The proposed development will provide for enhanced cycling and pedestrian opportunities.

There are three bus stops along Silvercreek Parkway and Willow Rd, abutting the site. By developing residential housing on the retail and commercial node it will encourage active transportation for future residents.

Reduce Energy Use

The design and construction of the buildings will take into consideration the electrical and natural gas consumption for each mechanical system. The proposed buildings will include the use of LED lighting, a green roof and two Electronic Vehicle Charging stations per building.

Green Roof

A green roof will improve storm water management, insulate the building, improve the efficiency of the mechanical equipment and reduce greenhouse gas emissions.

Water Efficient Landscaping

Drought resistant landscaping material will be specified as much as possible.

Reduce Domestic Water Consumption

Low-flow faucets, toilets, and showerheads will be incorporated throughout the units to reduce water consumption.

Erosion and Sediment Control Plan

A comprehensive ESC plan will be followed during construction to prevent silt and sediment from leaving site.

Construction and Demolition Waste Management

Facilitated waste reduction and diversion will be observed during demolition and construction.

Carbon Reduction Plan

Starlight will initiate a carbon reduction plan for construction activities, and tenant operations.

Promote Outdoor Activity

Create exterior spaces as part of the buildings and areas surrounding to promote exterior engagement with green spaces to promote activity and healthy living.

2. PURPOSE-BUILT RENTAL HOUSING

The Willow West proposal including 164 purpose built rental apartment dwelling units is expected to contribute to meeting the city-wide affordable housing target.

3. ACCESSIBILITY

"Apartment suites

At least 15% of suites within a multi-unit residential building must be designed with basic accessibility features such as a barrier-free path of travel and doorway into the:

- kitchen
- bedroom
- living room
- full bathroom

Suites with accessibility features must be distributed throughout the building and represent the types and sizes of suites available in the building. For example, if a building has 1 and 2 bedroom suites, accessibility features must be available for both types."

- Accessibility in Ontario's Building Code

<https://www.ontario.ca/page/accessibility-ontarios-building-code>

4. ACTIVE MULTIMODAL TRANSPORTATION

"Healthy, active communities should be promoted by: planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

Bicycle Parking shall be provided and conveniently located. Visitor bicycle parking spaces should be located in visible and accessible locations: at grade, within right-of-ways, and near building entrances and pedestrian walkways."

- City of Guelph Official Plan



/ TABLE OF CONTENTS

PART 1

1.1	PHYSICAL CONTEXT	/p.5
	A. SITE DEFINITION	/p.5
	B. ON SITE ATTRIBUTES	/p.6
	C. THE SITE IN CONTEXT	/p.7
1.2	RESPONSE TO POLICY CONTEXT	/p.8
	A. OFFICIAL PLAN	/p.8
1.3	URBAN DESIGN GOALS AND OBJECTIVES FOR THE SITE	/p.9
	A.. URBAN DESIGN GOALS AND OBJECTIVES	/p.9

PART 2

2.1	DEVELOPMENT CONCEPT	/p.10
	A. SITE DESIGN	/p.11
	B. TRANSITIONS	/p.12
	C. PUBLIC VIEWS AND/OR PUBLIC VISTAS	/p.13
	D. PARKING	/p.15
	E. ACCESS, ACCESSIBILITY CIRCULATION	/p.16
	G. ARCHITECTURAL TREATMENT	/p.17
2.3	SUSTAINABLE URBAN DESIGN	/p.19
	A. GENERAL ENVIRONMENTAL SUSTAINABILITY	/p.19



LEGEND

- BUS STOP
- BUS ROUTE
- BIKE ROUTE
- ⋯ PEDESTRIAN CATCHMENT

“
 The **15-minute city** requires minimal travel among housing, offices, restaurants, parks, hospitals and cultural venues.

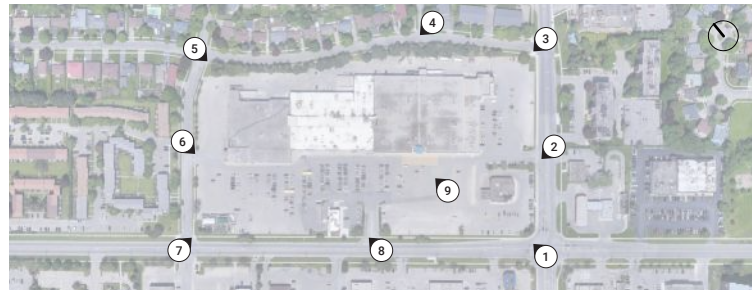
*“How ‘15-minute cities’ will change the way we socialise”, Peter Yeung, January 4th, 2021.
<https://www.bbc.com/worklife/article/20201214-how-15-minute-cities-will-change-the-way-we-socialise>*

Context Map (base map source: Google Earth)



WILLOW WEST MALL
 GUELPH, ON
 MARCH 4, 2021





The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of **complete communities**.

- A Place to Grow, Province of Ontario



1 View of the site facing north from the corner of Willow Rd and Silvercreek Pkwy N



2 View of the site facing west from Willow Rd at midblock access point



3 View of the site facing west from the corner of Willow Rd and Applewood Crescent



4 View of the site facing south from intersection of Sunset Rd and Applewood Crescent



5 View of the site facing south from the corner of Greengate Rd and Applewood Crescent



6 View of the site facing south from Greengate Rd at midblock access point



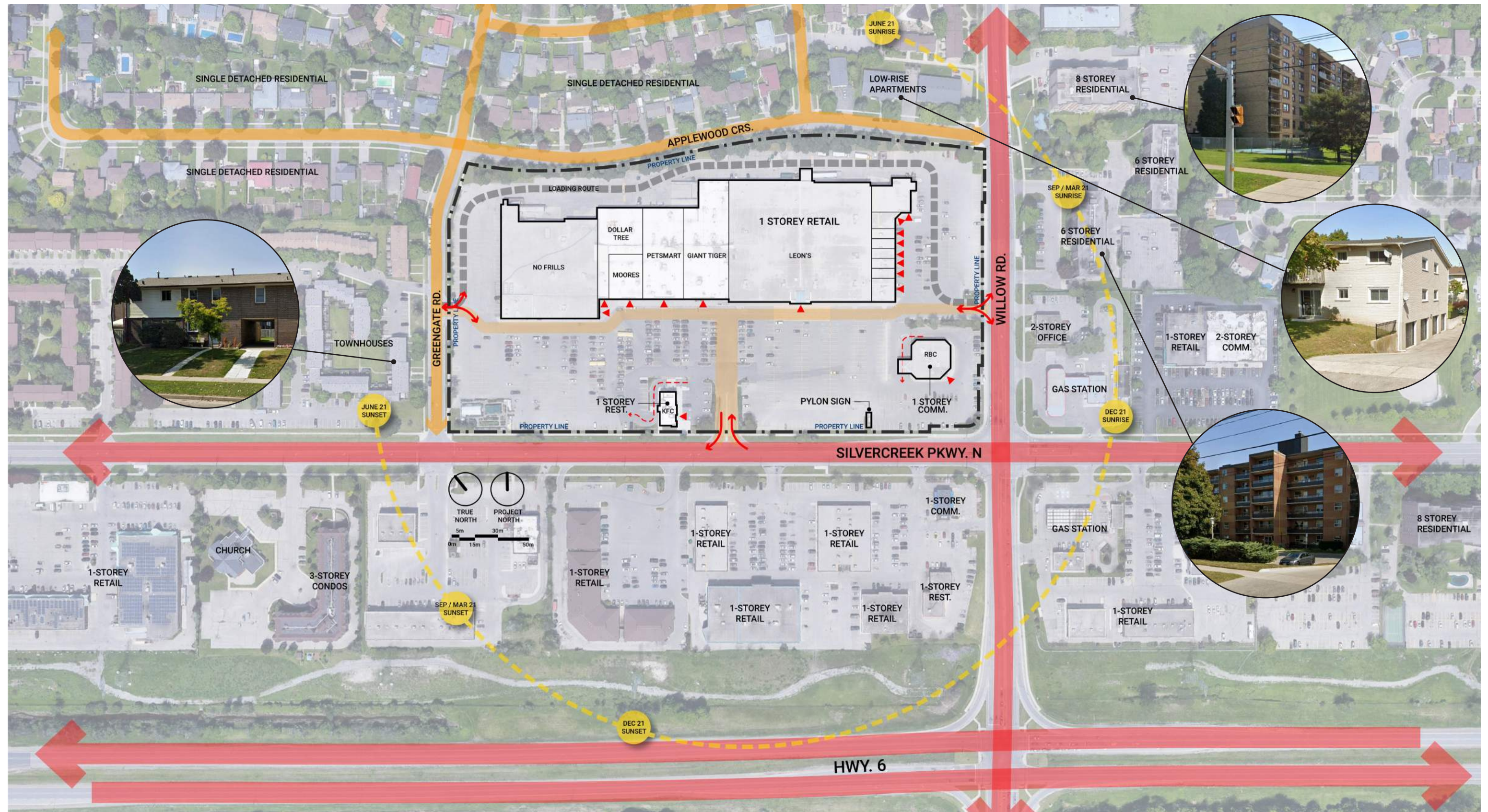
7 View of the site facing east from the corner of Greengate Rd and Silvercreek Pkwy N



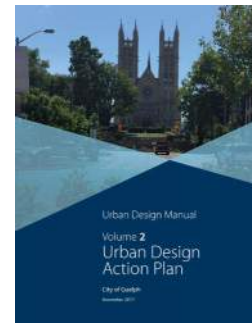
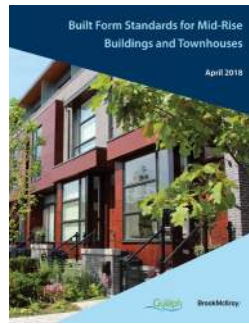
8 View of the site facing north from Silvercreek Pkwy N at midblock access point



9 View of the site facing north from parking lot by Royal Bank of Canada



Development location with reference to Willow Rd and Silvercreek Pkwy N (base map source: Google Earth)

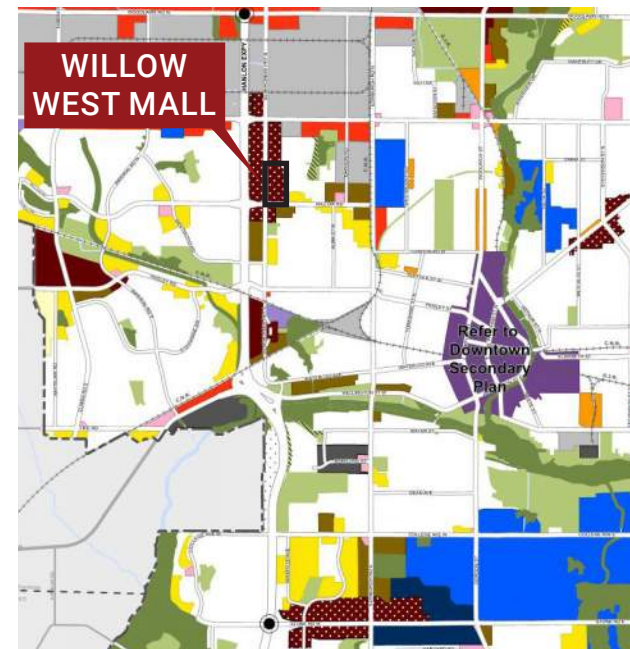


Intensification corridors will be planned to achieve increased residential and employment densities that support and ensure the viability of existing and planned transit service levels; a mix of residential, office, institutional, and commercial development where appropriate; and a range of local services, including recreational, cultural and entertainment uses where appropriate.

- City of Guelph Official Plan



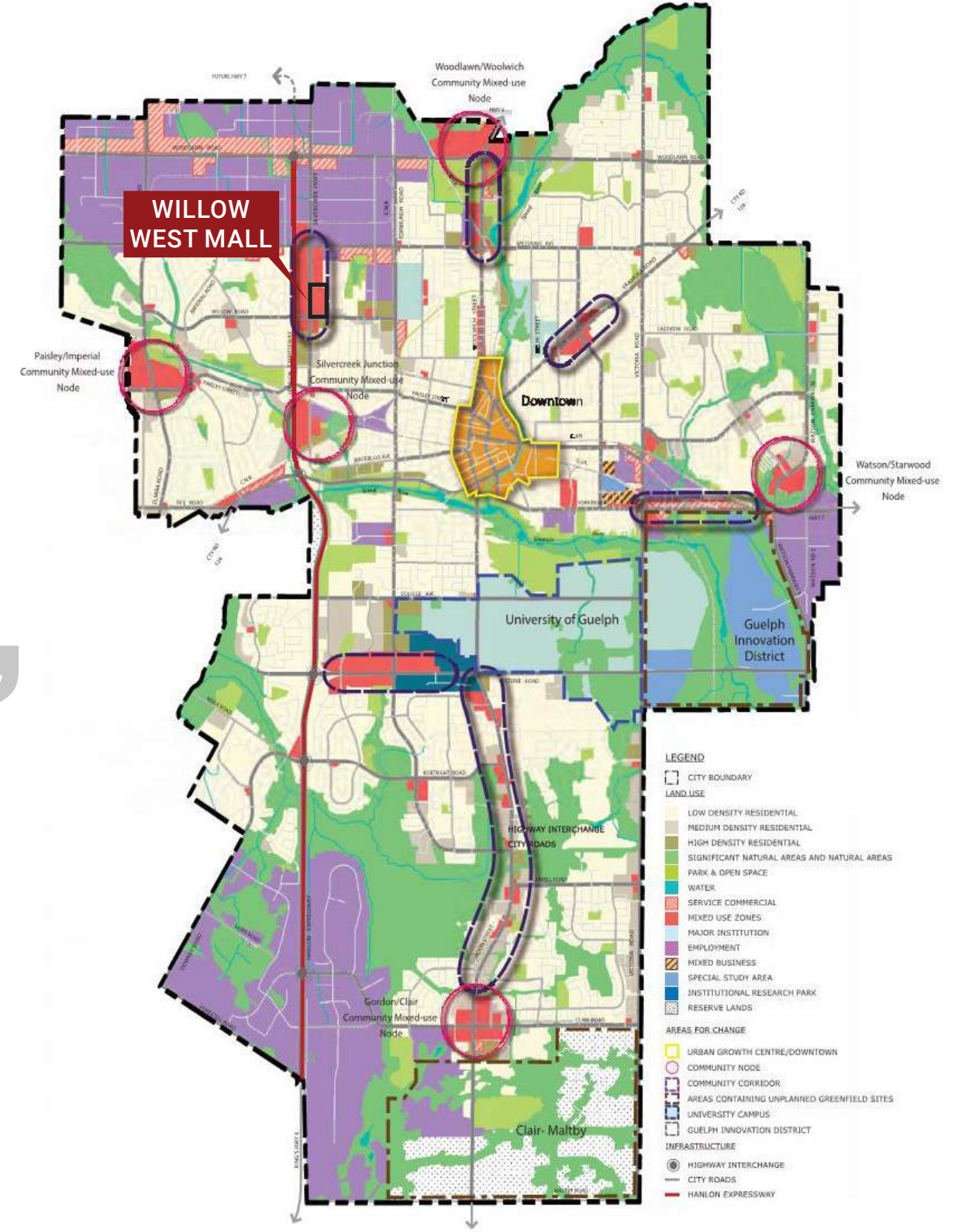
- Legend**
- Urban Growth Centres
 - Future Transportation Corridors*
 - Existing Major Highways*
 - Highway Extensions*
 - Welland Canal*
 - Gateway Economic Zone
 - Gateway Economic Centre
 - Border Crossings
 - Built-Up Area – Conceptual
 - Designated Greenfield Area – Conceptual
 - Priority Transit Corridors*
 - Existing Higher Order Transit*
 - Committed GO Transit Rail Extensions
 - Future High-Speed Rail Corridor*
 - International Airports
 - Proposed Airport
 - Major Ports
 - Greenbelt Area
 - Greater Golden Horseshoe Growth Plan Area**



- Legend**
- City Street
 - Future City Street
 - County Road
 - Future Highway Interchange
 - Railway
 - Watercourse
 - Waterbody
 - Corporate Boundary
 - Potential School Site
 - Land Use Designations**
 - Low Density Residential
 - Low Density Greenfield Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed-Use Corridors
 - Community Mixed-Use Centre
 - Service Commercial
 - Neighbourhood Commercial Centre
 - Mixed Office / Commercial
 - Industrial
 - Corporate Business Park
 - Mixed Business
 - Institutional / Research Park
 - Major Institutional
 - Special Study Area
 - Major Utility
 - Open Space and Park
 - Significant Natural Areas & Natural Areas
 - Natural Areas Overlay
 - Reserve Lands
 - Secondary Plans**
 - Secondary Planning Area
 - Approved Secondary Plans

Regional context map with City of Guelph identified (base map source: A Place to Grow, Province of Ontario)

Development location within the City of Guelph (base map source: City of Guelph Official Plan)



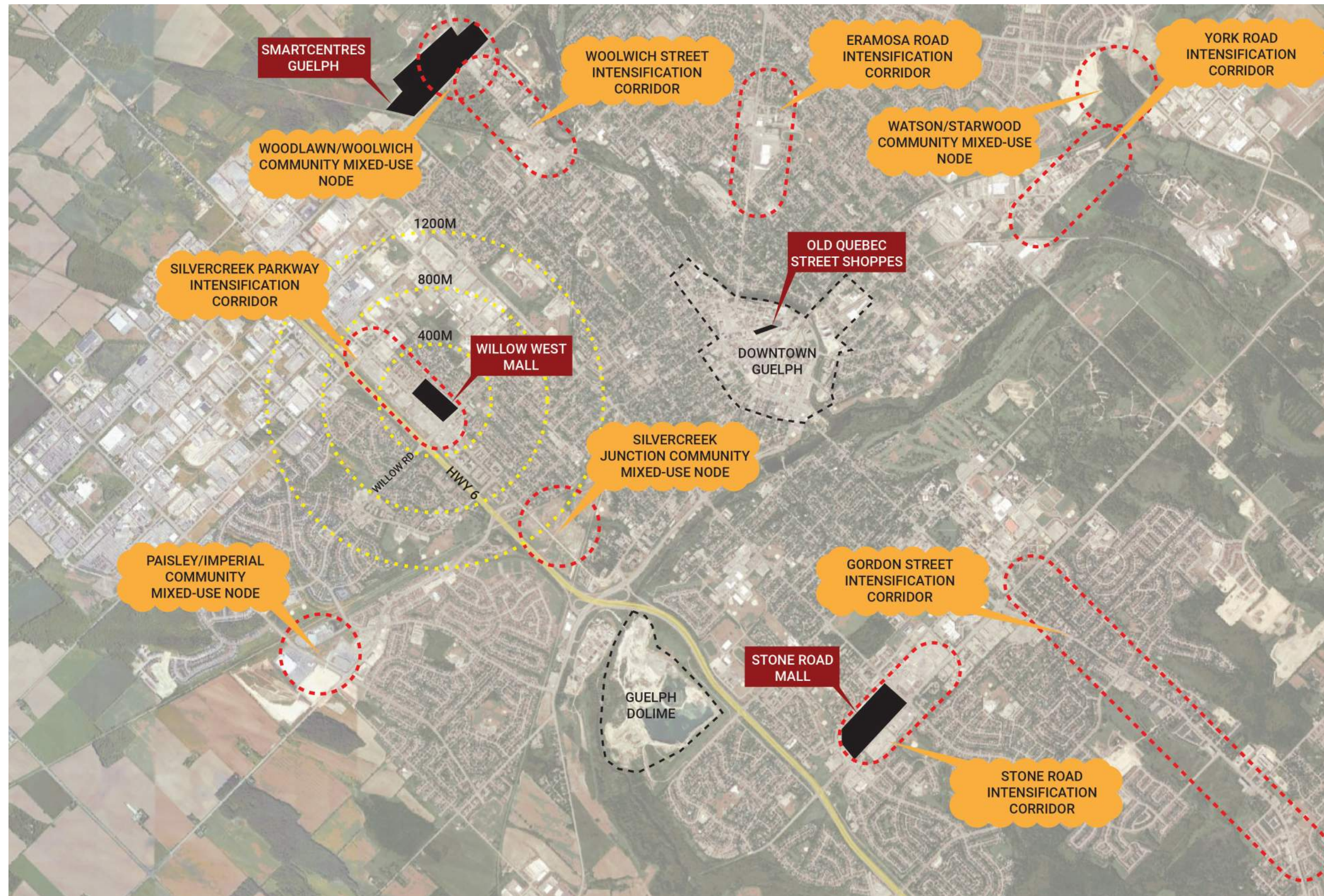
- LEGEND**
- CITY BOUNDARY
 - LAND USE**
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - SIGNIFICANT NATURAL AREAS AND NATURAL AREAS
 - PARK & OPEN SPACE
 - WATER
 - SERVICE COMMERCIAL
 - MIXED USE ZONES
 - MAJOR INSTITUTION
 - EMPLOYMENT
 - MIXED BUSINESS
 - SPECIAL STUDY AREA
 - INSTITUTIONAL RESEARCH PARK
 - RESERVE LANDS
 - AREAS FOR CHANGE**
 - URBAN GROWTH CENTRE/DOWNTOWN
 - COMMUNITY NODE
 - COMMUNITY CORRIDOR
 - AREAS CONTAINING UNPLANNED GREENFIELD SITES
 - UNIVERSITY CAMPUS
 - GUELPH INNOVATION DISTRICT
 - INFRASTRUCTURE**
 - HIGHWAY INTERCHANGE
 - CITY ROADS
 - HANLON EXPRESSWAY

Development location within the City of Guelph's Community Corridor (base map source: City of Guelph Urban Design Manual Volume 2)



WILLOW WEST MALL
GUELPH, ON
MARCH 4, 2021





LEGEND

- COMMUNITY NODE
- COMMUNITY CORRIDOR
- PEDESTRIAN CATCHMENT
- SHOPPING DESTINATION

“
 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.
 ”

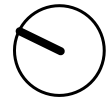
- City of Guelph Official Plan

Context Map (base map source: Google Earth)



WILLOW WEST MALL
 GUELPH, ON
 MARCH 4, 2021



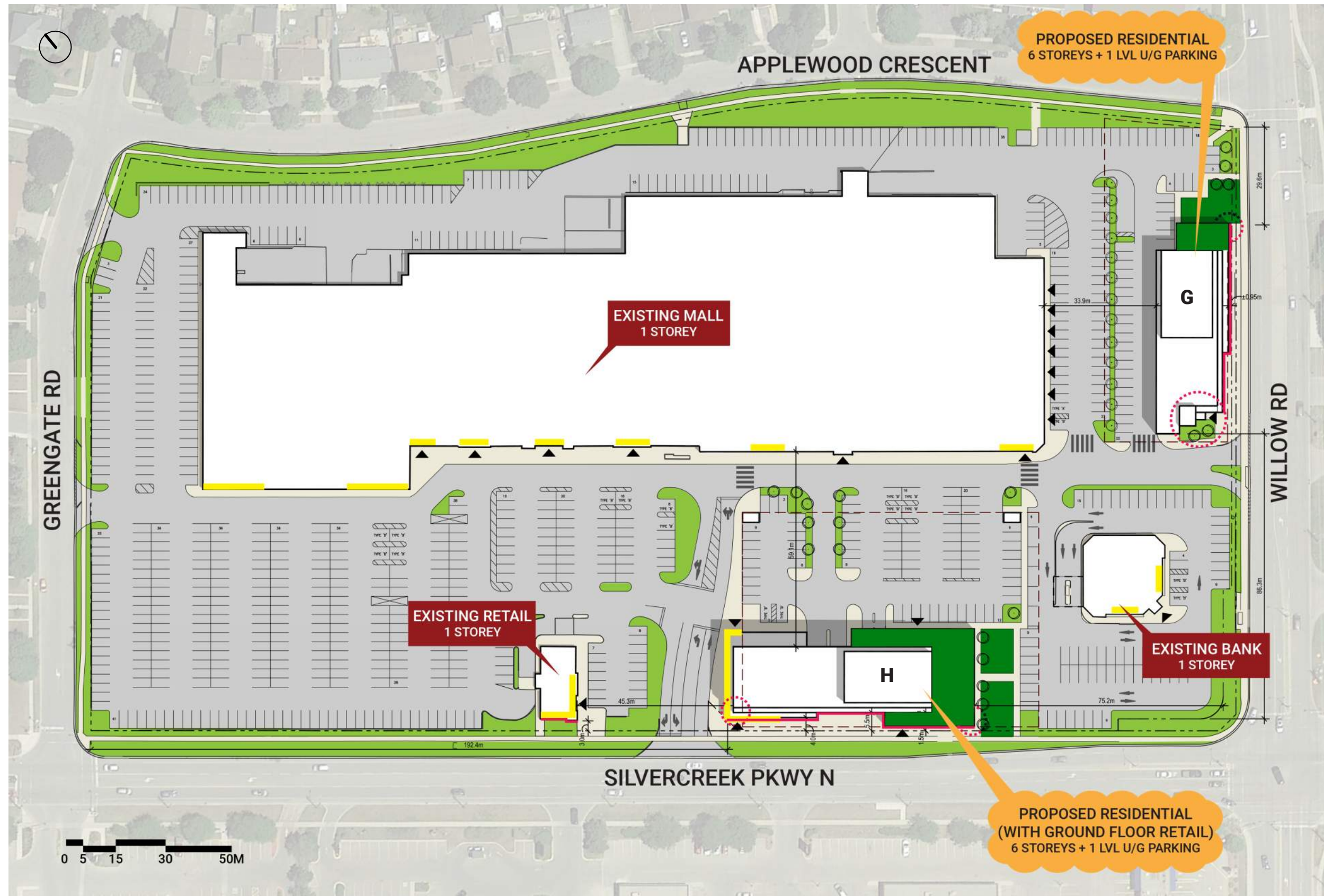


Where a development is located within a Node or Corridor, the common amenity space requirement may be reduced by up to 50% where a park with a minimum size of 1 hectare with equivalent amenities is located **within a 500 metre walking distance from the site**

- City of Guelph Built Form Standards for Mid-Rise Buildings and Townhouses



Aerial View from Silvercreek Pkwy N and Greengate Rd



LEGEND

- ▲ BUILDING ENTRANCE
- OPEN GREEN SPACE
- OUTDOOR AMENITY
- ENHANCED BUILDING CORNER
- EXTERNAL STREETSCAPE PRESENCE
- SIGNAGE VISIBLE FROM STREET
- UNDERGROUND PARKING

PROPOSED ZONING

TO INCLUDE APARTMENTS AS AN ADDITIONAL PERMITTED USE WITHIN THE SPECIALIZED COMMUNITY SHOPPING CENTRE ZONE AND THAT THESE APARTMENTS BE REGULATED BY THE HIGH DENSITY APARTMENT R.4B ZONE WITH THE FOLLOWING SPECIALIZED ZONING REGULATIONS:

- 1.5M MIN. SIDE YARD TO SILVERCREEK PKWY N FOR BLDG H (6M)*
- 0.95M MIN. REAR YARD TO WILLOW RD FOR BLDG G (69.2M)*
- 1,995SM MIN. COMMON AMENITY AREA FOR 148 UNITS (3,160SM)*
- MAX. 15 UNDERGROUND VISITOR PARKING SPACES (ABOVE GRADE)*
- 12% MIN. LANDSCAPED OPEN SPACE (40%)*
- 57 DEGREES ANGULAR PLANE (45 DEGREES)*
- 1.2M MIN SETBACK OF UNDERGROUND PARKING TO A LOT LINE (3M)*

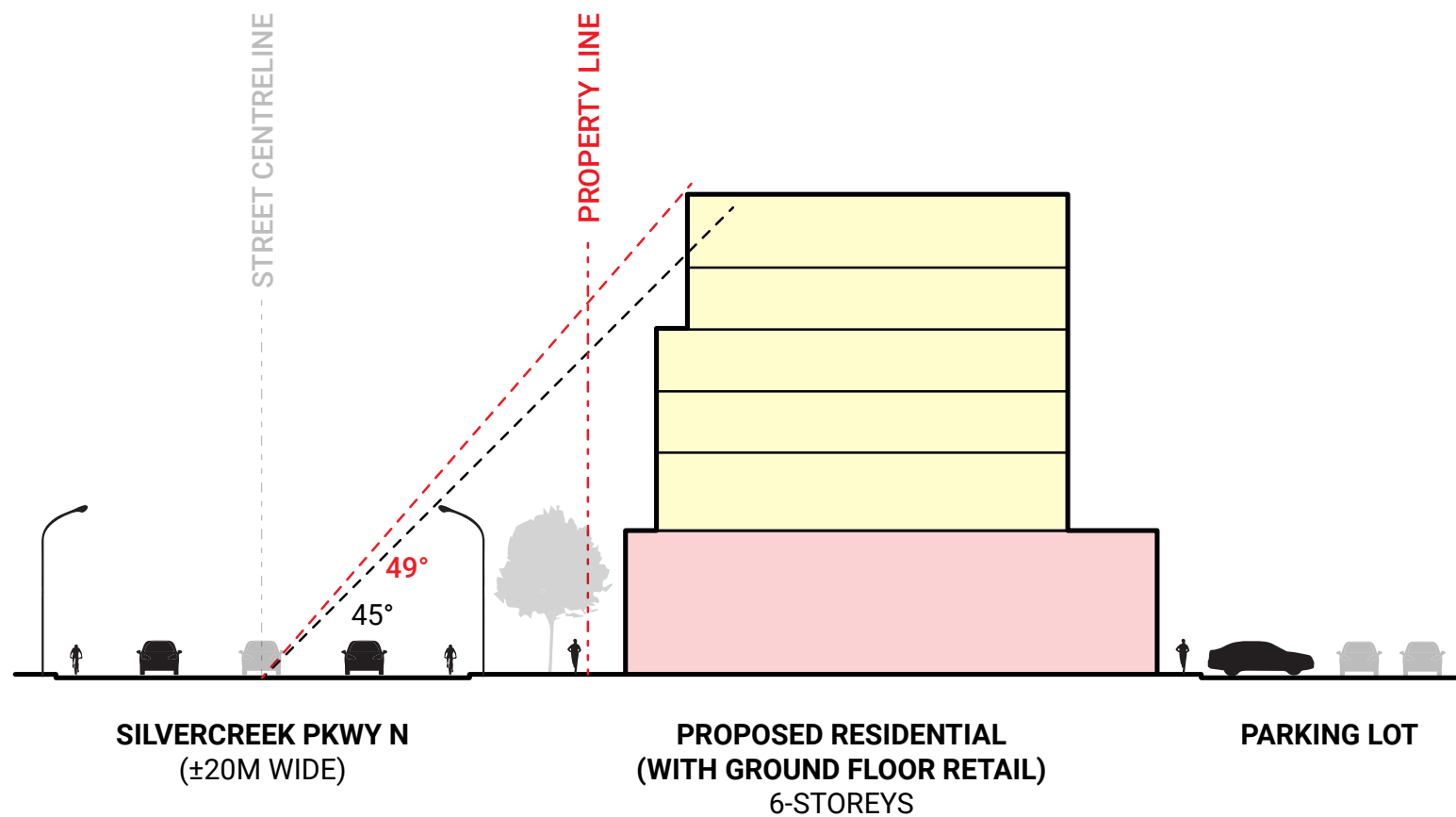
*(INDICATES ZONING BY-LAW REQUIREMENT)

Site Design (base map source: Google Earth)

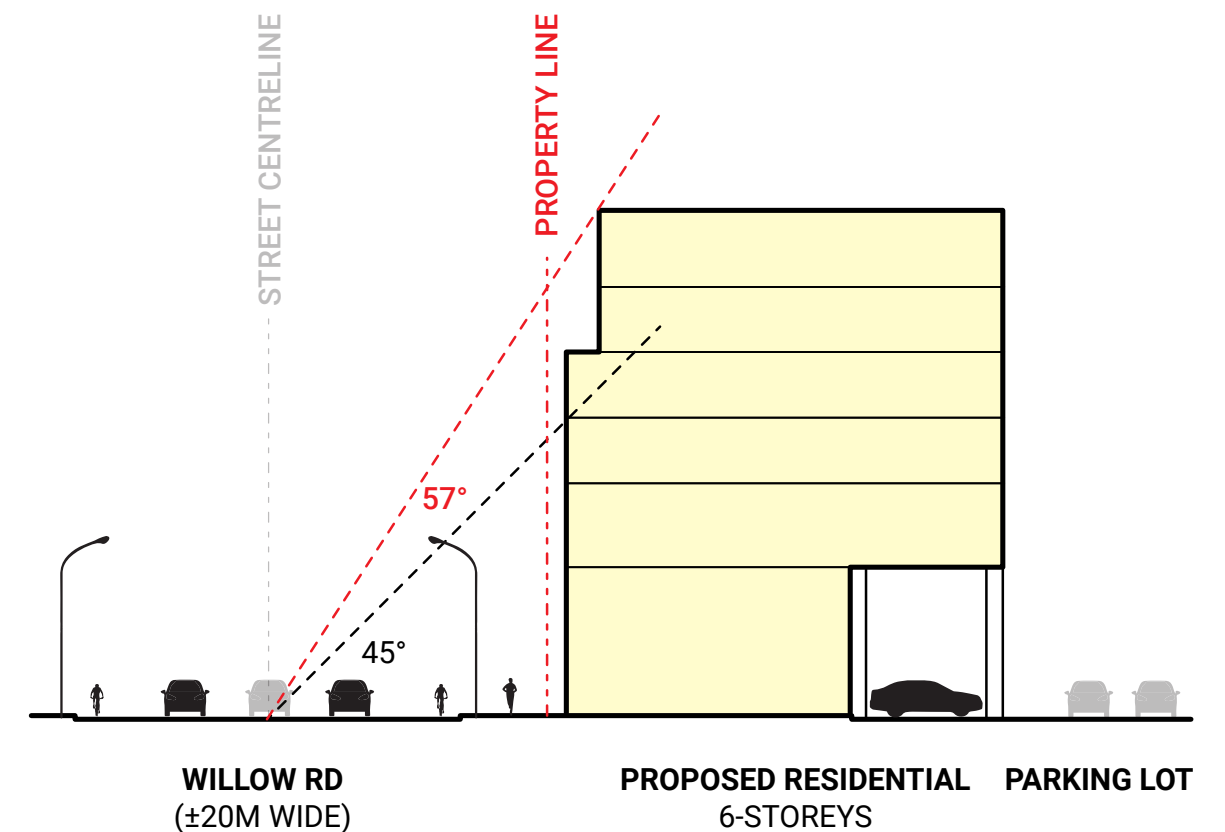


New development shall be designed to contribute to a **pedestrian-oriented streetscape** [by] locating built form adjacent to, and addressing, the street edge

- City of Guelph Official Plan



Street Section at Building H



Street Section at Building G

WILLOW WEST MALL
GUELPH, ON
MARCH 4, 2021





Overall window to wall ratio 40-50% to minimize heat loss in the winter and reduce cooling loads in the summer through **passive design** measures.

- Petroff Partnership Architects



BIKE RACKS



OUTDOOR SEATING



CHILDREN'S PLAYGROUND

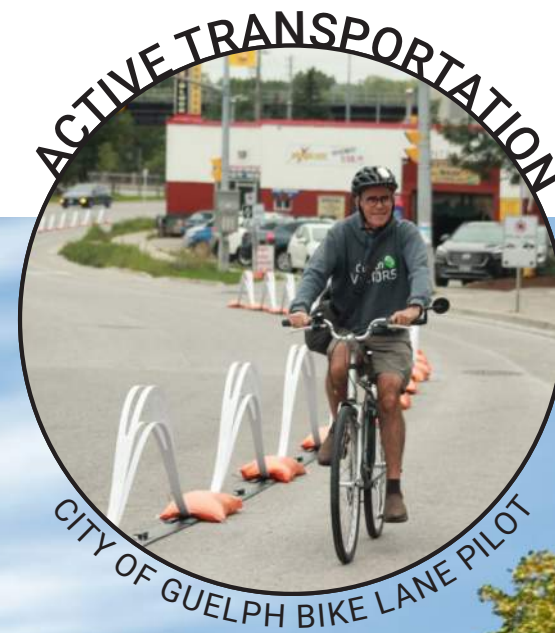


Buildings G & H - View from Silvercreek Pkwy N & Willow Rd



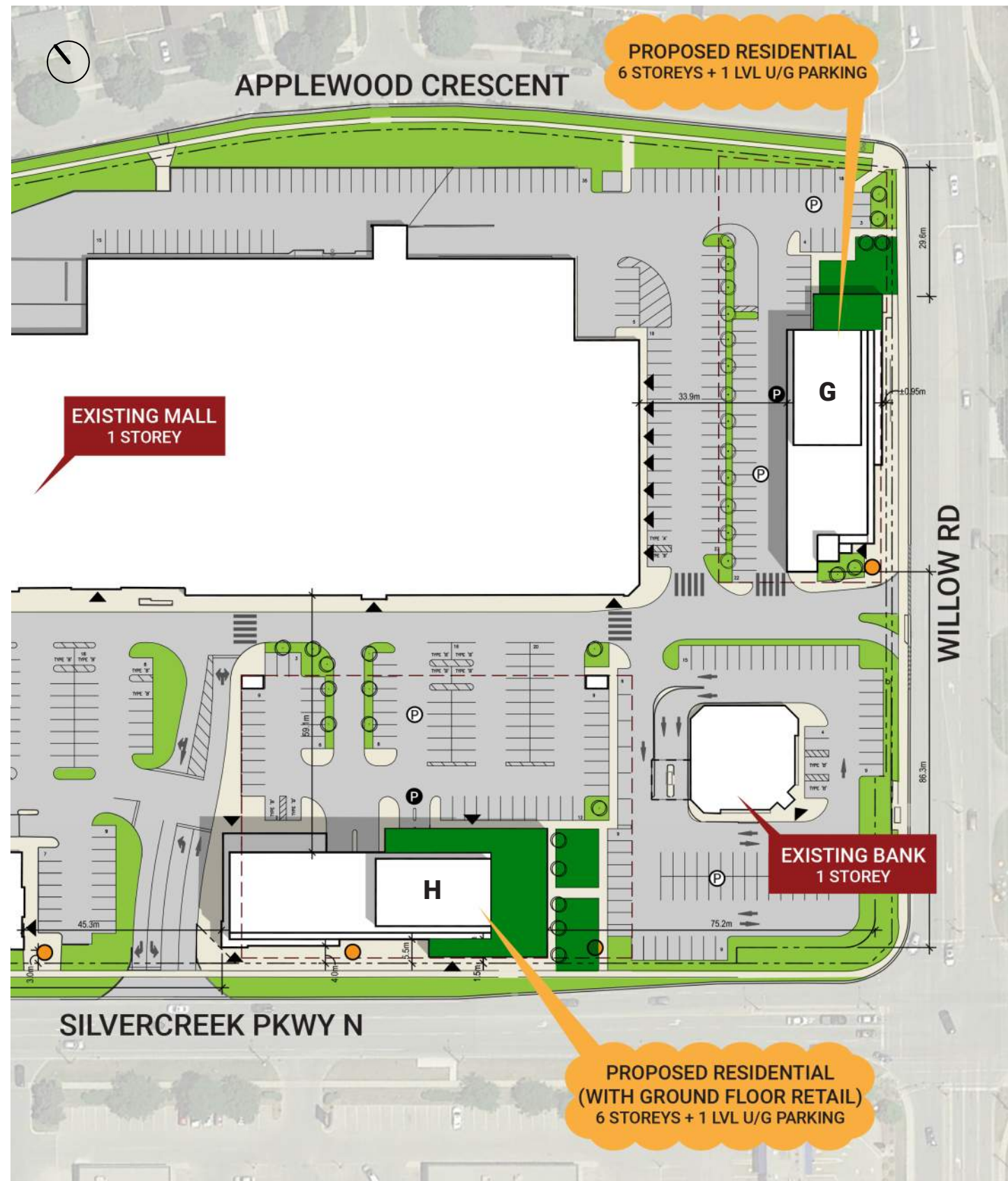
Outdoor amenity spaces create and connect common areas to green spaces at grade.

- Petroff Partnership Architects



Building G - View from Willow Rd and Applewood Crescent

Apartment Building Parking Calculation		
Zoning Regulation	Required	Provided
Off-Street Parking (Section 4.13) for the first 20 units: 1.5 per unit, and for each unit in excess of 20: 1.25 per unit	Building G - 93 parking spaces	Building G 69 underground spaces 24 surface spaces 93 total parking spaces
	Building H - 103 parking spaces	Building H 97 underground spaces 6 surface spaces 103 total parking spaces
20% Visitor Parking 4.13	Building G - 19 visitor spaces	Building G 19 visitor surface 19 total visitor spaces
	Building H - 21 visitor spaces	Building H 15 visitor underground 6 visitor surface 21 total visitor spaces
Commercial Parking Calculation		
Zoning Regulation	Required	Provided
**Off-Street Parking (Minor Variance Application A-111/08) (4.23 parking spaces per 100 m ² of GFA)	788 parking spaces required 18,617 m ² 1 parking space per 23.64m ² of GFA	764 commercial parking spaces
Required Parking for Residential and Commercial		
148 Apartment units	196 Total Parking Spaces Required (including 40 visitor)	
Commercial GFA 18,617 m ²	788 parking spaces	
Total Parking Required	984 parking spaces	
Total Parking Provided	960 parking spaces	



LEGEND

- ▲ BUILDING ENTRANCE
- OPEN GREEN SPACE
- OUTDOOR AMENITY
- Ⓟ SURFACE PARKING AREA
- Ⓟ UNDERGROUND PARKING ACCESS
- BICYCLE PARKING
- - - UNDERGROUND PARKING

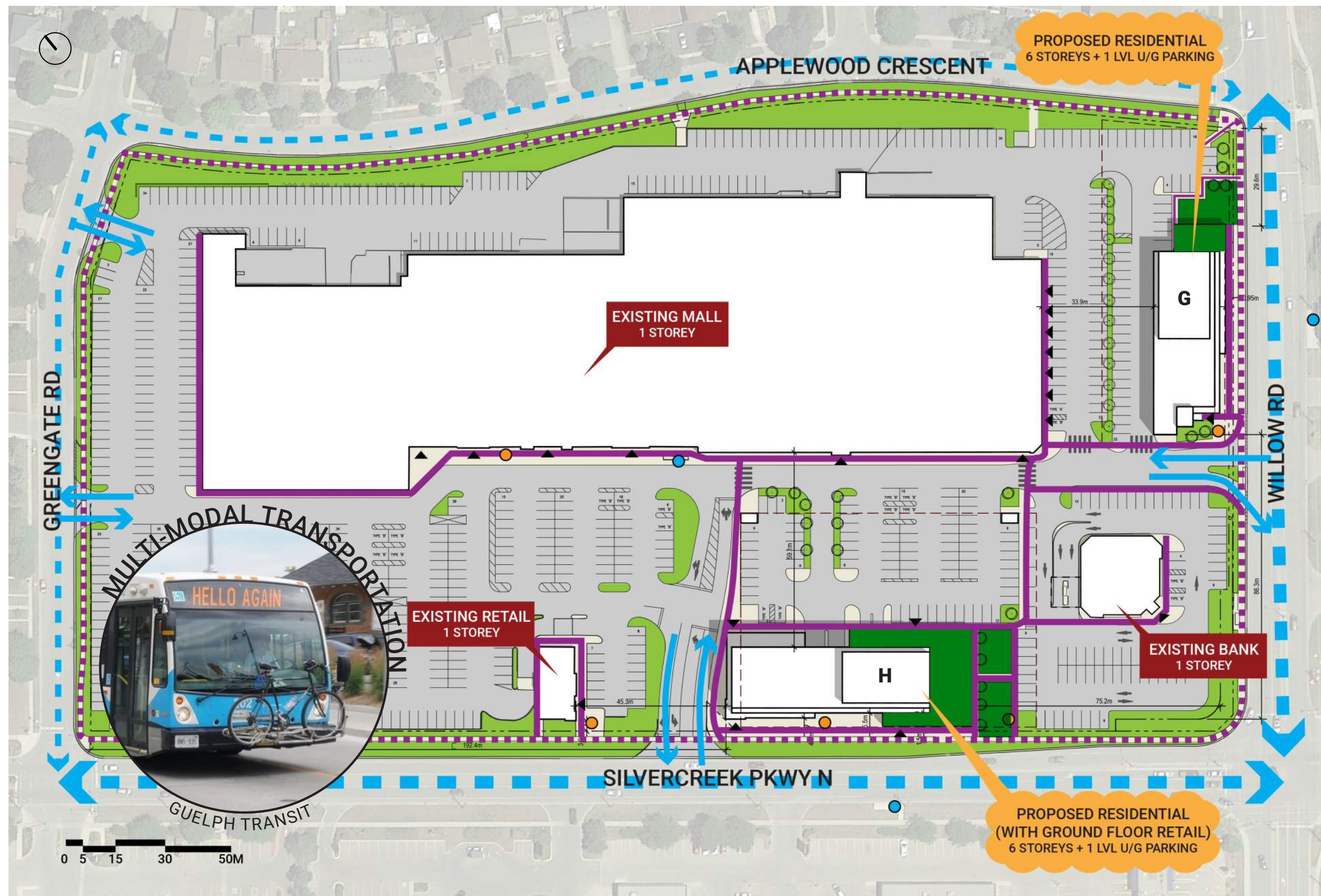
PROPOSED ZONING

SPECIALIZED CC-___ ZONING REGULATIONS::

- 1.5M MIN. SETBACK FOR BLDG H FROM SILVERCREEK PKWY N F (1.86M)*
- 1.5M MIN. LANDSCAPE STRIP ALONG SILVERCREEK PKWY N FOR BLDG H (1.96M)*
- 0.95M MIN. LANDSCAPE STRIP ADJACENT TO A STREET (3M)*
- 1 PARKING SPACE PER 25SM OF GROSS FLOOR AREA (1 PARKING SPACE PER 23.64SM)*

*(INDICATES ZONING BY-LAW REQUIREMENT)

Parking (base map source: Google Earth)



LEGEND

- ▲ BUILDING ENTRANCE
- OPEN GREEN SPACE
- OUTDOOR AMENITY
- BIKE PARKING
- BUS STOP
- EXTERNAL VEHICULAR CIRCULATION (ARTERIAL)
- EXTERNAL VEHICULAR CIRCULATION (LOCAL)
- VEHICULAR SITE ACCESS
- ... EXTERNAL PEDESTRIAN CIRCULATION
- INTERNAL PEDESTRIAN CIRCULATION

“ All indoor and outdoor common areas will be barrier-free accessible
 - Petroff Partnership Architects ”

Access, Accessibility Circulation, Loading, Storage (base map source: Google Earth)

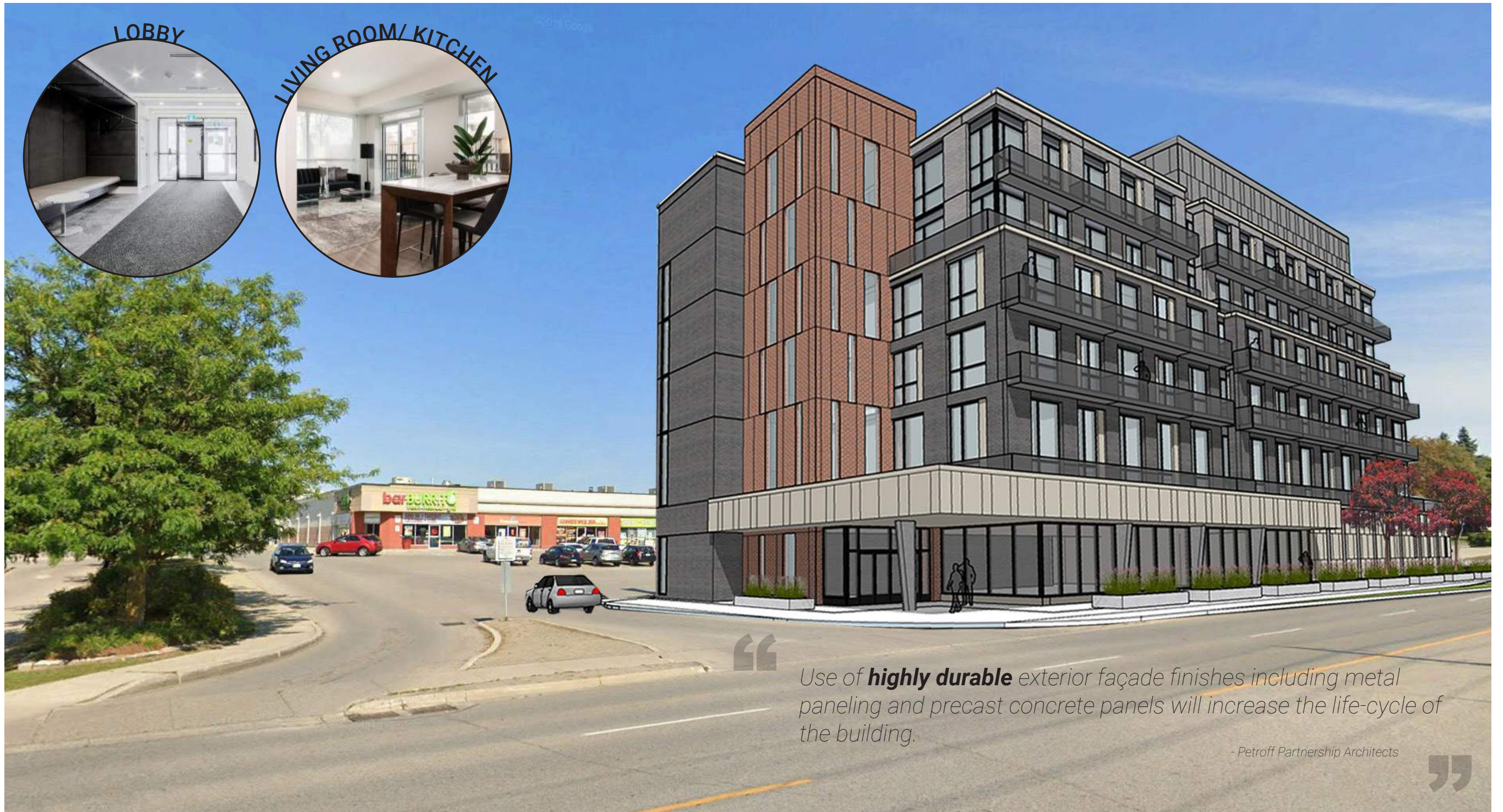


Locate continuous projected balconies on south elevation of building for **passive** self-shading in the summer.

- Petroff Partnership Architects



Building H - Midblock view from Silvercreek Pkwy N looking east



“

Use of **highly durable** exterior façade finishes including metal paneling and precast concrete panels will increase the life-cycle of the building.

- Petroff Partnership Architects

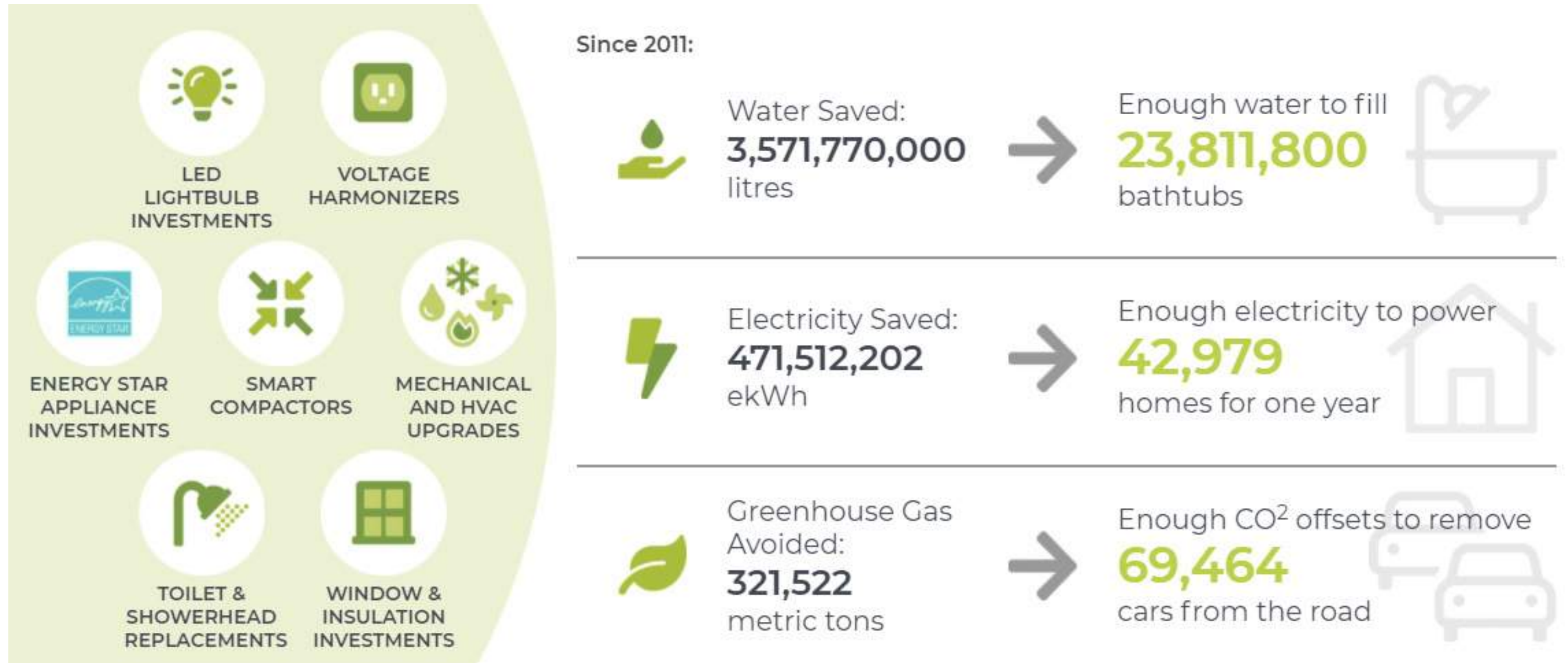
”

Building G - Midblock view from Willow Rd looking north



Starlight is committed to preserve and protect our natural resources. Our sustainability efforts extend across our portfolio through the use of technologies that focus on **reducing energy and water consumption** while improving the quality of our tenant experience.

- Starlight Investments



Sustainability at Starlight Investments (source: <https://www.starlightinvest.com/about/sustainability>)



Starlight is committed to preserve and protect our natural resources. Our sustainability efforts extend across our portfolio through the use of technologies that focus on **reducing energy and water consumption** while improving the quality of our tenant experience.

- Starlight Investments



Artificial Intelligence based system to manage energy resources to reduce peak power consumption



Ice Storage Cooling System to reduce power consumption



Level 2 and Tesla electric vehicle charging stations



Building Automation Systems achieve up to 30% lower consumption of electricity and gas



Offsetting Peak Power Demands by using an energy storage system



Beehive Pollination Effort used to increase honeybee population to allow plants to produce seeds, fruits and new plants.