

# Staff Report



---

To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 13, 2021
Subject	<b>Statutory Public Meeting Report 710 Woolwich Street Proposed Zoning By-law Amendment File: OZS21-010 Ward 4</b>

---

## Recommendation

1. That report 2021-234 regarding a proposed Zoning By-law Amendment application (File OZS21-010) by IBI Group on behalf of the owner, 2776563 Ontario Inc., to permit a mixed use development containing commercial lands and 96 stacked townhouses on the lands municipally known as 710 Woolwich Street, from Infrastructure, Development and Enterprise dated September 13, 2021, be received.
- 

## Executive Summary

### Purpose of Report

The purpose of this report is to provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 710 Woolwich Street to permit a mixed use development requesting a range of commercial uses together with 96 stacked townhouse units. This report has been prepared in conjunction with the Statutory Public Meeting for the 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 staff recommendation report to Council.

---

## Report

### Background

An application for a Zoning By-law amendment has been received for the property municipally known as 710 Woolwich Street by IBI Group on behalf of the owner, 2776563 Ontario Inc. The application was received by the City on June 23, 2021 and was deemed to be complete on July 22, 2021.

## **Location**

The subject site is approximately 1.4 hectares in size and located on the west side of Woolwich Street, to the south of the intersection of Woolwich Street and Marilyn Drive (see Attachment-1 and Attachment-2 for Location Map and Aerial Photograph). The site contains an existing retail establishment, the Beer Store, which is proposed to be demolished and rebuilt closer to Woolwich Street.

Surrounding land uses include:

- To the north, is the Woodlawn Memorial Cemetery
- To the east, across Woolwich Street, is Riverside Park;
- To the south, are commercial uses, two restaurants and a medical office;
- To the west, the site is bounded by the Guelph Junction railway, on the other side of the rail line is a sports field that is part of Bailey Park.

## **Existing Official Plan Land Use Designations and Policies**

The site is designated as Mixed Office/Commercial in the Official Plan. This designation allows for a variety of freestanding, small-scale commercial, office, residential or mixed use buildings. A maximum height of four storeys and a maximum residential density of 100 units per hectare are permitted in this designation.

Further details of the land use designation is included in Attachment 3.

## **Existing Zoning**

The subject site is currently zoned "SC.1-28", a specialized Service Commercial Zone that limits the uses permitted on site. The existing zoning is shown in Attachment-4.

## **Proposed Zoning By-law Amendment**

The purpose of the proposed Zoning By-law Amendment is to amend the regulations within the existing "SC.1-28" Zone by requesting additional residential and commercial uses be permitted together with specialized regulations to permit an increased density for stacked townhouses, not require private amenity area for stacked townhouses, an alternate parking ratio, and a reduced side yard setback and parking setback.

See Attachment-5 for details of the proposed uses and regulations.

## **Proposed Development**

The applicant proposes to redevelop the site by demolishing the existing retail building and constructing a new retail building closer to Woolwich Street. The retail portion of the site is approximately 0.3 hectares in size with a 600 square metre building proposed. Parking is proposed to the side and rear of the building, with a total of 32 parking spaces provided.

On the rear half of the site, the applicant is proposing to develop 96 stacked townhouse units in four buildings, each containing 24 units. The applicant has proposed 117 at grade parking spaces together with a central common amenity area. One vehicular access from Woolwich Street is proposed on the south side of the Woolwich Street frontage, for shared access to both the retail and residential portions of the site.

The proposed site concept plan and building elevations are shown in Attachment-6.

## **Supporting Documents**

The following information was submitted in support of the application:

- Planning Justification and Urban Design Report, prepared by IBI Group, dated August 4, 2021;
- Site Plan and Architectural Drawings, prepared by MartinSimmons Architects, dated August 5, 2021;
- Stage 1 Archaeological Assessment of 710 Woolwich Street, prepared by ASI, dated August 24, 2018;
- Transportation Impact Study, prepared by IBI Group, dated June 8, 2021;
- Stormwater Management Report, Functional Servicing Report, Site Servicing Plan and Grading Plan, prepared by MTE Consultants, dated June 10, 2021;
- Tree Management Plan, prepared by Hill Design Studio, dated June 19, 2021;
- Noise and Vibration Feasibility Study, prepared by HGC Engineering, dated February 19, 2021;
- Phase One Environmental Site Assessment, prepared by MTE Consultants, dated May 25, 2021;
- Phase Two ESA Report, prepared by MTE Consultants, dated May 25, 2021;
- Letter of Reliance – Phase One and Two Environmental Site Assessment Reports, prepared by MTE Consultants, dated June 15, 2021;

## **Staff Review**

The review of this application will address the following issues:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed concept plan layout;
- Review of the proposed site servicing and grading.
- Review of the proposed zoning, including the need for specialized regulations;
- Evaluation of the proposal against the Community Energy Initiative (CEI) 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 applications are 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 August 6, 2021 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was advertised in the Guelph Mercury Tribune on August 19, 2021. Notice of the applications have also been provided by signage on the property, which was installed on August 12, 2021.

All supporting documents and drawings received with the applications have 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 these development applications 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.

### **Priority**

Working together for our future

### **Direction**

Improve how the City communicates with residents and delivers services.

### **Alignment**

The Public Meeting being held on the proposed development applications provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development.

## **Attachments**

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Official Plan Land Use Designation and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning and Details

Attachment-6 Proposed Site Plan and Building Elevation

Attachment-7 710 Woolwich Street South Public Meeting Staff Presentation

## **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

## **Report Author**

Katie Nasswetter, 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  
519-837-5615, extension 2395  
krista.walkey@guelph.ca

**This report was recommended by:**

Jayne Holmes, P.Eng., PMP  
Deputy Chief Administrative Officer  
Infrastructure, Development and Enterprise Services  
519-822-1260 extension 2248  
jayne.holmes@guelph.ca