



PUBLIC MEETING
January 27, 2020

Proposed Zone
Change

47-75 Willow Road

EDGE ARCHITECTS

17045 - 47 WILLOW MULTI-RES DEVELOPMENT
2019.10.02

AERIAL VIEW

SCALE:

A9.1

The purpose of the zone change is:

To amend the zoning from the Community Commercial (CC) Zone to a Specialized Community Commercial (CC-?) Zone

To permit:

Two, six storey buildings within a zoned Community Commercial site in conformity with the Official Plan to accommodate a mixed use commercial/residential development.





North – 5 storey apartment building



East – 7 storey apartment building

Surrounding Land Uses

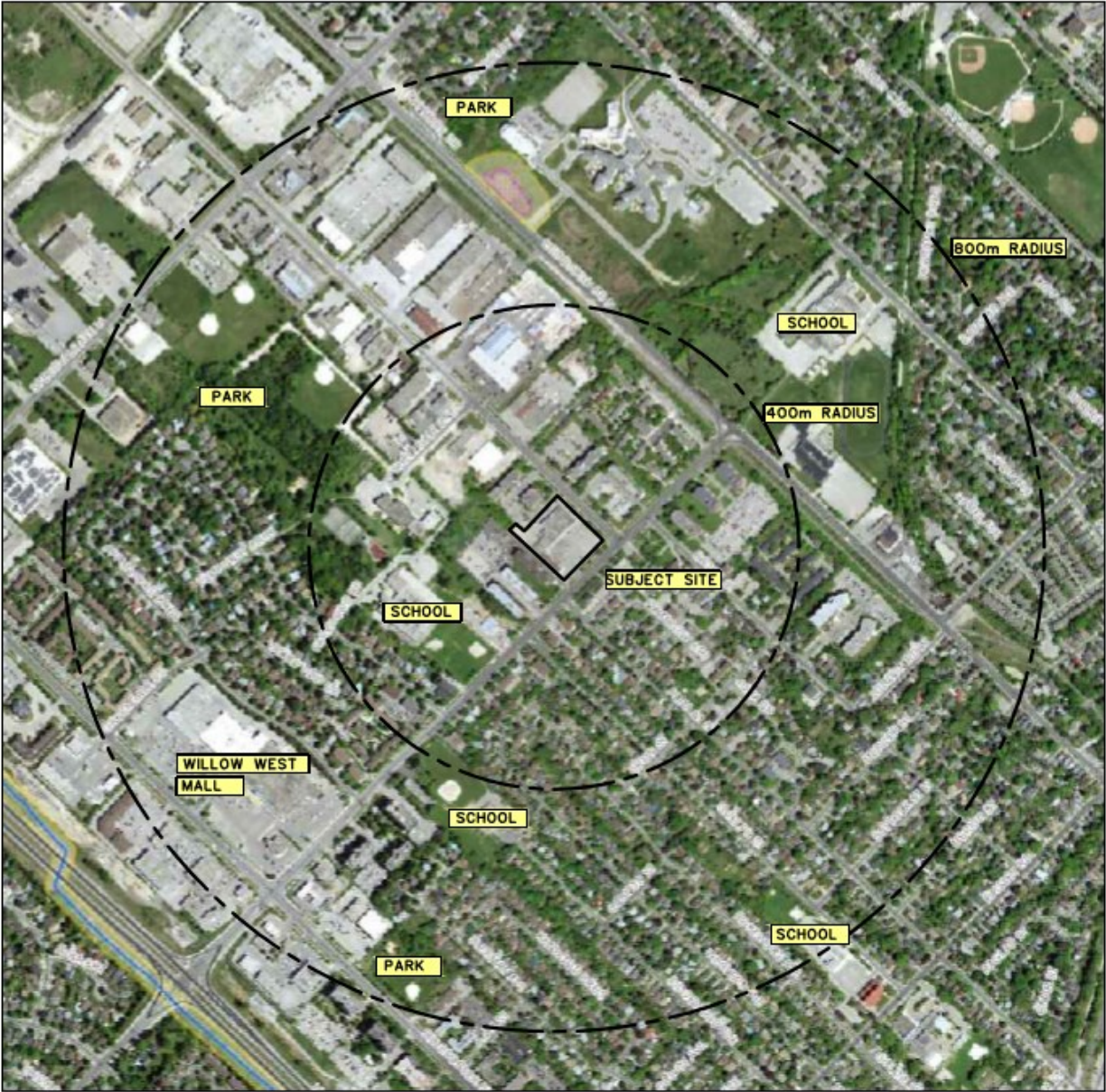


West – 5 ½ storey apartment building



2 ½ storey apartments and convenience commercial

Site Context



History

Willow Court Plaza was built in 1965 to accommodate an A & P food store.

The existing floor area of the Willow Court Plaza is 2,395 square metres and with the redevelopment of this site for a mixed use centre, the new commercial floor area will include 1,981.2 square metres. This will result in an 17.3 5 reduction of commercial floor space at this location.

It is important to note that despite on-going investment and several remodels of the building by the owner, this commercial centre has struggled to find new tenants to occupy deep building vacant space resulting from the loss of the grocery store in early 2000. The expansion of grocery stores and other commercial developments along Silvercreek Parkway has had a significant impact on the viability of this centre.

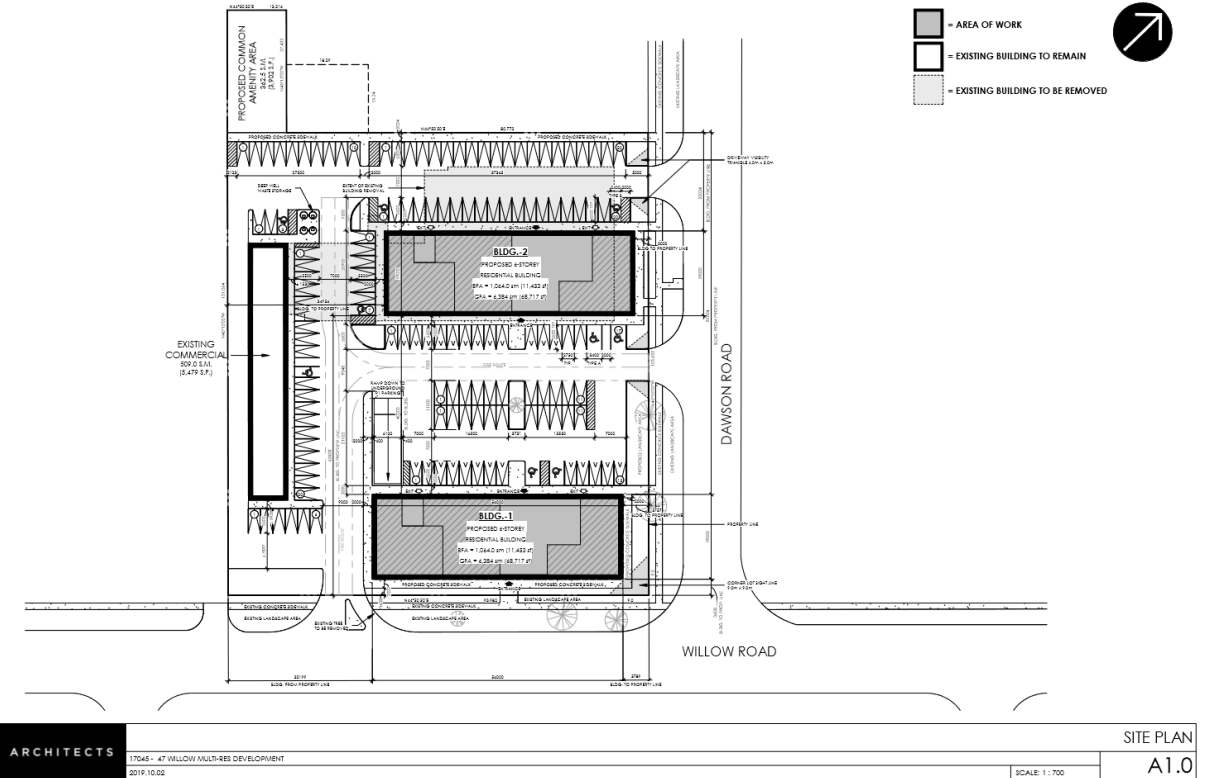
In addition, extensive commercial development along the Silvercreek Parkway Mixed Use corridor appears to meet the commercial needs of this area.

At the present time, only 1,273 square metres of commercial floor area is occupied. This represents a 47% vacancy rate.

Proposal:

Redevelopment of the existing commercial plaza for a mixed use project, including:

- The retention of the single storey commercial building on the west side of the property which includes 507 square metres of commercial space;
- A new six storey building containing approximately 750 square metres of ground floor commercial space and a total of 65 residential units on floors 2 to 6; and
- A second new six storey building containing approximately 750 square metres of ground floor commercial space and a total of 65 residential units on floors 2 to 6.
- An underground parking structure to accommodate parking for the new residential units.
- Sufficient surface parking to meet commercial parking requirements.



Affordability

- Purpose-Built rental units
- Will contribute to affordability by increasing the supply of smaller one and two bedroom units
- Is not targeting the luxury rental market

Sustainability

- Mixed Use providing live/work opportunities
- Compact built form at transit supportive density, adjacent to two bus routes
- EV Charging stations on surface and underground parking areas
- Car share vehicles on site
- Bicycle storage and bike racks
- Energy efficiency and water conservation through the use drought-resistant landscaping and passive/net zero capable building design strategies (including but not limited to: insulation, high energy efficient windows and doors, orientation, fenestration, ventilation, provision for renewables, etc.).
- Residents live within a 5 to 10 minute walk of a variety of amenities including schools, parks, commercial and transit stops

The following information has been prepared as part of this application:

Planning Justification Report
Draft Proposed Zoning By-law Amendment
Urban Design Brief
Building Elevations/Renderings
Functional Servicing Report
Storm Water Management Report
Grading & Drainage Plan
Site Servicing Plan
Traffic Impact Study
Truck Turning/Movement Plan
Geotechnical/Soil Report
Commercial Function Study
Noise Study
Sun and Shadow Study
Pedestrian Level Wind Study
Phase I and Phase II Environmental Site Assessment

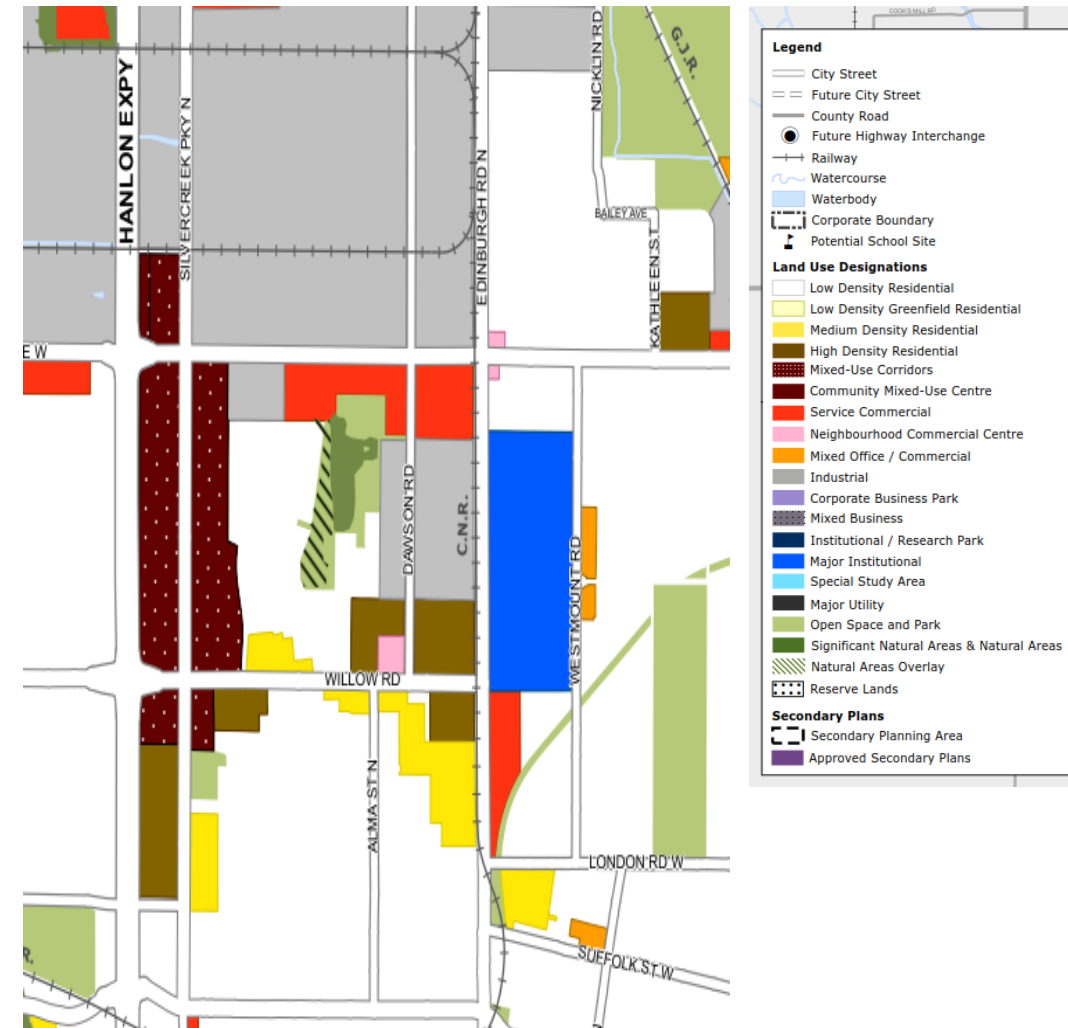
CITY OF GUELPH OFFICIAL PLAN (March 2018 Consolidation)

The proposed development is located:

- Within the built-up area of the City
- Within the Neighbourhood Commercial Centre designation
Permitted uses include:
 - i. commercial, retail and service uses;
 - ii. small-scale offices;
 - iii. community services and facilities;
 - iv. live/work;
 - v. multiple unit residential within mixed-use buildings; and
 - vi. urban squares
- On lands that can be serviced in an efficient and cost effective manner within the existing capacity of municipal infrastructure.

The project will:

- Revitalize the land through residential intensification and maximizing the use of an underutilized property.
- Maintain the general character of built form in existing neighbourhood.
- Create a development that is in-keeping with the use and height specifications of the Official Plan
- Assist in achieving complete communities through healthy and active living and by meeting people's daily living needs. The site has been designed at transit supportive densities and includes a compact built form. The existing bike lanes will assist in ensuring an active transportation network.



The proposed development conforms with the policies set out in the City of Guelph Official Plan.

Provincial Policy Statement, 2014

- 1) **Settlement Areas** - are to be the focus of growth and development and their vitality and regeneration promoted.
- 2) **Employment** - encourage the promotion of economic development through mixed-use development.
- 3) **Housing** - provide for an appropriate range and mix of housing types and densities
- 4) **Infrastructure and Public Facilities** - existing infrastructure and public service facilities are to be maximized, wherever possible, before developing new infrastructure and public service facilities.

The zone change application is consistent with the PPS as the subject property is:

- located within the “built boundary” of the City of Guelph.
- will result in an efficient use of land and existing infrastructure.
- will facilitate residential intensification, while continuing to provide commercial uses on site.
- respects existing land uses in the area and is transit supportive.
- Is adjacent to public transportation and a number of community services.

The proposed development is consistent with the Provincial Policy Statement 2014

Growth Plan for the Greater Golden Horseshoe, 2019

- 1) **Where and How to Grow** - Manage growth in a manner which ensures better use of land and infrastructure and encourages a compact built form.
- 2) **Delineated Built-up Areas** - Municipalities are to develop and implement strategies to achieve the minimum intensification targets and intensification throughout delineated built up areas.

This mixed use development will

- *contribute to the intensification target for the delineated built-up area in the City by providing 130 new residential units.*
- *addresses policies that encourage intensification and maximizing underutilized sites.*
- *utilize existing infrastructure while creating a development that is compatible and will fit with the existing physical character of the area.*
- *support the achievement of a complete community.*

The proposed development conforms with the policies set out in the 2019 Growth Plan.

Conclusion

The proposal will comply with all of the regulations of the existing Community Commercial Zone with the exception of Building Height.

The zoning amendment will allow for a maximum height of 6 storeys in lieu of the current regulation of 3 storeys.

The Official Plan permits 6 storey buildings within this designation.

The redevelopment of this site with mixed use buildings will assist in achieving complete communities through healthy and active living and by meeting people's daily living needs. The site has been designed at transit supportive densities, includes a compact built form and the existing bike lanes will assist in ensuring an active transportation network.

This proposal conforms to the City of Guelph Official Plan, as well as the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.