

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, May 9, 2022
Subject	<b>Decision Report 710 Woolwich Street Proposed Zoning By-law Amendment File: OZS21-010 Ward: 3</b>

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## Recommendation

1. That the application by IBI Group on behalf of the owner, 2776563 Ontario Inc., on lands municipally known as 710 Woolwich Street, for approval of a Zoning By-law Amendment to amend the current "Specialized Service Commercial" (SC.1-28) Zone to a new "Specialized Service Commercial" (SC.1-57(H)) Zone, be approved in accordance with Attachment-3 of Report 2022-152 dated May 9, 2022.
2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 710 Woolwich Street.

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## Executive Summary

### Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit a mixed-use development containing a commercial unit and 96 stacked townhouse units.

### Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the recommended zoning regulations and proposed site plan conditions in Attachment-3.

### Financial Implications

Estimated Development Charges: \$2,281,056 (based on 2022 residential rates).

Estimated Annual Taxes: \$336,000 based on the 2022 City tax rate for 96 stacked townhouse units (estimate only and actual number may vary)

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# **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. The Statutory Public Meeting for the proposed Zoning By-law Amendment was held on September 13, 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 are included in Attachment 4.

## **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-5.

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

The purpose of the proposed Zoning By-law Amendment is to create a new SC.1-57 (Specialized Service Commercial) Zone with a holding provision (H). The new SC.1-57(H) would carryover the uses and regulations within the existing "SC.1-28" Zone and permit additional residential and commercial uses together with specialized regulations for stacked townhouses to permit a density of 100 units per hectare, a height of four storeys, reduced side yard setbacks, parking setbacks and private amenity areas.

See Attachment-6 for details of the proposed uses and regulations.

## **Proposed Development**

The applicant is in the process of redeveloping the front or easterly portion of the site by constructing a new retail building closer to Woolwich Street, meant to

replace the existing retail building on site, which will be demolished. The retail portion of the site is approximately 0.3 hectares in size with a 600 square metre building. Parking is proposed to the side and rear of the building, with a total of 32 parking spaces provided.

The proposed Zoning By-law Amendments are needed for the rear or westerly portion of the site, where 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. Minor changes have been made in response to comments, including adding private amenity areas for all units, moving more parking to the rear of the site, and changes to building setbacks that have resulted in minor changes to the plan and proposed zoning regulations.

The proposed site concept plan is shown in Attachment-7 and the proposed building elevations are shown in Attachment-8.

### **Staff Review/Planning Analysis**

The staff review and planning analysis for these applications is provided in Attachment-9. The analysis addresses relevant planning considerations, including concerns and questions that were raised by Council and the public at and after the statutory Public Meeting held on Monday, September 13, 2021. Final comments on the revised proposal from internal City departments and agencies are included in Attachment-10.

### **Staff Recommendation**

Planning staff are satisfied that the proposed Zoning By-law Amendment is consistent with the 2020 Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1). The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate for the site. Planning staff recommend that Council approve the Zoning By-law Amendment, subject to the specialized zoning regulations and proposed conditions to be imposed through site plan approval as outlined in Attachment-3.

As noted above, some minor modifications to the proposed zoning were made during review and recommended by Planning staff to secure the development as proposed. The specialized regulations are shown in Attachment-6 and discussed further in the Planning Analysis in Attachment-9. These changes are considered to be minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the Planning Act.

### **Financial Implications**

Estimated Development Charges: \$2,281,056 (based on 2022 residential rates).

Estimated Annual Taxes: \$336,000 based on the 2022 City tax rate for 96 stacked townhouse units (estimate only and actual number may vary)

### **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. Notice of the Decision Meeting was sent out to interested parties on April 20, 2022. A complete timeline of the application milestones is included in Attachment-12.

## **Strategic Plan Alignment**

### **Priority**

Sustaining our Future

### **Direction**

Plan and design an increasingly sustainable city as Guelph grows.

### **Alignment**

The proposed development application is in 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. A review of how the proposed development is in conformity with the City's Official Plan can be found in the Staff Review and Planning Analysis in Attachment 9.

## **Attachments**

Attachment-1 Location Map

Attachment-2 Aerial Photograph

Attachment-3 Recommended Zoning Regulations and Conditions

Attachment-4 Existing Official Plan Land Use Designations and Policies

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Proposed Site Concept Plan

Attachment-8 Proposed Building Elevations

Attachment-9 Planning Analysis

Attachment-10 Proposed Sustainability Measures

Attachment-11 Departmental and Agency Comments

Attachment-12 Public Notification Summary

## **Departmental Approval**

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**This report was approved by:**

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