

Attachment-10 Staff Review and Planning Analysis

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020, came into effect on May 1, 2020. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. Part IV: Vision for Ontario's Land Use Planning System, includes that "Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities."

Most relevant to these applications, Policy Section 1.0 – Building Strong Healthy Communities speaks to efficient land use and development patterns that support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Policy 1.1.1 of the PPS promotes creating and sustaining healthy, liveable and safe communities. This is achieved in part by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. Furthermore, promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1 e); and ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Section 1.1.3 (Settlement Areas) further states that "It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures." This section also adds policies specific to supporting active transportation (1.1.3e) and transit-supportive, where transit is planned, exists or may be developed (1.1.3f). Section 1.1.3.4 states that "Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety."

The proposal promotes an efficient and cost-effective form of redevelopment and land use pattern and provides a suitable site for economic activity which takes into account the needs of an existing business in the City. The proposed use is appropriate for and effectively utilizes the available public infrastructure and is transit-supportive. The proposal represents an effective redevelopment of a site no longer required for its previous use.

Policy 4.7 of the PPS directs that a City's Official Plan is the most important vehicle for implementation of the PPS. A more detailed review on how the proposal is consistent with the above PPS policies, as well as policies in the City's Official Plan will be outlined later in this analysis. The proposed development is consistent with the Provincial Policy Statement.

Provincial Growth Plan for the Greater Golden Horseshoe (A Place to Grow)

Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe came into effect on August 28, 2020. This is an amendment to the Growth Plan that came into effect on May 16, 2019.

The Growth Plan for the Greater Golden Horseshoe, 2019 (the Growth Plan) is issued under the Places to Grow Act and works to support the achievement of complete communities, manage forecasted population and employment growth, protect the natural environment, and support economic development. While the PPS as outlined above

provides broader policy direction on matters of provincial interest, the Growth Plan provides more focused direction for development within the Greater Golden Horseshoe area. The Growth Plan builds on other provincial initiatives and policies and provides a framework to manage and guide decisions on growth through building compact, vibrant and complete communities.

The policies of the Growth Plan focus on the key themes of building more compact and vibrant communities; directing a significant share of new growth to existing built-up areas of the City; promoting the development of transit-supportive densities and the use of active transportation methods; and creating complete communities through ensuring a healthy mix of residential, employment and recreational land uses.

Sections 2.2.1 and 2.2.2 of the Growth Plan identify how population growth to the horizon year of 2051 will be accommodated within the 'Delineated Built-up Areas' of the City. The subject lands are located within the Delineated Built-up Area. These sections contain policies related to intensification, the creation of complete communities and efficient use of infrastructure and public service facilities.

The proposal to redevelop the existing building for another use on the subject property contributes to a complete community, allows for the efficient use of existing infrastructure and an underutilized property.

The proposed Official Plan and Zoning By-law Amendment are consistent with and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Official Plan Conformity

The subject property is designated as "Low Density Residential" in the Official Plan. Permissible uses within this land use designation include single and semi-detached dwellings and multiple unit residential buildings, such as townhouses and apartments. The "Low Density Residential" land use designation permits a maximum building height of three (3) storeys and a maximum density of 35 units per hectare. Within the residential land use designations, a variety of small-scale non-residential uses are permitted that are complementary to and serve the needs of the residential neighbourhoods. Such non-residential uses include: schools, places of worship, child care centres and convenience commercial uses.

The applicant has applied for an Official Plan Amendment to change the land use designation from "Low Density Residential" to "Mixed Office/Commercial" to allow for the redevelopment of the site into a medical clinic. Small-scale office uses are permitted in the Mixed Office/Commercial land use designation and small-scale office uses include medical offices.

Official Plan policies for the Mixed Office/Commercial land use designation include the following objectives:

- a) To allow for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings.
- b) To ensure that a compatible transition in built-form is provided between uses in this designation and surrounding residential properties.
- c) To allow for a range of compatible business uses adjacent to residential areas.
- d) To promote the continued use, revitalization and intensification of these areas for a mix of uses.

The proposed redevelopment of the site meets the objectives of the Mixed Office/Commercial land use designation. The proposed redevelopment will maintain a

compatible transition in built form between the proposed use and surrounding residential properties and it is a use that will serve the adjacent and broader residential community.

Official Plan Amendment

In accordance with Policy 1.3.14 of the Official Plan, the following criteria must be considered when evaluating an Official Plan Amendment. Staff have evaluated each of the criteria below.

- i. The conformity of the proposal to the strategic directions of this Plan and whether the proposal is deemed to be in the overall interests of the City.

The proposed Official Plan Amendment conforms to the strategic goals of the Official Plan in Section 2.2, including the following:

- Planning a complete and healthy community by ensuring an appropriate range and mix of employment opportunities, local services, community infrastructure, housing and other land uses are provided to meet current and projected needs to the year 2031 (2.2.1.b);
- Provides for urban growth and land use patterns in a manner that ensures the efficient use of public expenditures over the long term (2.2.1 c);
- Municipal Services – direct development to areas where full municipal services and infrastructure are existing (2.2.4.a);
- Urban Design – encourage intensification and redevelopment of existing urban areas that is compatible with existing built form (2.2.6.d);

- ii. Consistency with applicable provincial legislation, plans and policy statements.

Staff have reviewed the proposal against the policies of the 2020 Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe and are satisfied that the proposal is consistent with the 2020 PPS and conforms to the Growth Plan.

- iii. Suitability of the site or area for the proposed use, particularly in relation to other sites or areas of the city.

The site is suitable for the proposed use and allows for the redevelopment of the existing building into a medical clinic. The property can accommodate the proposed use and associated parking without negatively impacting adjacent residential properties.

- iv. Compatibility of the proposed use with adjacent land use designations;

The proposed use is compatible with adjacent land uses. The property was previously used as a place of worship. The previous non-residential use is being replaced with another non-residential use that will serve the adjacent and broader residential areas.

- v. The need for the proposed use, in light of projected population and employment targets.

The proposal adds to the range and mix of employment opportunities and local services in the area.

- vi. The market feasibility of the proposed use, where appropriate.

The applicant has determined that the proposed use in this location is financially feasible.

- vii. The extent to which the existing areas of the city designated for the proposed use are developed or are available for development.

The proposal is to redevelop an existing under-used site. The site is well situated to accommodate this use as it is located adjacent to residential uses and easily accessible by different modes of travel.

- viii. The impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the Natural Heritage System.

Review of the proposed applications have determined that adequate services are available and the redevelopment can be accommodated.

- ix. The financial implications of the proposed development.

Financial implications of the proposed redevelopment are outlined at the beginning of the report in terms of estimated development charges and taxes.

- x. Other matters as deemed relevant in accordance with the policies of this Plan.

Consideration of other relevant matters are discussed later in this planning analysis.

The proposal meets the criteria for an Official Plan Amendment.

Proposed Development

The applicant is proposing to convert the existing building into a medical clinic. The existing building will be converted without external renovations or additions and no changes to existing site grading or services are proposed. The following changes are proposed to the property and site plan approval is required prior to any site works:

- existing parking spaces abutting both the Eramosa Road right-of-way and the sidewalk in front of the property are proposed to be removed and landscaped;
- the remaining parking spaces will reconfigured to address the City's current Site Plan Guidelines; and,
- the property is buffered from the adjacent residential uses with existing board fences on the rear portions of the side lot lines. The rear lot line is currently buffered by an existing chain link fence and a hedgerow which is located on the adjacent property. A new solid wood fence is proposed to replace the existing chain link fence to provide enhanced screening.

Review of Proposed Zoning

The applicant is requesting a "Specialized Office Residential" (OR-57) Zone to facilitate the proposed redevelopment.

In addition to the permitted uses set out in Section 6.5.1 "Office Residential" (OR) Zone of Zoning By-law (1995)-14864, as amended, the following additional use is requested:

- Medical Clinic

Staff are supportive of this request as a medical office is a permitted use in the "Office Residential" (OR) Zone. A medical office is defined in the Zoning By-law as a place in which 2 or fewer medical practitioners provide consultative, diagnostic and treatment services for humans, and a medical clinic has 3 or more medical practitioners. The applicant has indicated that there will be 4 medical practitioners providing services on-site. The existing building and property can adequately accommodate a medical clinic and parking associated with it without causing adverse impacts on adjacent properties.

In addition to the regulations set out in Section 6.5.2 "Office Residential" (OR) Zone of Zoning By-law (1995)-14864, as amended, the applicant is requesting the following specialized regulations:

Location of Off-Street Parking

The applicant is requesting permission for off-street parking spaces to be located in the front yard (meaning between the front lot line and front wall of the main building). Staff are recommending that a maximum of 2 parking spaces be permitted in the front yard and that the 2 parking spaces in the front yard be located a minimum of 3 metres from the front lot line and be screened with landscaping. The existing property contains paving and parking spaces in the front yard. The applicant is improving the existing situation by removing the existing paving and re-instating the landscaping. Staff are supportive of allowing 2 parking spaces in the front yard as long as they are a minimum of 3 metres from the front lot line and screened with landscaping.

Off-Street Parking

The applicant is requesting a minor reduction in required parking. Section 4.13.4.2 of Zoning By-law requires requires 25 parking spaces for the proposed medical clinic (6 parking spaces per practitioner ($6 \times 4 = 24$) or 1 space per 15.5 square metres of Gross Floor Area ($380 \text{ square metres} / 15.5 = 25$), whichever is greater. The applicant is showing 23 parking spaces on the current conceptual site plan, however, Traffic staff have indicated that at least 4 parking spaces will need to be eliminated to accommodate turning maneuvers and on-site traffic operations including waste pick-up. Staff are therefore recommending a minimum of 18 off-street parking spaces be provided for the medical clinic, which would allow for the elimination of 1 further parking space (in addition to the 4 noted above), if required through the review of the site plan application. Staff are satisfied that a minimum of 18 parking spaces are sufficient to support the proposed medical clinic use. There will be up to 4 practitioners practicing on site at a time and that would allow for 4 patients per practitioner plus administrative staff to park on site at a time.

Planting Area

Staff are recommending an additional regulation that would require a landscaped strip of land 3 metres in width adjacent to the street line, except for those areas required for entry ramps. This is a standard zoning regulation required in other commercial zones, however, it is not currently required in the standard Office Residential Zone. Staff are recommending this for streetscape purposes.

Community Energy Initiative Update (2019) and Climate Change

Section 4.7 of the Official Plan contains policies on Community Energy. Policy 4.7.4.1 of the Official Plan indicates that the City will utilize the development approvals process, such as site plan control, to ensure that new residential, commercial and institutional development includes sustainable design features.

The Owner has indicated that they will be including a number of energy efficiency measures within the proposed redevelopment consistent with the City's Community Energy Initiative (CEI) 2019 update. These initiatives proposed by the Owner will contribute to the City meeting its goal to become a net zero community by 2050. The Owner has provided a letter summarizing how their proposal addresses the CEI update (2019), and it is included in Attachment-12.

Staff are recommending a condition to be implemented through site plan approval that the Owner shall provide a commitment to incorporate features into the development that will contribute to meeting the action items from the CEI (see condition in Attachment-4).

Municipal Services and Infrastructure

Policy 6.1.3 of the Official Plan requires all new development to be on full municipal services, including sanitary sewers, water supply, stormwater management and transportation networks. Engineering staff have reviewed the redevelopment proposal and as outlined in the Functional Servicing Report, since this proposal is to redevelop the existing building into a new use, there will be no change to the sanitary flow demands of the property and no upgrades or changes are proposed to the servicing plan. Conditions from engineering to be imposed through a site plan application are included in Attachment-4 and final comments from Engineering are included in Attachment-12.

Transportation

Transportation Services staff have reviewed the applications and have provided comments to be addressed at the site plan stage. Comments from transportation and traffic staff are included in the memo provided by engineering and attached in Attachment-12.

Parking

The current conceptual site plan shows 23 parking spaces, however, Traffic staff have reviewed the concept plan and have indicated that some parking spaces will need to be eliminated to accommodate turning maneuvers and on-site traffic operations including waste pick-up. Staff are recommending a minimum of 18 parking spaces be provided on site to address comments provided by Traffic staff.

Park and Trail

Park and Trail Development staff have reviewed the applications and recommend payment in lieu of conveyance of parkland for the proposed redevelopment. Payment in lieu of parkland conveyance will be required in accordance with City of Guelph Official Plan Policy 7.3.5.6 and the City of Guelph Parkland Dedication By-law (2019)-20366 as amended by By-law (2019) 20380 or any successor thereof. Section 17.(a) of By-law (2019)-20366 states that the rate will be 2% of the total Market Value of the Land. Conditions from Parks staff have been included in Attachment-4.

Comments from Parks staff are included in Attachment-12.

Comments Received on the Applications

There were no questions asked at the September 12 statutory public meeting and no members of the public spoke at the statutory public meeting or provided comments on the applications.