

## **Attachment–8 Staff Review and Planning Analysis**

### **Provincial Policy Statement, 2020**

The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development. All planning decisions, including the comments, submissions and advice provided to Council shall be consistent with the PPS. On April 6, 2023, the province released a new proposed Provincial Policy Statement. The new PPS that would replace the existing PPS and A Place to Grow: Growth Plan for the Greater Golden Horseshoe is not yet in effect.

Policy Section 1.0 – Building Strong Healthy Communities is the most relevant to this application. It contains policies that promote efficient land use patterns that create housing opportunities, protect the environment, maintain public health and safety, facilitate economic growth and manage change.

Policy 1.1.1 of the PPS promotes creating and sustaining communities that are healthy, liveable and safe. This is achieved through planning efficient development and land use patterns having an appropriate range and mix of residential development types, employment and other land uses to meet long term needs and sustain provincial and municipal financial well-being [1.1.1 a), b)]. Development must avoid land use patterns that may cause environmental or health and safety concerns [1.1.1 c)]. The integration of transit supportive development, intensification and growth management are to be promoted all while ensuring that the necessary supporting infrastructure and public service facilities are available [1.1.1 e), g)].

Policy 1.1.3 requires land use patterns within settlement areas to be based on densities and a mix of uses to make efficient use of land and resources while being appropriate for and having the ability to be accommodated by infrastructure and public service facilities that are planned or available [1.1.3.2 a), b)].

Policy 1.3.1 calls for the promotion of economic development by providing for an appropriate mix and range of employment, institutional, and broader mixed uses that would support a wide range of economic activities and ancillary uses[1.3.1 a), b)]

As the City's Official Plan is to be the main instrument for implementation of the PPS in Guelph [4.6], a more detailed review on how the proposed Zoning By-law Amendment is consistent with the above PPS policies as well as policies in the City's Official Plan will be outlined later in this analysis.

In Planning staff's opinion, the proposal to permit a recreation facility (golf simulator) and to limit it to two of the business park units is consistent with the PPS. The development represents an efficient use of existing and planned infrastructure that supports a wide range of economic activities and is limited in scale so as to preserve the industrial development.

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

The Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan) is a provincial plan that builds on the PPS. The current Growth Plan came into effect on May 16, 2019 and was amended on August 28, 2020 (first amendment). While the PPS as discussed above provides broader policy direction, the Growth Plan provides more focused policy direction for the Greater Golden Horseshoe area. The new proposed Provincial Planning Statement is intended to replace both the existing PPS and Growth Plan, but this is not expected to come into effect until this fall.

The Growth Plan supports building compact and complete communities, managing forecasted population and employment growth to the year 2051, protecting the natural environment, and supporting economic prosperity. All decisions affecting planning matters, including new development and redevelopment must conform with the current Growth Plan.

The policies of the Growth Plan focus on several key themes, including building complete communities; providing flexibility to capitalize on new economic opportunities as they emerge; making efficient use of infrastructure including developing transit-supportive densities; and creating a healthy mix of housing options and employment land uses.

Section 2.2 of the Growth Plan contains policies to identify where and how population growth to the horizon year of 2051 will be accommodated within the City. These sections contain policies related to intensification, creating complete communities as well as optimizing and making efficient use of infrastructure and public service facilities.

The subject lands are within a Provincially Significant Employment Zone (PSEZ). These areas were introduced to ensure that important employment areas would not be converted prior to a municipal comprehensive review.

The Zoning By-law Amendment conforms to the policies of these sections by:

- Contributing to achieving a more complete community through the diversification of employment uses complementary to surrounding businesses without compromising the employment focused nature of the PSEZ;
- Making efficient use of public service facilities as well as existing and planned infrastructure (e.g., roads, water and sewer, parks, etc.);
- Protecting adjacent natural heritage and hydrologic features as no site alterations are proposed.

Overall, the development proposal, which is limited in size, allows for additional economic and employment opportunities within the PSEZ, and contributes to building a more complete community by providing an on-site use complementary to the surrounding businesses and residents.

Planning staff are of the opinion that the proposed Zoning By-law Amendment is consistent with, and conforms to, A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

### **Official Plan Conformity**

Section 2.2 outlines the strategic goals of the City's Official Plan. The strategic goals are focused on ecological, social, cultural, and economic sustainability in decision making. Of particular relevance to this application are the following goals:

- Ensure an appropriate range and mix of employment opportunities, local services, community infrastructure, housing, including affordable housing and other land uses, are provided to meet current and projected needs to the year 2031 [2.2.1 b)].
- Direct development to those areas where full municipal services and related infrastructure are existing or can be made available, while considering existing land uses, natural heritage systems, development constraints, fiscal sustainability, development costs and related factors [2.2.4 a)].

### **Corporate Business Park Policies**

The subject lands are designated "Corporate Business Park" in the City's Official Plan. Section 9.5.3 of the Official Plan contains policies that apply to the Corporate Business Park designation. The proposed Zone Amendment satisfies the Corporate Business Park objectives of the Official Plan

This includes:

- To provide lands which can be used for office, administrative and/or research and development facilities;
- To permit a limited range of commercial uses that serve employment uses; and
- To ensure that development is sensitive to the adjacent Natural Heritage System and designated residential areas.

Permitted uses in the Corporate Business Park Designation include:

- i. Office and administrative facilities;
- ii. Manufacturing;
- iii. Warehousing;
- iv. Hotel and convention facilities;
- v. Research and development facilities;
- vi. Associated ancillary retail uses that are an integral component of the primary uses; and
- vii. Complementary or accessory uses may be permitted. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and childcare centres.

The proposed recreation facility (golf simulator) can be considered a complementary recreation facility that will predominately serve workers in the Hanlon Creek Business Park and the surrounding community. The proposed use is limited to units 36 and 37 on the site and could be integrated into the business park

without compromising the ability for other uses permitted in the Corporate Business Park Designation to be located on the subject lands.

As the proposal does not include any site or building alterations, staff are satisfied that there will be no impacts to the adjacent natural heritage system.

### **Review of Proposed Zoning**

The purpose of the Zoning By-law Amendment is to change the zoning from the current "Specialized Corporate Business Park" (B.5-3) Zone to the "Specialized Corporate Business Park" (B.5-9) Zone under Zoning By-law (1995) – 14864.

The "Specialised Corporate Business Park" (BP-3) Zone in the recently adopted Comprehensive Zoning By-law (2023) – 20790 must also be changed to a "Specialised Corporate Business Park" (BP-9) Zone under the new Comprehensive Zoning By-law (2023) - 20790.

Both Zoning By-laws must be amended in accordance with the transition provisions included in the recently adopted Comprehensive Zoning By-law (2023) – 20790 until it comes into full force and effect and Zoning By-law (1995) – 14864 is fully repealed.

### **Zoning By-law (1995) – 14864**

The proposed B.5-9 Zone seeks to permit a Recreation Facility use to facilitate the establishment of a golf simulator. The recreation facility would be limited to units 36 and 37 of the approved business plaza. The use would not be permitted to have a commercial kitchen or restaurant but would be a licensed establishment that could sell pre-packaged food. No site or building alterations are proposed. The proposed B.5-9 Zone would maintain all other permitted uses and required provisions of the current B.5-3 Zone.

### **Comprehensive Zoning Bylaw (2023) - 20790**

The proposed BP-9 Zone seeks to permit a Recreation Facility use to facilitate the establishment of a golf simulator. The recreation facility would be limited to units 36 and 37 of the approved business plaza. The use would not be permitted to have a commercial kitchen or restaurant but would be a licensed establishment that could sell pre-packaged food. No site or building alterations are proposed. The proposed BP-9 Zone would maintain all other permitted uses and required provisions of the current BP-3 Zone.

### **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 development proposal and supporting studies and have confirmed that the development can be supported by full municipal services. The property owner will be responsible for all costs associated with connecting, decommissioning existing and upgrading municipal services, where necessary.