

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, September 19, 2023
Subject	Statutory Public Meeting and Decision Report 585 Hanlon Creek Boulevard Proposed Zoning By-law Amendment File OZS23-006

Recommendation

1. That the application from Build Consulting Services on behalf of Ged Smyth for a zoning By-law Amendment to change the zoning from the current "Hanlon Creek Business Park" (B.5-3) Zone (1995 - 14864) and the "Specialized Corporate Business Park" (BP-3) Zone (2023 - 20790) to the "Specialized Hanlon Creek Business Park " (B.5-9) Zone, and a "Specialized Corporate Business Park" (BP-9) Zones to permit the proposed recreation facility use to accommodate the proposed golf simulator in units 36 and 37 of the draft approved plan of condominium at 585 Hanlon Creek Boulevard be Received.
2. That the application from Build Consulting Services on behalf of Ged Smyth for a zoning By-law Amendment to change the zoning from the current "Hanlon Creek Business Park" (B.5-3) Zone (1995 - 14864) and the "Specialized Corporate Business Park" (BP-3) Zone (2023 - 20790) to the "Specialized Hanlon Creek Business Park " (B.5-9) Zone, and a "Specialized Corporate Business Park" (BP-9) Zones to permit the proposed recreation facility use to accommodate the proposed golf simulator in units 36 and 37 of the draft approved plan of condominium at 585 Hanlon Creek Boulevard be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Enterprise Report 2023-350, dated September 19, 2023.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit a recreation facility to accommodate a golf simulator in unit numbers 36 and 37 of the 51-unit corporate business plaza currently under construction on the property municipally known as 585 Hanlon Creek Boulevard.

Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the recommended zoning regulations in Attachment-4 Proposed Zoning and Details 1995-14864 and Attachment-5 Proposed Zoning and Details 2023-20790.

Strategic Plan Alignment

The recommended Zoning By-law Amendment aligns with the Sustaining our Future strategic priority and Grow Guelph's Economy strategic priority in the 2019-2023 and 2024-2027 strategic plans respectively. 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.

Financial Implications

Estimated Development Charges: Not applicable, no new construction is proposed.

Estimated Community Benefit Charge: Not applicable, no new construction is proposed.

Estimated Annual Property Taxes: No change.

Report

Background

An application to amend the Zoning By-law as received for the lands municipally known as 585 Hanlon Creek Boulevard from Build Consulting Services on behalf of Ged Smyth to permit the development a golf simulator in Units #36 and #37 of the 51-unit corporate business plaza that is currently under construction.

The application was initially received by the City on August 1, 2023, and deemed complete on August 16, 2023. The proposal is limited to Units #36 and #37 of the 51-unit corporate business plaza that received Site Plan Approval on February 6th, 2023. A Plan of Condominium for the 51-unit development was draft approved on June 30th, 2023. No new construction is proposed.

Location

The subject lands are located on the north side of Hanlon Creek Boulevard, directly east of Downey Road. The subject lands are municipally known as 585 Hanlon Creek Boulevard (see Attachment-1 Location Map and 120 m Circulation and Attachment-2 Aerial Photograph).

The subject lands currently have an area of 2.54 hectares with 97.4 metres of frontage along Hanlon Creek Boulevard and 131.8 metres of frontage along Downey Road.

A corporate business plaza is currently under construction on the subject lands. The plaza will contain 51 units over 5 blocks. The proposed amendment would affect Units #36 and #37 located in Block 3 of the approved site plan (see Attachment-6 Conceptual Site Plan).

Surrounding land uses include:

- To the north: natural heritage lands, a stormwater management pond, and Downey Trail. Further to the north are single detached dwellings;
- To the east: natural heritage lands, Downey Trail, and Business Park uses;
- To the south: Hanlon Creek Boulevard and existing Business Park Uses; and
- To the west: Downey Road and Agricultural Uses beyond.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designations that currently apply to the subject lands is "Corporate Business Park". This land use designation permits office and administrative facilities, manufacturing, warehousing, hotel and convention facilities, research and development facilities, and complementary or accessory uses. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities, and childcare centres.

The relevant policies for the applicable land use designations are outlined in Attachment-8 Staff Review and Planning Analysis.

Existing Zoning

The subject lands are currently zoned "Specialized Corporate Business Park" (B.5-3) according to Zoning By-law (1995) - 14864, as amended. The recently adopted Comprehensive Zoning By-law (2023) - 20790 zones the property as "Corporate Business Park" BP-3.

The existing zoning for both applicable By-laws is shown in Attachment-3 Existing Zoning.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to change the zoning from the current "Specialized Corporate Business Park" (B.5-3) and "Corporate Business Park" (BP-3) Zones to the "Specialized Corporate Business Park" (B.5-9) Zone under Zoning By-law (1995) - 14864; as well as the "Specialized Corporate Business Park" (BP-9) Zone under the recently adopted 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.

Details of the proposed zoning under the current Zoning By-law (1995)-14864, as amended, are included in Attachment-4 Proposed Zoning and Details 1995-14864 and the proposed zoning under the Comprehensive Zoning By-law (2023) - 20790 is included in Attachment-5 Proposed Zoning and Details 2023-20790.

Development Proposal

The proposed Zoning By-law Amendment is to expand the permitted uses on the subject property to permit a recreation facility (golf simulator) in units #36 and #37 of the approved corporate business plaza. No external changes are proposed to the site or building to facilitate the golf simulator use.

The conceptual site plan is included in Attachment-6 Conceptual Site Plan and renderings are included in Attachment-7 Renderings.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment-8 Staff Review and Planning Analysis. Comments from internal City departments and agencies are included in Attachment-9 Departmental and Agency Comments. The staff review and planning analysis addresses the following:

- Evaluation of the development proposal in accordance with the policies of the 2020 Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the development proposal's conformity with the Official Plan;
- Review of the proposed B.5-9 and BP-9 zoning;
- Review of supporting documents submitted with the development applications; and
- Addresses all concerns and issues raised by written comments received from the public as well as comments received from circulated agencies.

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. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations are appropriate for the site.

Planning staff recommend that Council approve the Zoning By-law Amendment subject to the specialized zoning regulations as outlined in Attachments-4 Proposed Zoning and Details 1995-14864 and Attachment-5 Proposed Zoning and Details 2023-20790.

Financial Implications

Estimated Development Charges: Not applicable, no new construction is proposed.

Estimated Community Benefit Charge: Not applicable, no new construction is proposed.

Estimated Annual Property Taxes: No change.

As the proposed golf simulator's use would occupy two units in an approved Corporate Business Plaza and no new construction is proposed, no notable financial impacts are anticipated.

Consultations

The Notice of Complete Application, Public Meeting and Decision Meeting was mailed on August 24, 2023 to local boards and agencies, City service areas and all property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on August 24, 2023. Notice of the application was also provided by means of signage on the property, which was posted on August 11, 2023. All supporting documents submitted by the applicant have been posted on the City's website.

Final comments from local boards and agencies and City service areas are included in Attachment-9 Departmental and Agency Comments. No public comments have been received as of the writing of this report.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Zoning

Attachment-4 Proposed Zoning and Details 1995-14864

Attachment-5 Proposed Zoning and Details 2023-20790

Attachment-6 Conceptual Site Plan

Attachment-7 Renderings

Attachment-8 Staff Review and Planning Analysis

Attachment-9 Departmental and Agency Comments

Attachment-10 Public Notification Summary

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Eric Rempel, Development Planner

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 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