

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, March 9, 2020
Subject	Statutory Public Meeting Report 35, 40 & 55 Silvercreek Parkway South Proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment File: OZS19-016 Ward 3 & 4
Report Number	IDE-2020-20

Recommendation

That Report IDE-2020-20 regarding proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications (File: OZS19-016) by Astrid J. Clos Planning Consultants, on behalf of the owners, Silvercreek Guelph Developments Ltd. and 2089248 Ontario Inc., to permit the development of a mixed use commercial and residential subdivision on the properties municipally known as 35, 40 and 55 Silvercreek Parkway South and legally described as Part of Lots 21 and 22, Division 'A', (Geographic Township of Guelph); Part of Lots 2 and 3, Concession 1, Division 'E' (Geographic Township of Guelph); All of Lots 10 and Part of Lots 7, 8, 9, 11, 12, D & E West Side of Guelph & Galt Railway; Part of Napoleon Street (closed by Order Instrument BS12480), Registered Plan 52, City of Guelph from Infrastructure, Development and Enterprise dated March 9, 2020, be received.

Executive Summary

Purpose of Report

To provide planning information on applications requesting approval of a Draft Plan of Subdivision, an Official Plan Amendment and a Zoning By-law Amendment to permit the development of a mixed use subdivision with commercial and residential uses on the properties municipally known as 35, 40 & 55 Silvercreek. This report has been prepared in conjunction with the Statutory Public Meeting for the application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

Applications for a Draft Plan of Subdivision, an Official Plan Amendment and a Zoning By-law Amendment have been received for the properties municipally known as 35, 40 and 55 Silvercreek Parkway South from Astrid J. Clos Planning Consultants, on behalf of Silvercreek Guelph Developments Ltd. and 2089248 Ontario Inc. The applications have been submitted to allow the development of a mixed use commercial and residential subdivision on the subject site. The Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications were received by the City on December 5, 2019 and deemed to be complete on January 3, 2020.

The subject lands have previous Official Plan and Zoning By-law Amendment applications which were approved by an OMB decision in 2010. The decision includes an OMB approved Minutes of Settlement with the owner, the City and the Howitt Park Neighbourhood Residents Association respecting the development of the OMB approved concept plan for a mixed use node with commercial, residential and employment components. These lands were subject to additional Official Plan and Zoning By-law amendment applications that provided additional use and size flexibility to the commercial portion of the site which was approved by Council in 2013. The subject site has an area of 16.52 hectares and is currently vacant, though was previously an industrial site which included a gravel quarry and cement plant.

Location

The subject lands are located on both sides of Silvercreek Parkway South, bounded by the Metrolinx railway to the north, Howitt Creek to the east, the CNR secondary railway the south and the Hanlon Expressway to the west (see Location Map and Orthophoto in Attachment 1 and Attachment 2, respectively).

Existing Official Plan Land Use Designations and Policies

The subject lands are designated Community Mixed Use Centre, Corporate Business Park, High Density Residential and Open Space and Park in the City's Official Plan (See Attachment 3). The intent of these designations was to provide a mixed use node with an urban square and service and commercial uses on the lands in the center and the west side of the site, with high density residential on the south east side and employment uses on the northeast side of the site. Section 9.13 of the Official Plan also contains policies that are specific to the site related to the OMB approval from 2010, regarding Urban Form, Infrastructure and Land Use. Further details of these land use designations and site specific policies are included in Attachment 3.

Proposed Official Plan Amendment

The proposed Official Plan Amendment would designate the site as Community Mixed Use Centre, High Density Residential, Medium Density Residential, and Parks and Open Space, as shown in Attachment 4. The proposed designations reconfigure the Community Mixed Use Centre designation to a smaller area along the westerly side of the site, together with a small Parks and Open Space designation meant for

an urban square, west of Silvercreek Parkway South. A larger Parks and Open Space designation is proposed on the east side of Silvercreek Parkway South for a neighbourhood park, and a mix of both Medium and High Density Residential Designations are shown along the north and south ends of the site. The applicant has also proposed to amend the site specific policies of Section 9.13 to better reflect the current proposal. This amendment is also shown in Attachment 4.

Existing Zoning

The subject lands are currently comprised of six different zones as shown in Attachment 5:

- CC-21(H25) a specialized Community Shopping Centre Zone is found along the westerly side of the site and permitted a large format retail establishment and townhouses and high density apartments in addition to the standard CC Zone uses;
- SC.1-56(H25) is a specialized Service Commercial Zone, which limited the centre of the site to a variety of small scale service and commercial uses around a previously proposed public square (the Market Square);
- R.4A-36(H25) is a specialized General Apartment Zone that had specialized regulations to be between 3 to 8 storeys in height and minimum density of 175 units per hectare;
- B.5-6(H25) is a specialized Corporate Business Park Zone, which removed Manufacturing and Warehouse as uses and included Club, Recreation Centre, and Religious Establishment as uses, together with the inclusion of one apartment building next to the proposed park block;
- P.2 is the standard Neighbourhood Park Zone, meant for a small park on the easterly side of the site.
- B.4 is a standard Industrial Zone found on 55 Silvercreek Parkway South, on the southwest of the subject site, which was not part of the previous applications.

The (H25) on the first four zones is a Holding Provision, which required the completion of a grade-separated for Silvercreek Parkway at the north end of the site under the now Metrolinx owned railway, as well as an executed site plan agreement for the site, a financial contribution to the stormwater management facility east of Howitt Creek and conveyance of land for the stormwater management facility and proposed park.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment would create a total of five zones on the site, as follows:

- R.4B – High Density Apartment Zone
- R.3B-?? – Specialized On-street Townhouse Zone, with specialized regulations to reflect additional townhouse types proposed, including a “Back to Back Townhouse” and a “Lane Decked Townhouse”, with specialized regulations proposed to reduce front yard, frontage, lot area, minimum rear yard and landscaped open space and to increase height, building coverage and number of units in a row, and remove the buffer strip requirement;
- CC-?? – Specialized Community Shopping Centre Zone – intended to provide additional regulations to permit apartment buildings, reduce minimum lot

area, frontage, side yards, rear yard, increase height, remove minimum Commercial GFA when commercial is provided elsewhere on the site, remove the buffer strip requirement and require parking at a ratio of 1 space per 23 square metres of Commercial GFA;

- P.2 – Neighbourhood Park Zone;
- P.1 – Conservation Lands Zone (for a proposed stormwater management facility).

The proposed zoning and further details on the requested specialized regulations are included in Attachment 5.

Proposed Draft Plan of Subdivision

The applicant is proposing to develop a mixed use subdivision on the site with a variety of commercial and residential uses, together with a neighbourhood park, an urban square and a large stormwater management facility. The applicant is proposing three high density residential apartment blocks with a total of 301 apartment units, 15 townhouse blocks with a total of 200 townhouse units, two mixed use blocks, with a total of up to 271 apartment units and 6,500 square metres of commercial Gross Floor Area, together with a total of 2.27 hectares of parkland and 2.59 hectares of land for stormwater management.

The proposed site concept plan is shown in Attachment 7 and the proposed Draft Plan of Subdivision is shown in Attachment 8.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Report, prepared by Astrid J. Clos Planning Consultants, dated December 5, 2019;
- Community Energy Initiative and NetZero Commitment Letter, prepared by Fieldgate Developments, dated December 5, 2019;
- Draft Plan of Subdivision, prepared by Astrid J. Clos Planning Consultants, dated October 23, 2019;
- Functional Servicing and Stormwater Management Report, prepared by R. J. Burnside & Associates, dated November 2019;
- Report on Additional Geotechnical Investigation, prepared by WSP, dated March 9, 2018;
- Hydrogeological Investigation, prepared by WSP, dated December 3, 2019;
- Noise and Vibration Feasibility Study, prepared by HCG Engineering, dated November 22, 2019;
- Scoped Environmental Impact Study Addendum, prepared by Aboud & Associates, dated November 8, 2019;
- Urban Design Brief, prepared by MBTW-WAI, dated November 2019;
- Traffic Impact Study, prepared by BA Group, dated November 14, 2019;
- Phase 1 Environmental Site Assessment, prepared by Golder Associates, dated June 2004;
- Phase 2 Environmental Site Assessment, prepared by Golder Associates, dated July 2004;
- Supplemental Phase 2 Environmental Site Assessment, prepared by Golder Associates, dated July 2004.

Staff Review

The review of these applications will address the following issues:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation including Subdivision Control Review Criteria in the Planning Act, the 2014 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposed Official Plan amendments and the proposal's conformity with the Official Plan;
- Review of the proposed zoning categories and need for specialized regulations;
- Review of the proposed subdivision layout and design;
- Review of the proposed site servicing and grading;
- Review of how the proposed development addresses the goals of the Community Energy Initiative update; and
- Address all comments and issues raised during the review of the applications.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Consultations

The Notice of Complete Application was mailed on January 14, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was mailed to local boards and agencies, City service areas and property owners within 120 metres on February 13, 2020, and was advertised in the Guelph Mercury Tribune on February 13, 2020. Notice of the application has also been provided by signage on the property, which was installed on January 9, 2020. All supporting documents and drawings submitted with the application have been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows

Alignment

The review of this development application will include an assessment of its 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.

Priority

Working together for our future

Direction

Improve how the City communicates with residents and delivers services

Alignment

The Public Meeting being held on the proposed development application provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development.

Attachments

- Attachment-1 Location Map and 120 m Circulation
- Attachment-2 Aerial Photograph
- Attachment-3 Existing Official Plan Land Use Designations and Policies
- Attachment-4 Proposed Official Plan Amendment
- Attachment-5 Existing Zoning
- Attachment-6 Proposed Zoning and Details
- Attachment-7 Proposed Development Concept Plan
- Attachment-8 Proposed Draft Plan of Subdivision

Departmental Approval

Not applicable

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Attachment 1: Location Map and 120m Circulation



Attachment 2: Aerial Photograph

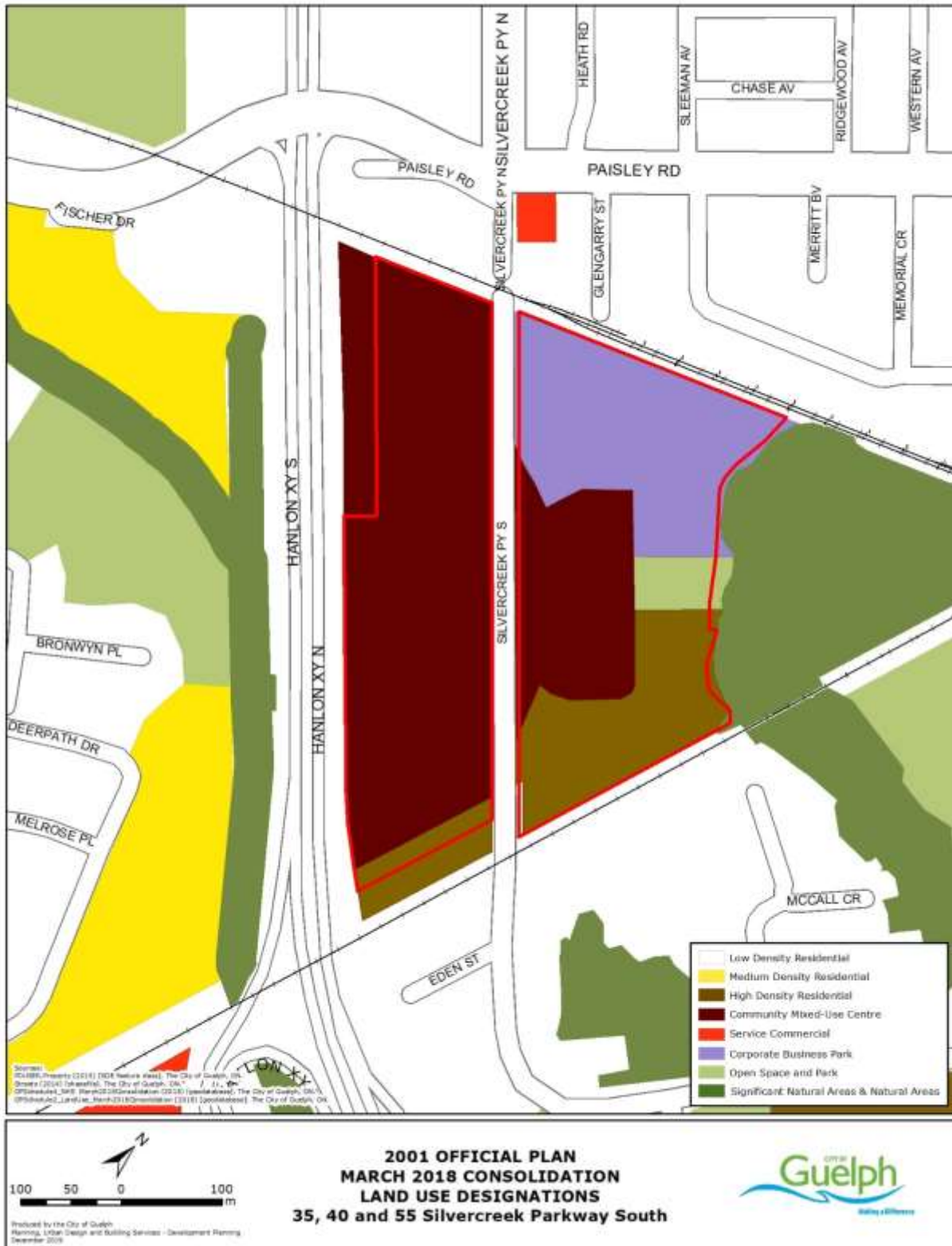


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Produced by the City of Guelph
Planning and Building Services - Development Planning
December 2019

2019 ORTHOPHOTO
35, 40 and 55 Silvercreek Parkway South

Attachment 3: Official Plan Land Use Designations and Policies



Attachment 3 continued:

Official Plan Land Use Designations and Policies

9.3.5 High Density Residential

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) multiple unit residential buildings generally in the form of apartments.

Height and Density

2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys
3. The maximum *net density* is 150 units per hectare and not less than a minimum *net density* of 100 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

9.4.2 Community Mixed-use Centre

The following Community Mixed-use Centres are designated on Schedule 2:

- Woodlawn/Woolwich
- Paisley/Imperial
- Watson/Starwood
- Gordon/Clair
- Silvercreek Junction

Objectives

- a) To promote Community Mixed-use Centres as areas that support a mix of uses including concentrations of commercial, residential and complementary uses serving the immediate neighbourhood and the wider community.

Policies

1. The Community Mixed-use Centres identified on Schedule 2 of this Plan are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within the designation. These areas are intended to serve both the needs of residents living and working in nearby

neighbourhoods and employment districts and the wider City as a whole.

2. The intent of the Community Mixed-use Centre designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing *Zoning By-laws* may include mechanisms, such as minimum height and density requirements and maximum parking standards, to promote the efficient use of the land base.
3. *Development* will be comprehensively planned and integrated with the overall Community Mixed-use Node and in accordance with any applicable concept plans or urban design studies as per the policies of Section 3.11.

Note: Policy 9.4.2.2 and 9.4.2.3 are under appeal only as they relate to the following properties: 115 Watson Parkway North (formerly 72 Watson Road North), 1750 Gordon Street, 84 Clair Road East, 124 Clair Road East, 158 Clair Road East, 174 Clair Road East, 190 Clair Road East, 202 Clair Road East, 960-1045 Paisley Road, 297-299 Eramosa Road, 111-191 Silvercreek Parkway North, 35 Harvard Road, 160, 170, 200 and 210 ~~Kortright Road West~~, and 98 Farley Drive.
These policies are in effect for all other affected lands designated on Schedule 2.

4. Where residential uses are incorporated into Community Mixed-use Centres, they are intended to be developed as mixed-use buildings or multiple-unit residential buildings.
5. Properties within the Community Mixed-use Centre will be integrated through internal access roads, entrances from public streets, access to common parking areas, open space, grading and stormwater management systems. Furthermore, it is intended that individual developments within the Community Mixed-use Centre will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

6. Community Mixed-use Centres are strongly encouraged to incorporate Main Street type development in strategic locations. *Main Street areas*, as identified through concept plans as per Section 3.11, will be planned and designed to reflect the following:

- i) multi-storey buildings fronting onto the main street;
- ii) ground floor retail and service uses are strongly encouraged;
- iii) office uses at ground floor should be limited;
- iv) residential uses should be provided primarily above commercial uses in addition to some free-standing residential buildings;
- v) rhythm and spacing of building entrances and appropriately sized storefronts to encourage pedestrian activity;
- vi) urban squares, where appropriate; and
- vii) on-street parking.

Note: Policy 9.4.2.6 is under appeal only as it relates to the following properties: 115 Watson Parkway North (formerly 72 Watson Road North), 1750 Gordon Street, 84 Clair Road East, 124 Clair Road East, 158 Clair Road East, 174 Clair Road East, 190 Clair Road East, 202 Clair Road East, 960-1045 Paisley Road, 297-299 Eramosa Road, 111-191 Silvercreek Parkway North, 35 Harvard Road, 160, 170, 200 and 210 Kortright Road West, and 98 Farley Drive and 35 and 40 Silvercreek Parkway South. This policy is in effect for all other affected lands designated on Schedule 2.

7. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and any applicable urban design guidelines while recognizing the unique context of individual Community Mixed-use centres. Measures may be incorporated into *development* approvals to ensure consistency.
8. The boundaries of the Community Mixed-use Centre designation are intended to clearly distinguish the Community Mixed-use Centre as a distinct entity from adjacent land use designations. Proposals to expand a Community Mixed-use Centre beyond these boundaries or to establish a new Community Mixed-use Centre shall require an Official Plan Amendment supported by a Market Impact Study in accordance with the policies of this Plan.
9. *Development* within the Community Mixed-use Centre designation is subject to the policies of Section 3.11 of this Plan.

Permitted Uses

10. The following uses may be permitted in Community Mixed-use Centres, subject to the applicable provisions of this Plan:
 - i) commercial, retail and service uses;
 - ii) *live/work* uses;
 - iii) small-scale professional and medically related offices;
 - iv) entertainment and recreational commercial uses;
 - v) community services and facilities;
 - vi) cultural, educational and institutional uses;
 - vii) hotels;
 - viii) multiple unit residential; and
 - ix) urban squares and open space.
11. Vehicle repair and vehicle service stations shall only be permitted as accessory uses.
12. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of *gross floor area*: the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities;
 - i) smaller buildings shall comprise a minimum of 10% of the total *gross floor area* within the overall development; and
 - ii) large free-standing building(s) should be integrated with smaller buildings to create a Main Street-type environment or located on peripheral sites within the designation, which are directly linked to the Main Street.
13. No individual Community Mixed-use Centre shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of *gross floor area*.

Height and Density

14. The Community Mixed-use Centres incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. To promote a mixture of land uses within each Community Mixed-use Centre, retail development will be limited to the following total *gross floor area* cumulatively of all buildings within the designation:

Mixed-use Centre	Total Gross Floor Area
Gordon/Clair	48,500 sq. m
Woodlawn/Woolwich	56,000 sq. m
Paisley/Imperial	57,000 sq. m
Watson Parkway/Starwood	28,000 sq. m
Silvercreek Junction	22,760 sq. m

15. The maximum height is ten (10) storeys.

16. For freestanding residential *development*, the maximum *net density* is 150 units per hectare and the minimum *net density* is 100 units per hectare.
17. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

9.5.3 Corporate Business Park

Objectives

- a) To provide lands which can be used for office, administrative and/or research and development facilities.
- b) To permit a limited range of commercial uses that serve employment uses.
- c) To outline *development* criteria that will promote the sensitive integration of corporate business uses at the gateways to Guelph.
- d) To ensure that *development* is sensitive to adjacent Natural Heritage System and designated residential areas.
- e) To require high urban design standards to ensure attractive and consistent built form.
- f) To encourage the use of renewable and alternative energy within Corporate Business Parks.

Policies

1. The Corporate Business Park designation on Schedule 2 of this Plan is intended to provide areas where employment opportunities can be provided in the "knowledge-based" technology field.
2. High standards of urban design and built form will be required for *development* proposals within the Corporate Business Park designation, which shall recognize and address:
 - i) the prominence of the Corporate Business Park in association with the southern gateway locations to Guelph;
 - ii) the environmental sensitivity of *natural heritage features* that are found in proximity to the Corporate Business Park lands; and
 - iii) the need to promote *compatibility* in land use and design between the Corporate Business Park lands and residential uses in the south end of Guelph.
3. *Development* proposals within the Corporate Business Park designation will be subject to the Urban Design policies of this Plan including gateway policies.
4. Buildings should have a consistent setback from the public right-of-way to create an attractive and consistent streetscape. The

implementation of this provision is particularly applicable along arterial and collector roads.

5. Building elements and/or landscaping should be used to screen views to parking and loading areas facing a public street.
6. Where Corporate Business Park and residential uses are in proximity to one another, the City shall require appropriate planning/land use controls to enhance *compatibility* between these land use types in accordance with the Ministry of the Environment guidelines. Measures that can assist in enhancing *compatibility* include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the *Zoning By-law*, Site Plan Control, and/or the use of urban design guidelines.
7. Corporate Business Park designated land west of the Hanlon Expressway has a high level of visibility from the Hanlon Expressway. By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, *development* of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:
 - i) architectural detail, building massing, landscaping and site design shall collectively result in establishing an attractive entrance or gateway feature for the City in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles.
8. Corporate Business Park designated land east of the Hanlon Expressway has a high level of visibility from Gordon Street. By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting, *development* of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:
 - i) architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.

Permitted Uses

9. The following uses may be permitted in the Corporate Business Park designation subject to the applicable provisions of this Plan:
 - 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 *child care centres*.
10. The implementing *Zoning By-law* will establish the zoning categories and appropriate regulations to permit and control uses within the Corporate Business Park designation.
11. Uses are permitted within enclosed buildings including multi-tenant buildings or malls.
12. Outdoor storage shall not be permitted.
13. The Corporate Business Park lands located west of the Hanlon Expressway shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings in accordance with the following provision:
 - i) permitted uses may include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, office and administrative facilities, manufacturing and warehousing within an enclosed building, hotel and complementary *service commercial* uses such as financial institutions and restaurants which are developed as part of a larger building complex. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing *Zoning By-law*.
14. Corporate Business Park lands located east of the Hanlon Expressway shall be appropriately zoned to accommodate smaller or less intensive users than the corporate land users found west of the Hanlon. Lot sizes will generally be 4 hectares (10 acres) or smaller for single purpose buildings, groupings of buildings, or mall type buildings in accordance with the following:
 - i) permitted uses will include research and development facilities, computer, electronic and data processing enterprises, corporate office and administrative facilities, assembly and light manufacturing of product lines requiring

on-going research and development and the following *service commercial* uses: commercial school, courier service, *day care centre*, financial establishment, hotel, office, office supply, medical office, postal service, print shop, public hall, recreation centre, research establishment, restaurant, telecommunication service, veterinary service. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation.

Attachment 4: Proposed Official Plan Land Use Designation



Attachment 4 continued:

Proposed Official Plan Amendment page 1

In addition to the proposed changes to Schedule 2 – Land Use Schedule of the Official Plan, section 9.13 of the Official Plan contains Site Specific Policies reflective of unique circumstances in consideration of the general land use policies and were subject to previous site specific planning approvals. The Silvercreek Junction Site Specific Policies are included in this report with ~~strikeouts~~ where text is proposed to be deleted and **red text** where text is proposed to be added to these Site Specific Policies through this Official Plan Amendment application.

"9.13.2.5.1 Urban Form Statement – Silvercreek Junction

The area contains the former LaFarge lands, an abandoned brownfield site, straddling Silvercreek Parkway between the CNR and Goderich and Exeter (GEXR) rail-lines south of Paisley Road, abutting the Hanlon Expressway. Redevelopment of these lands shall be focused around the creation of a central, urban "~~village market square~~" **straddling west of** Silvercreek Parkway which will assist in creating a neighbourhood composed of a mix of land uses.

The public ~~village market~~ **urban** square feature will be complemented by a cohesive, mixed-use redevelopment scheme permitting a range of land uses, including ~~large-format-and-specialty-retail commercial, a-range-of employment-uses, institutional-uses, office,~~ **high and medium** density residential uses and open space on the

Attachment 4 continued:

Proposed Official Plan Amendment page 2

surrounding lands. The central ~~village-market~~ urban square area will house ~~a limited range and scale of specialized service free-standing~~ commercial uses, mixed-use ~~or freestanding residential buildings live-work arrangements~~ that are intended to serve the surrounding ~~employment and~~ residential uses.

The redevelopment scheme on the subject lands shall also incorporate a new neighbourhood-scale public park that links the central ~~village-market~~ urban square to the Howitt Creek valley to the east. ~~The development will also involve the re-alignment of a portion of the existing Silvercreek Parkway through the central part of the lands, to the extent appropriate, to optimize a functional and cohesive layout of a mix of uses proposed.~~ A New local public roads east and west of ~~re-aligned~~ Silvercreek Parkway will also be developed to provide frontage and access for the above-noted neighbourhood park and a series of viable redevelopment blocks for ~~employment medium~~ and high density residential uses in the area between Howitt Creek and Silvercreek Parkway.

9.13.2.5.2 Urban Form Objectives – Silvercreek Junction

- a) To provide a desirable mix of compatible land uses that include a variety of building types to minimize travel requirements between homes and places of employment or shopping.
- b) To ensure an innovative development, which reflects the city's commitment to environmental sustainability, compact development and energy conservation.
- c) To enhance the function and naturalization of Howitt Creek and provide pedestrian views and access to this feature.
- d) To provide active and passive recreational opportunities to help fulfill the City's recreational and open space requirements.
- e) To create a variety of public spaces (streets, squares, and parks ~~and open spaces~~) that encourage social interaction and provide pedestrian connections throughout the development.
- f) To require high quality built form oriented to all streets, including Silvercreek Parkway, throughout the development.

9.13.2.5.3 Urban Design Policies – Silver Creek Junction

- a) Public streets will be developed to provide a high quality urban environment with reduced setbacks, street trees and other landscape features and on-street parking.
- b) Parking areas, loading and other less desirable design elements will be screened from public streets by buildings or landscaping.
- c) Outdoor storage of goods or materials shall be prohibited with the exception of seasonal ~~products projects~~.

Attachment 4 continued:

Proposed Official Plan Amendment page 3

8

- d) The development will include extensive landscaping and plantings associated with the development shall generally be native trees and ground cover.
- e) Public safety and security will be considered in the development including the optimum visibility of public open spaces, adequate lighting, multiple pedestrian routes and opportunities to control the speed of vehicles.
- f) Reduced parking standards shall be considered for all land use components within the development to encourage alternative transportation alternatives.

9.13.2.5.4 Infrastructure Requirements – Silver Creek Junction

Redevelopment of the former Lafarge lands is dependent upon certain key improvements to public infrastructure, most notably:

- 1) the construction of a grade-separated crossing of the CN main line by an improved Silvercreek Parkway;
- 2) the extension of Silvercreek Parkway northward to connect with Paisley Road; and;
- 3) the construction of a new stormwater management facility on open space lands east of Howitt Creek, to accommodate existing off-site (upstream) storm flows during major storm events.

The site-specific implementing zoning provisions shall include the use of holding “H” provisions to address required infrastructure improvements, including the Silvercreek Parkway/CNR underpass, other required road projects and traffic improvements, the remedial stormwater management facility, related land dedications (i.e. for roads, stormwater management, parks and open space) ~~through the draft plan of subdivision process~~ and the pre-requisite ~~site-plan approval~~ ~~subdivision~~ and registration of the related agreement on title to the subject lands, prior to the redevelopment of the lands.

9.13.2.5.5 Land Use – Silver Creek Junction

The Silver Creek Junction lands are designated “~~Community Mixed-Use Node Centre~~”, “~~Specialized Corporate Business Park~~”, “High Density Residential”, “Medium Density Residential” and “Open Space and Park” on Schedule “A 2” and shall be subject to the following site-specific policies for the applicable designations”

1 ~~Community Mixed-Use Node Centre~~:

The ~~Community Mixed-Use Node Centre~~ is intended provide a wide range of ~~retail, service entertainment and recreational~~ commercial uses. ~~as well as complementary uses including open space, institutional, cultural and educational uses, hotels and live work studios.~~ Medium and high density multiple residential development and apartments shall also be permitted in accordance with the policies of Section 9.2.

Attachment 4 continued:

Proposed Official Plan Amendment page 4

The policies contained in Sections 9.4.2.1 to 9.4.2.12 shall apply to the **Community Mixed-Use Node Centre**.

~~The Silver Creek Junction Mixed-Use Node is divided into 2 Sub-Areas as follows:~~

Sub-Area 1:

~~A maximum of 21,830 sq. m (235,000 sq. ft.) of retail gross leasable floor space shall be permitted in Sub-Area 1 only as shown on Schedule "A". This total floor area will be comprised of either:~~

- ~~a) a maximum of one (1) large-format retail store comprised of one of a retail establishment, warehouse membership club or home improvement retail warehouse, with a maximum gross floor area of 13,470 sq. m (145,000 sq. ft.) together with retail stores with a maximum gross floor area per individual retail store of 5,574 sq. m (60,000 sq. ft.) in a minimum of at least two separate buildings, OR,~~
- ~~b) A combination of retail stores, with a maximum individual retail store gross floor area of 5,574 sq. m (60,000 sq. ft.) in a minimum of at least two (2) separate buildings.~~

~~Commercial development to this area shall incorporate a reduced retail parking standard, to be established through the site-specific implementing zoning provisions.~~

Sub-Area 2:

~~The maximum of 3,900 sq. m (42,000 sq. Ft.) of service commercial gross leasable floor shall be permitted in Sub-Area 2 only as shown on Schedule "A". Within this gross leasable floor area a maximum of 929 sq. m (10,000 sq. ft) shall be permitted as retail uses. This area shall be subject to a restricted range of service commercial uses, to be established in the implementing zoning by-law; the policy intention is to focus on true convenience-oriented service uses to serve the neighbourhood such as restaurants, financial institutions and personal services. The range of permitted uses will also allow a mixed-use design with residential or office space permitted above ground floor commercial and live-work arrangements. A minimum building massing equivalent to two (2) storeys (7.6m) shall be achieved in the buildings adjacent to the central "village market square." Buildings shall be located close to the street line with primary entrances facing the street and grouped in manner to reinforce the limits and identity of the village market square focal point. Reduced building setbacks shall be encouraged from the public streets, to help define the streetscape and enhance the pedestrian environment.~~

~~Commercial development in this area shall incorporate a reduced parking standard, to be established through the site-specific implementing zoning provisions.~~

- ~~2 Specialized Corporate Business Park~~

Attachment 4 continued:

Proposed Official Plan Amendment page 5

10

~~Within the “Specialized Business Park” designation on the east side of Silvercreek Parkway adjacent to Howitt Creek, development shall conform with Section 9.5.3 of this plan and the following:~~

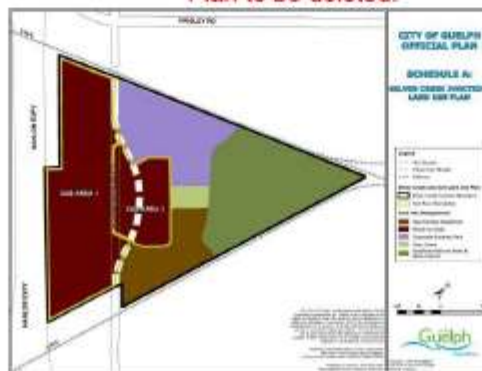
- ~~a) permitted uses shall include a range of employment activities including offices, research and development facilities, computer establishments and laboratories that are compatible with the adjacent residential uses. Complementary uses such as institutional (schools and religious establishments), a public or private recreational facility or club, as well as high density residential uses shall also be permitted provided that they are limited in scale and do not detract from the primary development of the lands for employment purposes; and,~~
- ~~b) reduced building setbacks and minimum building heights shall also be required, to help define the streetscape and enhance the pedestrian environment.~~

~~3 High Density Residential~~

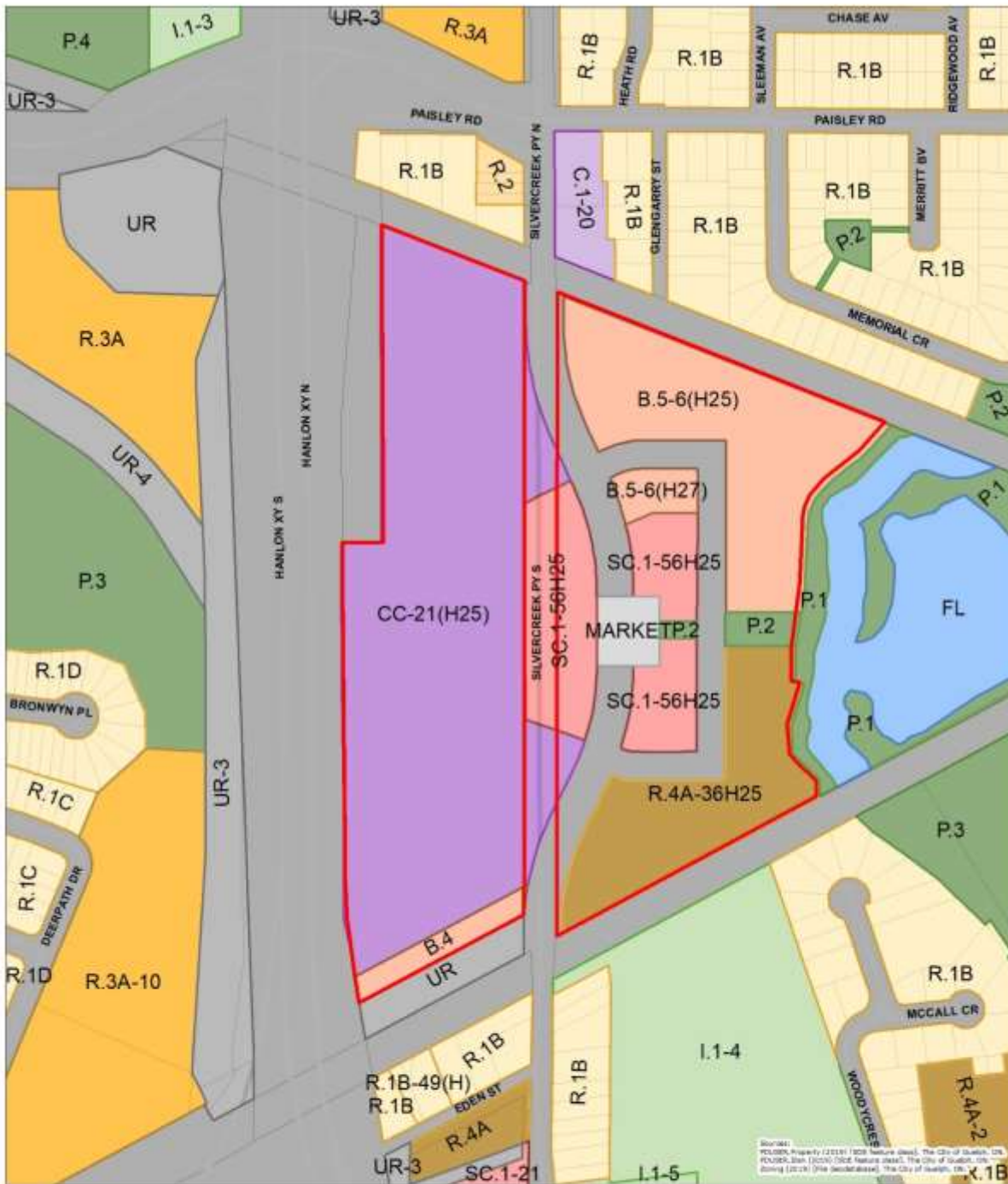
~~Within the “High Density Residential” designation on the east side of Silvercreek Parkway adjacent to Howitt Creek, development shall conform with the Section 9.3.5 of this plan and with the following:~~

- ~~a) residential development may take the form of individual apartment buildings on separate parcels, or a single cohesive scheme comprising several buildings and may include Nursing or Retirement homes;~~
- ~~b) development shall generally occur in buildings ranging in height from 3 to 8 storeys, provided that the height and massing of buildings shall be sensitive to the proximity of these lands to existing low density residential development to the southeast, on the opposite side of the Goderich and Exeter (GEXR) rail line adjacent to the south edge of the site; further floor space indices (FSI) may be used to control the design of the developments; and,~~
- ~~c) notwithstanding the density provisions of Policy 9.3.5.3, the minimum net density of residential development of the subject lands shall be 175 units per hectare; the intention of this site-specific policy is to require a minimum of 350 residential units to be developed on these lands.~~

SCHEDULE “A” SILVER CREEK LAND USE PLAN Plan to be deleted.



Attachment 5: Existing Zoning



Produced by the City of Guelph
Planning and Building Services - Development Planning
December 2019

Existing Zoning

35, 40 and 55 Silvercreek Parkway South

Building a Better
Guelph

Attachment 6: Proposed Zoning and Details



Attachment 6 continued:

Proposed Zoning Details

Figure 8 – Summary of Proposed Zoning

Use	Block Numbers	Zone	Area (hectares)	Number of Units and/or Commercial GFA	Maximum density	Maximum Building Height
Apartment	1-3	R.4B	3.01	301 units	150 units per hectare	10 storeys
Townhouse	4-15	R.3B- ___	3.74	200 units	35 to 88 units per hectare	4 storeys
Mixed-use	16, 17	CC- ___	2.71	271 units Minimum 6,500 m ² Commercial GFA	150 units per hectare	10 storeys
Park	18, 19	P.2	2.27	---	---	---
Stormwater Management	20	P.1	2.20	---	---	---
Roads/Lanes	---	---	2.59	---	---	---
TOTAL	20	---	16.52	772 units Minimum 6,500 m ² Commercial GFA	---	---

Attachment 6

Proposed Zoning Details: Specialized Regulations Requested

19

The following Specialized Zoning provisions will be required for the R.3B- ____ Zone

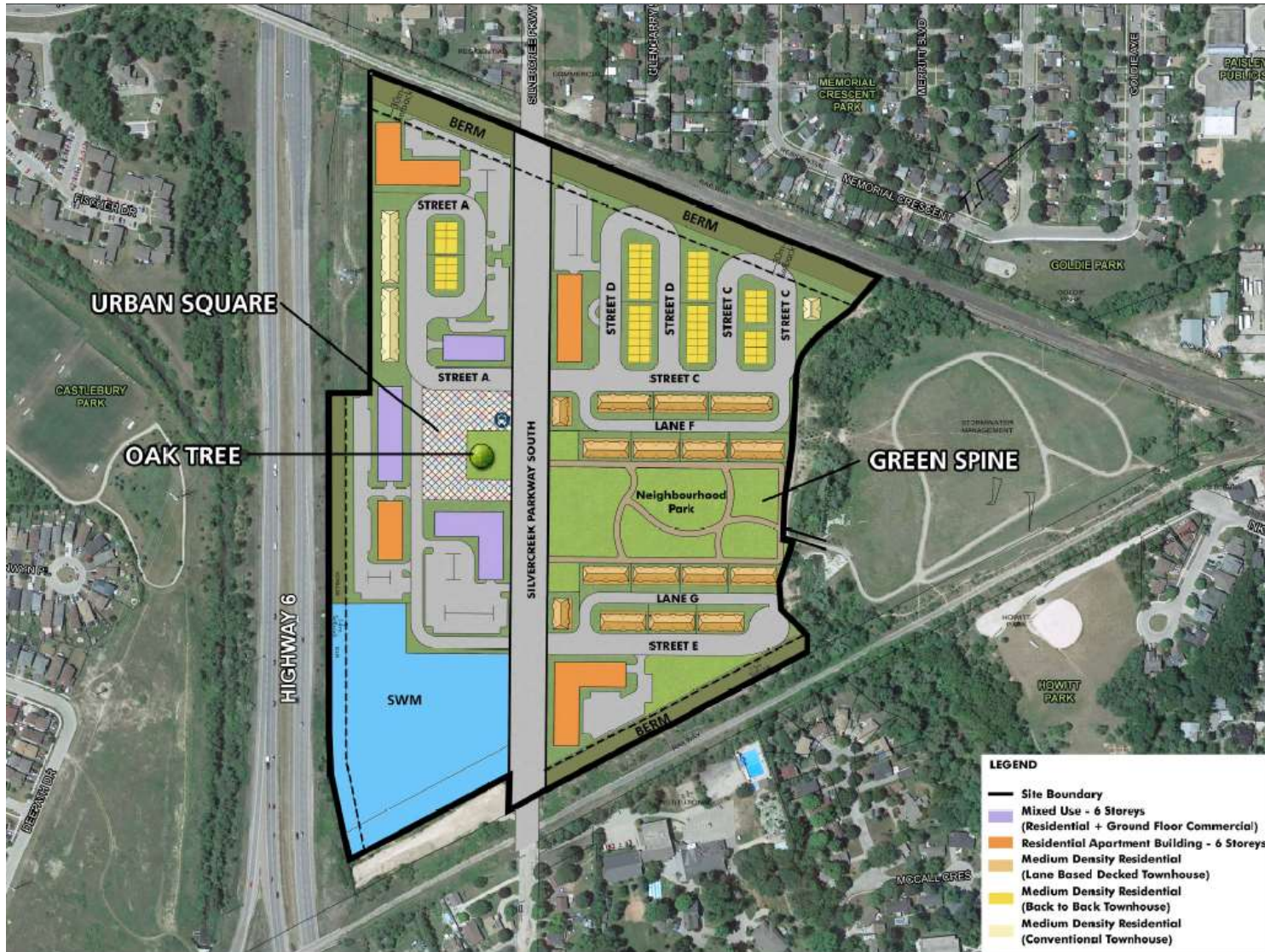
- In addition to the uses permitted, back-to-back townhouses and decked back lane townhouses also be permitted.
- Within this zone a "Back-to-Back Townhouse": means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside accessed through the Front Yard, Side Yard or Exterior Side Yard and does not have a Rear Yard.
- Within this zone a "Lane Decked Townhouse": means a Townhouse where each Dwelling Unit is located on a through Lot with legal frontage on a public Street and on a public lane. The private amenity area is provided on a deck located above the garage.
- A minimum 3m front yard be permitted where the zoning by-law requires 6 m.
- A minimum lot frontage of 4.5 m be permitted where the zoning by-law requires 6 m.
- A minimum lot area of 80 m² be permitted where the by-law requires 180 m².
- A maximum building height of 4 storeys where the by-law requires 3 storeys.
- A maximum building coverage of 64% be permitted where the by-law requires 50%.
- A minimum landscape open space area of 5% be permitted where the zoning requires 35%.
- A maximum of 14 dwelling units in a row be permitted where the zoning permits 8.
- A buffer strip not be required abutting a municipal park where the by-law requires a buffer strip.
- For back-to-back townhouses, a minimum rear yard of 0m be permitted where the by-law requires 7.5 m.

The following Specialized Zoning provisions will be required for the CC- ____ Zone

- In addition to the uses permitted, an Apartment Building also be permitted in accordance with the regulations in section 5.4.2.
- A minimum lot area of 3,800 m² be permitted where the by-law requires 7,500 m².
- A minimum lot frontage of 35 m be permitted where the by-law requires 50 m.
- A minimum side yard of 3m be permitted where the by-law requires half the building height.
- A minimum rear yard of 3m be permitted where the by-law requires half the building height.
- A maximum building height of 10 storeys where the by-law requires a maximum of 15 m.
- No minimum commercial GFA be required provided a minimum of 6,500 m² of commercial GFA is provided on other site(s) surrounding the urban square where the by-law requires 1,875 m².
- A buffer strip not be required abutting an urban square where the by-law requires a buffer strip.
- A parking requirement of 1 parking space per 23 m² of commercial GFA where the by-law includes separate parking requirements for each use.

In addition, there is a request that the Holding Zone be lifted on the entire property as outlined in Figure 17.

Attachment 7: Proposed Development Concept Plan



Attachment 8: Proposed Draft Plan of Subdivision

