

Staff Report



To **City Council**
Service Area Infrastructure, Development and Environment
Date Tuesday, June 10, 2025
Subject **Statutory Public Meeting and Decision Report
81 Royal Road
Proposed Official Plan and Zoning By-law
Amendments
File: OZS25-004
Ward 4**

Recommendation

1. That the application from AGORA Research Group Inc. on behalf IJK Holdings Inc. for an Official Plan Amendment to redesignate a portion of the subject lands from Industrial to Site-Specific Industrial and a Zoning By-law Amendment to change the zoning from the current "Industrial" (B) Zone (2023 - 20790) to a "Specialized Industrial" (B-18) Zone to permit the proposed Commercial Use be received.
2. That the application from AGORA Research Group Inc. on behalf IJK Holdings Inc. for an Official Plan Amendment to redesignate a portion of the subject lands from Industrial to Site-Specific Industrial and a Zoning By-law Amendment to change the zoning from the current "Industrial" (B) Zone (2023 - 20790) to a "Specialized Industrial" (B-18) Zone to permit the proposed Commercial Use be refused in accordance with Attachment 9 of the Infrastructure, Development and Environment Services Report 2025-250, dated June 10, 2025.

Executive Summary

Purpose of Report

To provide planning information on the Official Plan and Zoning By-law Amendment applications submitted for the lands municipally known as 81 Royal Road to permit the development of an "Industrial Supply Outlet" Commercial use. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

Key Findings

Planning staff do not support the proposed amendments as they do not align with the Provincial Planning Statement or the City's Official Plan.

Staff's concerns are outlined in more detail in Attachment-8 Staff Review and Planning Analysis, and Attachment-9 Departmental and Agency Comments.

Strategic Plan Alignment

This report does not align with the People and Economy priority in the 2024-2027 Strategic Plan. The review of these development applications will include an

assessment of their conformity with City's Official Plan, which is the City's key document for guiding future land use and development.

Future Guelph Theme

People and Economy

Future Guelph Objectives

People and Economy: Grow Guelph's economy

Financial Implications

Estimated Development Charges: \$837K (based on current rates)

Estimated Annual Property Taxes: \$85K - \$100K (estimate only, actual number may vary)

Report

Background

Applications for Official Plan and Zoning By-law Amendments have been received for the subject lands from AGORA Research Group Inc., on behalf of the owner, IJK Holding Inc., to permit the development of an Industrial Supply Outlet, a retail style commercial use. The applications were received by the City on February 11, 2025, and deemed to be complete on March 27, 2025.

Location

The subject lands have frontage onto Royal Road and Woodlawn Road West (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject lands are approximately 20,220 square metres in size with approximately 238 metres of frontage along Royal Road. The subject lands are currently undeveloped.

Surrounding land uses include:

- To the east: an Industrial use and a portion of Natural Heritage System lands
- To the west: Industrial lands
- To the south: Industrial lands
- To the north: Woodlawn Road, beyond this Service Commercial Uses

Official Plan Land Use Designations and Policies

The subject lands are designated Industrial in section 9.5 of the Official Plan. This designation is intended to accommodate a range of Industrial style uses, including manufacturing, repair and servicing operations, research and development, and warehousing uses. Relevant objectives of this designation direct the maintenance of a sufficient land supply to attract a diversified range of industrial development and to provide for the needs of expanding existing industries.

This designation is also subject to the principles, objectives and policies of Section 3.8 Employment Areas as outlined in Schedule 1b: Urban Structure Employment. This section recommends 40 jobs combined per hectare for Industrial lands.

Details of the existing land use designation and policies are included in Attachment-3.

Proposed Official Plan Amendment

The purpose of Official Plan Amendment No. 107 is to amend the Official Plan by adding the following site-specific policy in Section 9.12.2 to permit the commercial development of the Subject Lands to include a Commercial “Industrial Supply Outlet” use. The site-specific Official Plan policy is only required for the development area of the site and the remaining area intends to stay as general Industrial.

Details of the proposed Official Plan Amendment are included in Attachment-5.

Existing Zoning

The subject lands are currently zoned B (Industrial) according to Zoning By-law (2023)-20790, as amended.

Existing Zoning mapping is provided in Attachment-4.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790, as amended, through an application for a site-specific B-18 Zone, a “Industrial Supply Outlet” (Princess Auto) and proposes the following:

- To amend Part B: Definitions to add the definition of an Industrial Supply Outlet.
- To permit the principal entrance of the development to face south to the parking area, whereas section 10.4 requires the principal entrance to face the front lot line or the interior lot line.
- To permit a minimum parking rate of 5 parking spaces per 100 square metres of commercial floor space.

Details of the proposed zoning are provided in Attachment-6.

Proposed Development

The applicant is proposing the development of a new commercial use referred to as an “Industrial Supply Outlet”. This standalone retail style development will include 2,787m² of commercial floor space and two loading areas. The development intends to serve the individual commercial needs of the industrial area. Access will be provided via Royal Road and include 150 parking spaces, including 47 electric vehicle (EV) spaces and 7 accessible spaces. Additionally, 8 bicycle spaces will be provided, including 6 short-term spaces and 2 long-term spaces.

The proposed conceptual site plan is included in Attachment-7.

Supporting Documents

The following information was submitted in support of the applications and can be found on the City’s website under “Current Development Applications”:

- Engineering Plans prepared by GEI Consultants, dated January 30, 2025
- Functional Servicing and Stormwater Management Report prepared by GEI Consultants, dated Dec 13, 2024
- Site Plan prepared by BJC Architects & Associates Inc., dated January 31, 2025

- Elevations and Rendering prepared by BJC Architects & Associates Inc., dated December 6, 2024
- Environmental Site Assessment Phase I and Phase II Reports prepared by JLP Geotechnical and Environmental Consultants, dated December 23, 2024 and April 1, 2025
- Landscape Plan and Details prepared by Aboud & Associates Inc., dated February 8, 2025
- TIPP and Report prepared by Aboud & Associates Inc., dated February 8, 2025
- Planning Justification Report prepared by AGORA Research Group Inc., February 10, 2025
- Community Energy Initiative (CEI) Analysis prepared by AGORA Research Group, dated December 13, 2024
- Traffic Impact Study prepared by TRANPLAN Associates, dated January 31, 2025

Staff Review

The review of these applications addressed the following:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including the 2024 Provincial Planning Statement.
- Evaluation of the proposal's conformity with the Official Plan, including the review of the proposed Official Plan Amendment.
- Evaluation of the proposal's conformity with Zoning By-law (2023)-20790, including the review of the proposed zoning amendment and the need for any additional specialized zoning regulations.
- Review of the proposal's land use compatibility with adjacent and established land uses.
- Review of the overall layout, built form, and pedestrian connections,
- Review of site servicing and grading.
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update.
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the review of the applications.

Details of the proposed zoning are provided in Attachment-6.

As outlined in Attachment-8 Staff Review Planning Analysis, staff do not recommend approval of the application as it does not align with Provincial Policy or the City's Official Plan. Draft By-laws have been prepared in accordance with Attachment-5 and Attachment-6 for the proposed Official Plan Amendment and Zoning By-law Amendment should Council chose to approve the application.

Financial Implications

Estimated Development Charges: \$837K (based on current rates)

Estimated Community Benefit Charge: Not applicable. Development is under 5-stores.

Estimated Annual Property Taxes: \$85K - \$100K (estimate only, actual number may vary)

Consultations and Engagement

A combined Notice of Complete Application and Public Meeting was mailed on March 27, 2025, to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. Notice of the Public Meeting was also advertised on the City's website and in Guelph Today on May 15, 2025. Notice of the applications has also been provided by signage on the subject lands and all supporting documents submitted with the applications have been posted on the City's website. At the time of writing of this report, no comments have been received from members of the public.

Attachments

Attachment-1 Location Map and 120 metre Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Designations and Policies

Attachment-4 Existing Zoning, Zoning By-law (2023)-20790

Attachment-5 Proposed Official Plan Amendment No. 107

Attachment-6 Proposed Zoning, Zoning By-law (2023)-20790

Attachment-7 Proposed Conceptual Site Plan

Attachment-8 Staff Review and Planning Analysis

Attachment-9 Departmental and Agency Comments

Attachment 10 Public Notifications

Attachment-11 Staff Presentation for Public Meeting

Departmental Approval

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