

Attachment-8 Staff Review and Planning Analysis

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. All decisions on planning applications shall be consistent with the PPS.

Section 2.1 “Planning for People and Homes” requires municipalities to plan for population and employment growth in accordance with provincial forecasts and to accommodate complete communities through an appropriate range and mix of land use and housing options. Policy 2.1.4 requires the City to provide for an appropriate range and mix of housing options and densities required to ensure it can accommodate at least 15 years of residential growth on lands that are suitably zoned.

Policy 2.1.6 requires planning authorities to support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, multimodal transportation choices, recreation, parks and open space, and other uses to meet long-term community needs.

In this context, the proposed mixed-use development represents an efficient use of serviced land by incorporating compact housing options, commercial uses, and parks and by increasing housing options in an established neighbourhood with convenient access to transit and community amenities.

Section 2.2 “Housing” requires municipalities to provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents. This is to be achieved by establishing and implementing minimum targets for affordable housing and permitting and facilitating a wide variety of housing options, including residential intensification of underutilized commercial and institutional sites for residential use [Policy 2.2.1 b)].

The proposed mixed-use development utilizes suitably zoned lands at an appropriate scale of intensification to provide a range of housing options including one, two and three bedroom units.

Section 2.3.1 provides General Policies for Settlement Areas, and notes that settlement areas should be the focus of growth and development.

Policy 2.3.1.1 identifies the focus of settlement area growth within strategic growth areas.

Policy 2.3.1.2 specifies that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive, as appropriate; and
- e) Are freight-supportive

As indicated by the applicant, the proposed development will utilize existing municipal services and benefit from nearby community amenities. The proposed density represents an efficient use of the land in an existing established neighbourhood. The proposal is adjacent to an existing bus route, sidewalks, and bike lanes. Long term and short-term bicycle parking is provided to further encourage active transportation.

Section 2.4, Strategic Growth Areas, includes policies to identify and focus growth and development in strategic growth areas.

Policy 2.4.1.3(c) directs municipalities to permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form.

Policy 2.4.1.3(e) states that municipalities should support redevelopment of commercially designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.

The proposed development is within Gordon-Clair strategic growth area and represents a complete community development by accommodating an appropriate range and mix of land uses, housing options, recreation, parks and open space, and other uses to meet long-term needs

Section 2.9, Energy Conservation, Air Quality, and Climate Change, states planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through supporting the achievement of compact, transit-supportive, and complete communities.

The proposed compact development provides long-term community needs including commercial uses, housing options, recreation, parks, and open space in close proximity, promoting sustainable and active transportation. The development will support residents, employees and visitors in choosing sustainable modes of transport through proposed sustainable traffic measures as identified in the study, Urban Transportation Considerations, provided in support of the application.

Section 3.1 General Policies for Infrastructure and Public Service Facilities and policy 3.1.2(a) states that before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized.

The proposed reuse of the existing onsite services and the Functional Servicing Report submitted along with the application demonstrate that the development can be adequately serviced by municipal infrastructure.

Policy 3.2.2 states, Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

The development will support residents, employees and visitors to choose sustainable modes of transport through proposed sustainable traffic measures as identified in the Urban Transportation Considerations study.

Based on this review, staff are of the opinion that the application is consistent with the Provincial Planning Statement (2024).

City of Guelph Official Plan Conformity

The subject lands are designated as "Commercial Mixed-Use Centre" on Schedule 2 of the Official Plan. The subject lands are also identified within the Gordon Street and Clair Road Community Mixed-Use Node Strategic Growth Area.

Section 2.3 outlines the strategic goals of the City's Official Plan. The strategic goals emphasize ecological, social, cultural, and economic sustainability in decision making. Of particular relevance to this application are the following goals:

- Policy 2.3.1 (b) - 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 2051.
- Policy 2.3.1 (d) - Ensure that development is planned to meet the goals, objectives and policies of this Plan.
- Policy 2.3.4 (a) - Ensure servicing, including water, wastewater and stormwater, are adequate to support Guelph's growth.
- Policy 2.3.4 (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.
- Policy 2.3.5 (a) - Ensure an accessible, connected open space, park and trail system and sustainable network of recreational facilities necessary to promote a physically active and healthy community that meets resident needs for active and passive recreation activities.

Section 3.4 outlines policies for development within the Delineated Built-up Area and General Intensification. The proposed application contributes to the City's ability to meet these policies, including:

- Policy 3.4.2 - The minimum intensification target for the delineated built-up area is as follows: a minimum of 46 per cent of all residential development occurring annually will be within the delineated built-up area.
- Policy 3.4.3 - The City will promote and facilitate intensification throughout the delineated built-up area, and in particular within Downtown and Strategic Growth Areas as identified on Schedule 1a.
- Policy 3.4.4 - To support the achievement of the minimum intensification target, vacant or underutilized lots, greyfield, and brownfield sites will be revitalized through the promotion of infill development, redevelopment and expansions or conversion of existing buildings.
- Policy 3.4.5 - A diverse range and mix of housing options and densities will be planned, including affordable housing and additional residential dwelling units to meet projected needs of current and future residents at all stages of life and to accommodate the needs of all household sizes and incomes.
- Policy 3.4.6 - Development within the delineated built-up area will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent properties.
- Policy 3.4.7 - Development within the delineated built-up area will create attractive and vibrant spaces in accordance with the urban design policies of this Plan.

Section 3.6 outlines policies for development within the Strategic Growth Areas. Strategic growth areas will be planned to provide for higher-density mixed-use development in proximity to transit services. The proposed application is within Gordon Street and Clair Road community mixed-use node Strategic Growth Area and supports the City's ability to meet these policies, including:

- Policy 3.6.3 (iii)- Provide mixed-use development in higher-density, compact form that supports walkable communities and live-work opportunities.
- Policy 3.6.3 (iv)- Provide a mix of residential, office, institutional and commercial uses that allows for a range of housing options and services.

- Policy 3.6.6 – Gordon Street and Clair Road community mixed-use node density target of 130 residents and jobs combined per hectare.
- Policy 3.6.8 - Community Mixed-use Nodes will evolve over the Plan horizon and beyond through intensification and redevelopment to provide a compact built form.

Commercial Mixed-use Centre Policies

The subject lands are currently designated as “Commercial Mixed-Use Centre.” The objectives of the Commercial Mixed-Use Centre designation are to promote a mix of uses, including concentrations of commercial, residential, and complementary uses serving the immediate neighbourhood and the wider community [9.4.3 (a)].

Policy 9.4.2 requires a commercial function study in support of any application that proposes a reduction of more than 25 per cent of existing commercial spaces. Tate Research has prepared a Commercial Function Study in support of the application, as the application proposes a reduction exceeding 25 per cent of existing commercial space on the lands proposed to be redeveloped.

The Commercial Function Study found that the proposed reduction of commercial space on the subject lands is appropriate. The surrounding area is already well served by existing commercial uses within walking distance of the proposed development. A review of the Commercial Function Study was conducted by staff and found that the study was conducted in accordance with Section 9.4.2 of the Official Plan.

Height and Density

Policy 9.4.3.17 permits a maximum height of fourteen (14) storeys within strategic growth areas.

Policy 9.4.3.19 for freestanding residential and residential within mixed-use buildings permits a maximum net density of 250 units per hectare within strategic growth areas.

The proposed development is consistent with the above-noted official plan policies proposing a maximum building height of 14 storeys with a net maximum density of 250 units per hectare for the entirety of the subject lands.

Review of Proposed Official Plan Amendment

The purpose of Official Plan Amendment No. 111 is to amend the Official Plan policy, Part III, Subsections 9.4.3.19 (ii) to redistribute the permissible net density of 250 units per hectare into two sub areas with a maximum density of 351 units per hectare on lands proposed to be designated as “Commercial Mixed-Use Centre – Sub Area “B”” and balancing the remainder density to permit a maximum density of 184 units per hectare on lands proposed to be designated as “Commercial Mixed-Use Centre – Sub Area “A””. Lands proposed for parkland dedication are to be designated “Open Space”

Official Plan policy 1.3.14 outlines criteria to consider when reviewing an application to amend the Plan. Key considerations include conformity with strategic directions, site suitability, compatibility with adjacent uses, need, servicing capacity and financial implications.

The proposed development supports the strategic direction of the Official Plan and the PPS by intensifying an underutilized commercial site that is connected to existing municipal services and is within close proximity of existing commercial uses and community amenities.

Staff have reviewed the applicant’s submission and are satisfied that the proposal generally meets the applicable criteria in Policy 1.3.14 and advances the City’s growth and complete community objectives.

Overall, the proposed development aligns with the permitted uses under the Commercial Mixed-Use Centre designation, helps achieve intended density targets for the Strategic Growth Area and Community Mixed-Use Node, and meets the Official Plan’s development criteria.

Review of Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to amend the zoning of the subject lands from the current “Commercial Mixed-Use Centre” (CMUC(H12)(PA)) to the proposed site specific “Commercial Mixed-Use Centre” (CMUC-17(PA)) zone. This zone is further proposed to be divided into CMUC-17.1(PA) and CMUC-17.2(PA) as indicated in Attachment-4 Recommended Zoning, Regulations and Conditions. Several site-specific amendments are requested. The proposed Zoning By-law amendments are summarized in Tables 1 and 2 and reviewed below. Attachment-4 Recommended Zoning, Regulations and Conditions reflects staff’s recommended Zoning By-law amendment, to better align with policy objectives.

Table 1: Proposed site-specific zoning provisions for the proposed CMUC.17(PA) zone

Item	Section	Regulation	Required	Proposed
1	Table 7.2	Lot Area Maximum	50,000 square metres	53,497 square metres
2	Table 7.2	Residential Density	Maximum 150 units per hectare	Max. 250 units/ha for the entirety lands proposed to be zoned ; Max. 184 units/ha for lands proposed to be zoned CMUC-17.1(PA); Max. 351 units/ha for lands proposed to be zoned CMUC-17.2(PA)
3	New	Severability Provision	N/A	Provisions of this By-law shall continue to apply collectively to all lands identified on Area Map 67 as CMUC-17, despite any future severance, partition, or division.

Table 2: Proposed site-specific zoning provisions for the proposed CMUC-17.2(PA) zone

Item	Section	Regulation	Required	Proposed
4	Table 7.3	Buffer Strip	3 metres adjacent to the interior side and rear lot line	No buffer strip
5	Table 7.4	Maximum building height	10 Storeys	14 Storeys
6	Table 7.4	Building setbacks	3 m. for all portions of the building above the 6th storey facing a street for buildings located within 15 m of a street	Building setback from private street (Farley Drive extension) shall be 1.5 m
7	Table 7.4	Minimum first storey height	4.5 m	Regulation does not apply to residential uses on the ground floor
8	Table 7.4	Common Amenity Area	20 square metre per dwelling unit	9.9 square metre per dwelling unit
9	Additional regulations for Tables 7.2 - 7.13	Common Amenity Area	Regulations 4(a) and 4(d)	Regulations 4(a) and 4(d) do not apply
10	New	Common Amenity Area	N/A	Common Amenity area shall be shared between all lands subject to CMUC-17.2(PA) zone.
11	New	Private Amenity Area	N/A	A minimum 4.8square metre private amenity area per unit.
12	Additional regulations for Tables 6.17 to 6.19	Private Amenity Area	Regulations 11 to 13 for private amenity area.	Regulations 11 to 13 do not apply.

Item	Section	Regulation	Required	Proposed
13	Section 4.14.4	Angular Planes	<p>(i) Building heights shall not exceed an angular plane of 45 degrees from the centre line of the street.</p> <p>(ii) Building heights shall not exceed an angular plane of 40 degrees from the lot line when adjacent to a river or park.</p>	<p>(i) The angular plane from the street shall be 66 degrees.</p> <p>(ii) The angular plane from a lot line abutting a park shall be 66 degrees.</p>

14	Table 5.3	Off-Street Parking	<p><u>Residential Parking:</u></p> <p>Mixed-Use Building - In addition to the non-residential parking rate, 1 space per dwelling unit plus 0.1 visitor spaces per dwelling unit</p> <p>Apartment Building - For the first 20 dwelling units: 1.5 spaces per dwelling unit, and for each dwelling unit in excess of 20: 1.25 spaces per dwelling unit. A minimum of 20% of the required parking spaces shall be for the use of visitor parking</p> <p><u>Non-Residential Parking:</u></p> <p>Multi Unit Building Commercial Use- 0 spaces for the first 500 square metre of GFA; Plus 3.5 spaces per 100 square metres of GFA in excess of 500 square metre and 5,000 square metres; and, Plus 2.5 spaces per 100 square metres of GFA in excess of 5,000 square metre</p>	<p>For lands zoned CMUC-17.2(PA)</p> <p><u>Residential Parking:</u></p> <p>A minimum of 1.0 parking space per dwelling unit plus a minimum of 0.1 space per unit for visitors parking</p> <p><u>Non-residential parking:</u></p> <p>0 spaces for the first 500 square metre of GFA; Plus 3.5 spaces per 100 square metres of GFA in excess of 500 square metre and 5,000 square metres; and, Plus 2.5 spaces per 100 square metres of GFA in excess of 5,000 square metre</p> <p>Residential visitor parking spaces and non-residential parking spaces may be provided on a non-exclusive basis and may be shared above and below ground.</p> <p>For lands zoned CMUC-17.1(PA)</p> <p><u>Non-residential parking:</u></p> <p>0 spaces for the first 500 square metre of GFA; Plus 3.5 spaces per 100 square</p>
----	-----------	--------------------	---	---

Item	Section	Regulation	Required	Proposed
				metres of GFA in excess of 500 square metre and 5,000 square metres; and, Plus 2.5 spaces per 100 square metres of GFA in excess of 5,000 square metre

Proposed and Recommended Site-Specific Zoning By-law amendments – Staff analysis.

Item 1 Lot Area

Table 7.2 of the Zoning By-law (2023)-20790, as amended, establishes a maximum lot area of 50,000 square meters. The applicant has requested a site-specific amendment to permit a maximum lot area of 53,497 square metre.

The subject property, 53,497 square meters in size, predates Zoning By-law (2023)-20790, as amended. Section 3 of the By-law defines “Lot Area” as the total surface area within the lot lines of a lot. The applicant proposes to redevelop a portion of the existing lot for mixed-use residential purposes. Staff are of the opinion that a site-specific exception to recognize the existing lot size is appropriate in this case, as it facilitates redevelopment while maintaining the general intent of the Zoning By-law.

Item 2 Density

Table 7.2 of the Zoning By-law (2023)-20790, as amended, requires a minimum density of 100 units per hectare and a maximum density of 150 units per hectare. To accommodate the proposed development the applicant has requested an increased maximum density of 250 units per hectare for the entirety of the subject lands and further an increase to a maximum density of 351 units per hectare for lands proposed to be zoned CMUC-17.2(PA) and a maximum density of 184 units per hectare for lands proposed to be zoned CMUC-17.1(PA).

As noted above, the proposed development conforms to the policy direction of the PPS and the Official Plan regarding intensification of the Strategic Growth Area and providing housing options. The proposed development provides for a variety of house types and sizes including 1, 2 and 3-bedroom units, as well as at grade townhouse style units.

Staff are supportive of the proposed increase in density to bring the current Zoning By-law into greater conformity with official plan policies for the Strategic Growth Area.

Item 3 Severability Provision

A new Zoning By-law regulation is proposed to ensure continuity of application of the proposed amendment collectively to all lands identified on Area Map 67 as CMUC-17, as amended, notwithstanding any future severance, partition, or division of the lands for any purpose.

Staff support this new provision, as it ensures that the proposed amendment continues to conform to the PPS and Official Plan, regardless of future lot severances.

Item 4 Buffer Strip

Table 7.3 of the Zoning By-law (2023)-20790, as amended, requires a 3-metre buffer strip adjacent to the interior side and rear lot lines. The application is proposing to remove this requirement for lands proposed to be zoned CMUC-17.2(PA).

The buffer strips are intended to consist of plant material that, at maturity, will form a visual barrier, in combination with other strategies such as fencing. Buffer strips along interior side and rear lot lines are intended to provide a visual barrier between the subject lands and adjacent properties. The lands for proposed redevelopment face a public street at all lot lines which would further benefit from active frontage and pedestrian connections from the street lines. Additionally, the lands dedicated for parkland dedication to be zoned Neighbourhood Park(NP) are adjacent to the large common amenity area of the proposed development.

Staff support removing the buffer strip requirements adjacent to the future public park lands for connecting the public and private amenity areas for enhanced space utilization.

Item 5 Maximum Building Height

Table 7.4 of the Zoning By-law (2023)-20790, as amended, requires a maximum building height of 10 storeys. The applicant is requesting to increase the maximum building height to a site-specific 14 storeys for lands proposed to be zoned CMUC-17.2(PA).

Lands for the proposed development fall under the Strategic Growth Areas of the Official Plan. Strategic growth areas are intended for higher-density mixed-use development in compact form in proximity to transit services. To support the compact form of intensification, the OP policy 9.4.3.17 permits a maximum height of 14 storeys within strategic growth areas. In support of the proposed height, a Sun Shadow study and Pedestrian Level Wind analysis as required by the Official Plan were provided by the applicant. Staff support the site-specific exception to permit the increased 14-storey maximum height, as it facilitates redevelopment while maintaining the intent of the Official Plan policies.

Item 6 Building Stepback

Table 7.4 of the Zoning By-law (2023)-20790, as amended, requires a 3 metre stepback for all portions of the building above the 6th storey facing a street for buildings located within 15 metres of a street. The applicant is requesting a building stepback of 1.5 metre from a private street(Farley Dr. extension) for lands proposed to be zoned CMUC-17.2(PA).

As the private road (Farley Dr. extension) forms part of the overall development lands, no such stepback requirement is applicable. Staff support the requested amendment to ensure the general intent of the Zoning By-law for stepbacks from public street is preserved.

Item 7 Minimum First Storey Height

Table 7.4 of the Zoning By-law (2023)-20790, as amended, requires a minimum first storey height of 4.5 metres. For the lands proposed to be zoned CMUC-17.2(PA), the applicant is requesting that this requirement not apply for the residential uses on the first storey.

The urban design Concept plan for Gordon/Clair mixed-use node identifies the extension of Farley Drive as a Main Street and the corner of Clair/Farley Dr as a potential location for taller buildings. Furthermore, as per OP policy 9.4.3.6(i) the Main Streets are to be designed to have multi-storey buildings facing Main Street. The proposed development

faces multi-storey buildings on the Farley Dr. extension (Main Street) and all commercial uses with a minimum of 4.5 metre first storey height located facing Clair Rd. E. The residential uses proposed to not meet the minimum 4.5 metre first storey height requirement are mainly located facing the internal roads, woonerf and Hawkins Drive (local road). Additionally, the proposed use of elevation materials on the proposed building elevations successfully maintains the rhythm and continuity of first storey façade.

Staff support the exemption of minimum 4.5 metre first storey height requirement for the residential uses on the first storey.

Items 8 to 10 Common Amenity Area

Table 7.4 of the Zoning By-law (2023)-20790, as amended, requires a minimum of 20 square metres of common amenity area per dwelling unit. This corresponds to a total of 14,300 square metres of common amenity area for the proposed 715 dwelling units.

The applicant is proposing 7,092 square metres of common amenity area, or 9.9 square metres per dwelling unit. The common amenity area includes roughly 5,093 square metres of outdoor common amenity space and 1,999 square metres of indoor common amenity space. Additionally, the Common Amenity is proposed to be shared between all lands subject to CMUC-17.2(PA) zone.

For the Commercial Mixed-Use Centre and for high-density residential development, the Zoning By-law does not ordinarily require apartment dwelling units to have a private amenity area. However, in support of the requested common amenity area reduction, in addition to the 9.9 square metre per unit common amenity area, the applicant is proposing a minimum of 4.8 square metres of private amenity area be provided per unit. This would formally recognize the proposed balconies and patio spaces as a contribution towards the total amenity area. As indicated by the applicant, each unit is planned to have a minimum of 4.8 square metres of outdoor private amenity area. The result would be a minimum of total 14.70 square metres of amenity area per unit, with 9.9 square metres of common amenity area and a minimum of 4.8 square metres of private amenity area per unit.

In addition to the minimum of 14.70 square metres of proposed amenity area on site, there are additional lands on the site that are only counted to LA open space – i.e. Woonerf & the urban square between the two buildings fronting onto Clair which can be utilized for common amenity purposes. The proposed development also provides for a 0.18 ha parkland contribution, which is integrated with the surrounding outdoor amenity area. Additionally, the proposed development is located nearby several parks (Dallan Park (~0.74ha) – 200m, Clair Park (~0.46ha) – 425m, as well as the South End Community Park/ Rec Centre (~950m).

Staff support the proposed minimum common amenity area of 9.9 square metres per unit in conjunction with the requirement for a minimum of 4.8 square metres of private outdoor amenity area per unit. Staff are also supportive of the Common Amenity to be shared across all lands subject to CMUC-17.2(PA) zone as this allows for providing differentiation and variety of programming across the common amenity area that can be utilized by all residents of the proposed development.

Items 11 to 12 Private Amenity Area

For the lands proposed to be zoned CMUC-17.2(PA), the applicant is requesting a site-specific amendment to provide a Private Amenity area of 4.8 square metre per unit where no Private Amenity area is required under Section 7 of the Zoning By-law (2023) – 20790, as amended.

The requested Private Amenity area is in addition to the proposed 9.9 square metre Common Amenity area as requested under item #11 above. This provision will formally recognize the proposed balconies and patio spaces as a contribution towards the total amenity area. Staff support the provision of Private Amenity area, as it supplements the reduction in Common Amenity area.

Furthermore, the applicant is requesting an exemption to Tables 6.17 to 6.19 -additional regulations 11 to 13 for Private Amenity Area.

Tables 6.17 to 6.19 -additional regulations 11 to 13 are intended for the required Private Amenity area in a Townhouse (cluster Townhouse, tacked townhouses, back-to-back townhouses and stacked back-to-back townhouses) style mid-density development. Staff support exempting this requirement as these regulations are primarily applicable to low-rise developments described above and more commonly at-grade amenity areas.

Item 13 Angular Plane

Section 4.14.4 of the Zoning By-law (2023)-20790, as amended permits a maximum angular plane of 45 degrees from the centre line of adjacent streets and an angular plane of 40 degrees from the lot line when adjacent to a park. For lands proposed to be zoned CMUC-17.2(PA), the proposed development requests a maximum angular plane of 66 degrees from the centre line of adjacent streets and the proposed neighbourhood park.

The intent of angular plane regulations is to minimize shadowing and overlook impacts on neighbouring properties and the public realm.

The subject lands are located with significant separation from the surrounding low density residential developments. The proposed development is further setback from sensitive surrounding land uses, thereby minimizes potential impacts. The Sun Shadow analysis prepared in support of the proposed development demonstrates no negative impact during the winter months on adjacent residential properties and lands dedicated for future public park. Furthermore, the land for future public park from where the site-specific angular plane angle is requested is of a size more in alignment with an Urban Square. Staff support the requested site-specific angular plane angle of 66 degrees from the centre line of adjacent streets and the proposed future parkland.

Item 14 Off- Street Parking

Per Table 5.3 of the Zoning By-law (2023)-20790, as amended, on the lands proposed to be zoned CMUC-17.2(PA) for the three mixed-use buildings (Building B, C and D – 528 units) and one residential building (Building A – 187 units), containing a total of 715 units and 2,127 square metre of commercial GFA, a total number of 877 parking spaces are required. The applicant is proposing a total of 850 parking spaces, resulting in a reduction of 27 spaces or a 3 per cent deficiency. The following site-specific parking requirements are requested:

For lands proposed to be zoned CMUC-17.2(PA)

Residential Parking:

- A minimum of 1.0 parking space per dwelling unit, plus a minimum of 0.1 space per unit for visitor parking

Non-residential parking:

- 0 spaces for the first 500 square metre of GFA;
- Plus 3.5 spaces per 100 square metre of GFA in excess of 500 square metre and 5,000 square metre; and,
- Plus 2.5 spaces per 100 square metre of GFA in excess of 5,000 square metre

Residential visitor parking spaces and non-residential parking spaces are proposed to be provided on a non-exclusive basis and shared above and below ground.

For lands proposed to be zoned CMUC-17.1(PA)

Non-residential parking:

- 0 spaces for the first 500 square metre of GFA;
- Plus 3.5 spaces per 100 square metre of GFA in excess of 500 square metre and 5,000 square metre; and,
- Plus 2.5 spaces per 100 square metre of GFA in excess of 5,000 square metre

As indicated in the Urban Transportation Considerations report prepared by BA Group, a total of 742 spaces for exclusive residential use and 108 spaces for non-exclusive and shared use between residential visitors and non-residential uses are proposed. The proposed parking rates are generally in line with the parking rates required for mixed-use buildings and multi-unit commercial use buildings as per the current CMUC zone. The Mixed-use Building resident rates are also considered appropriate given the range of proximate retail and commercial uses, both on the west side of Farley Drive and elsewhere nearby within a reasonable walking or cycling distance. Staff support of the proposed parking rate for residential and non-residential use, including the non-exclusive and shared use of residential visitor and non-residential parking.

Staff support the requested Zoning By-law amendments and recommend the Zoning By-law amendments outlined in Attachment 4.

Traffic Review and Vehicle Access

Engineering and Transportation Services staff reviewed the application and are generally satisfied with the findings of the submitted Transportation Impact Brief prepared by BA Group.

City engineering staff note the need for a protected crossing facility on Poppy Drive East, either at Hawkins Drive or Farley Drive extension as an appropriate measure to address existing conditions and concerns. Staff also note is the required relocation of the existing Transit Stop (#6100 Poppy Drive East at Hawkins Drive).

Further detailed reviews ensuring the design meets City standards and requirements will be conducted during the site plan application process.

Affordable Housing Strategy

The City's Affordable Housing Strategy (AHS) sets an annual City-wide 30 per cent target for housing that is affordable with the goal of ensuring that affordable housing is included in the range and mix of housing provided for all households across the City. The goals and objectives of the AHS have also been incorporated into the Official Plan in Section 7.2 (Affordable Housing). These policies are intended to encourage and support the development of affordable housing throughout the City by planning for a range of housing types, forms, tenures, and densities. Implementing the City's affordable housing target is largely dependent on designating a suitable amount of land and density for residential use, including mixed-use developments.

The applicant has indicated that the proposed development is not intended to be affordable housing as defined in the Official plan, but the proposal will contribute to housing affordability more generally, as it results in the redevelopment of underutilized lands with a higher density than currently exists. The proposed development will provide housing options in the form of 1-bedroom, 2-bedroom, and 3-bedroom apartment-style units, resulting in additional unit types in an existing area.

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 are satisfied that there is sufficient water and sanitary capacity and are generally satisfied with the stormwater management report provided. Further review will take place during Site Plan Review to ensure that there are no servicing concerns.

Detailed comments from Engineering staff are provided in Attachment-9 Departmental and Agency Comments.

Community Energy Initiative

As outlined the Planning Justification Report, the proposed development incorporates a variety of building and site design features that support the City's objectives for energy and water conservation. The proposed development will intensify existing commercial lands that have access to existing municipal services. Both short and long-term bicycle parking will be provided. The proposal will implement Green Infrastructure and Low-Impact-Development technologies in the development of this Site to preserve and restore the natural hydrologic cycle. Infiltration measures such as infiltration tanks/galleries will be utilized to maintain the groundwater recharge characteristics, from pre- to post-development.

Comments Received on the Applications

At the September 9 Public Meeting, members of the public and Council raised several questions and concerns. Key topics included the loss of commercial space, parking provisions, built-form considerations related to heights and massing, and site traffic and access issues, primarily concerning increased traffic on Poppy Drive East and the new 4-way vehicular node at the proposed woonerf access on Poppy Drive East. The issues not addressed in detail earlier in this analysis are summarized and responded to below.

Staff reviewed these comments and assessed the proposal in the context of the City's Official Plan policies; Zoning By-law regulations and supporting materials submitted with the application.

Loss of Commercial space and recreational uses.

The applicant's proposal reduces the existing non-residential GFA of approximately 50,000 square feet to approximately 23,000 square feet. The remaining existing non-residential GFA on the site on the west of Farley Drive extension is approximately 100,000 sq. ft. The redevelopment at Pergola Commons would result in a reduction of commercial and retail space from approximately 150,000 square feet to 123,000 square feet, a decline of approximately 18.0 per cent. This reduction is below the 25 per cent threshold requiring a Commercial Function Study as per the City's Official Plan

In terms of FSI, staff note that the proposed commercial FSI is approximately 0.2, which exceeds the threshold to require a Commercial Function Study. The applicant submitted a Commercial Function Study which concludes that the proposed reduction in retail and commercial space at the Subject Site will not compromise the community focal point of the Gordon / Clair Node. Through the Commercial Mixed-Use Centre Zone, applicable to the subject site, permits a broad range of commercial and retail uses including an artisan studio, commercial entertainment, daycare centres, fitness centres, restaurants, service establishments, art galleries, and recreation facilities, which will be sufficient to serve community needs.

Building Heights and built-form considerations

The applicant is proposing residential towers up to 14 storeys. Discussion at the Public Meeting focused on the appropriateness of building heights, transitions, setbacks, and overall massing of the proposed development. Staff has reviewed the applicant's proposal including the Urban Design Brief prepared by Bousfield Inc. and note that the maximum heights, transitions, and built-form elements comply with the Official Plan policies and Zoning By-law regulations applicable to the subject site.

Traffic and Site Access

The Urban Transportation Considerations report submitted in support of the application has been reviewed by staff, which indicates that site access, circulation and proposed measures adequately accommodate vehicular and service traffic requirements.

Regarding the intersection at the Poppy Dr. E./1888 Gordon Access/Internal North-South Street(Woonerf), City's Traffic Engineering staff notes that it meets the minimum spacing requirements from the existing Hawkins/Poppy intersection and Farley/Poppy intersections, consistent with the Guelph Development Engineering Manual. The Internal N-S/1888 Gordon access/Poppy Dr. E. intersection could be designed with stop control for all vehicles. The feasibility of restricting this N-S street for service vehicles only at this intersection, as discussed at the Public Meeting, can be further evaluated during the Site Plan Review stage, where enforceable measures would also be considered.