

PLANNING REPORT

**671 Victoria Road North
City of Guelph**

**Prepared on behalf of
1830334 Ontario Inc.**

February 26, 2016

Project No. 0717



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1. Introduction

This report has been prepared in support of a zone change application for the property municipally addressed as 671 Victoria Road North located in the City Guelph and legally described as, Part of Lot 1, Concession 7, Division 'C', City of Guelph. The subject property is owned by 1830334 Ontario Inc. The total area of the property subject to this zone change application is 1.248 hectares.

A pre-consultation meeting was held with the City on August 26, 2015. This Planning Report was requested by the City as a requirement for a complete application.

2. Description of the Proposal

The current zoning of the property is the Specialized Neighbourhood Shopping Centre NC-9 Zone. This site is identified as Block 7 within Draft Plan of Subdivision 23T-08502. The current zoning and the Draft Plan of Subdivision were approved by Guelph Council on July 6, 2009. The Draft Plan of Subdivision included on-street townhouse blocks which have been registered in two phases of the subdivision. The subject property was not included within these two phases of registration and the Draft Plan approval has since lapsed.

The Specialized Neighbourhood Shopping Centre NC-9 Zone permits a range of commercial uses and also permits residential dwelling units located in the same building as permitted commercial uses. The NC-9 Zone also prohibits a car wash and drive-thru facilities. A maximum building height of 2 storeys is permitted by the NC-9 Zone.

This application proposes to revise the existing zoning to add a Pharmacy as a permitted use in addition to the uses permitted by the NC-9 Zone. This application also requests that a drive-thru be permitted for a Financial Establishment. A Maximum Building Height of 6 storeys is also being requested. In addition to the commercial development on the property, 124 residential dwellings are proposed. The required parking is 298 spaces. A total of 346 parking spaces are proposed for this mixed-use development. 199 underground parking spaces will provide parking for the residents and employees of the commercial uses. 147 surface parking spaces will be provided for the patrons of the commercial uses.

The NC-9 Zone references the regulations of section 4.15.2 of the zoning by-law which requires 1 parking space per dwelling unit. Based on this regulations 124 parking spaces are required for 124 units.

Figure 1 - Parking Calculation

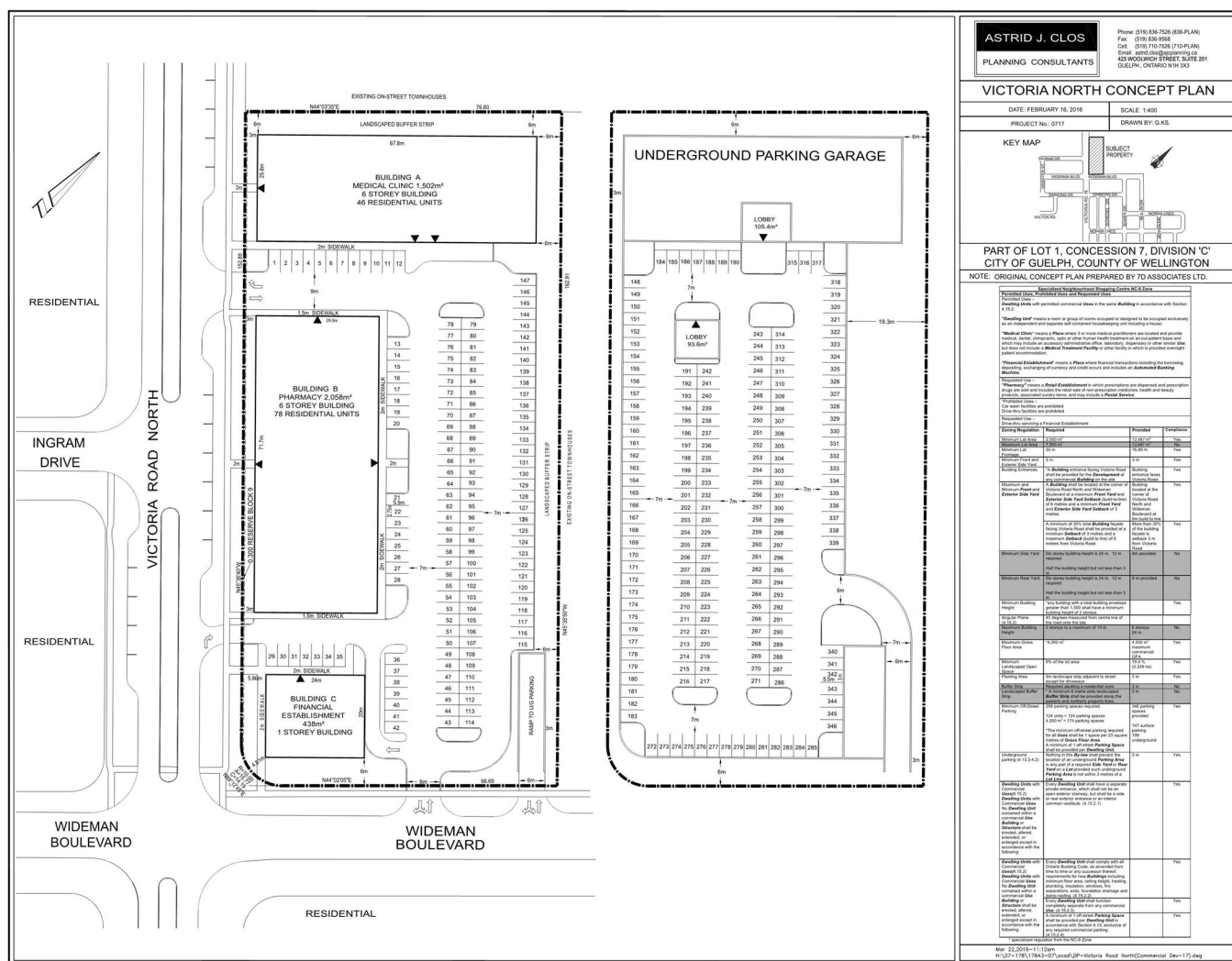
Use	Units/GFA	Zoning Parking Ratio	Required	Provided
Residential dwellings	124	1 per dwelling unit (section 4.15.2.4)	124	172
Commercial	4,000 m ²	1 per 23 m ² of GFA (section 6.2.3.1.9.2.5)	174	174
Total	---	---	298	346

For apartment units the zoning by-law requires the following parking ratio; *“for the first 20 units: 1.5 per unit, and for each unit in excess of 20: 1.25 per unit.”* The apartment parking ratio would require 160 parking spaces for 124 units. 172 parking spaces are provided for the

proposed dwelling units which meets the parking spaces which would be required for apartments.

The NC-9 Zone does not include a maximum residential density regulation, however, the Neighbourhood Commercial designation in both the in effect September 2014 Consolidation of the Guelph Official Plan and OPA No. 48 permit a maximum density of 100 units per hectare. This maximum density would permit 124 units which is what is proposed for the subject property.

Figure 2 – Proposed Concept Plan (February 16, 2016)



3. Existing Conditions and Surrounding Land Uses

The total area of the property subject to this zone change application is 1.248 hectares as shown on Figure 2.

The existing surrounding land uses include:

- North - On-street Townhouse units fronting onto Mussen Street.
- East - Residential land zoned for townhouse and apartment uses fronting onto Victoria Road North.
- South - Single detached homes fronting onto Wideman Boulevard.
- West - On-street Townhouse units fronting onto Mussen Street.

Figure 3 - Surrounding Land Use



4. Planning Framework

4.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) is issued under the authority of Section 3 of the Planning Act and was in effect as of April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005. In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. (**bolding** added for emphasis)

“1.1.3 *Settlement Areas*

1.1.3.1 ***Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.***

1.1.3.2 *Land use patterns within settlement areas shall be based on:*

a. densities and a mix of land uses which:

1. ***efficiently use land and resources;***
2. ***are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and***
3. ***minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and***

b. a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

“1.6.3 a) *The use of existing infrastructure and public service facilities should be optimized;”*

“1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.”*

The site is serviced with municipal sewage and water services consistent with the Provincial Policy Statement. The proposal for the subject property is consistent with the Provincial Policy Statement 2014 in that land within the settlement area should be efficiently used.

4.2 Places to Grow

Pursuant to the Places to Grow Act, 2005: the Growth Plan for the Greater Golden Horseshoe, 2006 was approved by the Lieutenant Governor in Council, Order-in-Council No 1221/2006 took effect on June 16, 2006; minor amendments were made to the Growth Plan for the Greater Golden Horseshoe, 2006 by Minister's Order dated December 19, 2011; and Amendment 1 (2012) to the Growth Plan for the Greater Golden Horseshoe, 2006, was approved by the Lieutenant Governor in Council, Order-in-Council No 1702/2011 to take effect on January 19, 2012. Amendments 1 and 2 have been approved and are in effect.

Excerpts from the Growth Plan are included in the report. **Bolding** has been added for emphasis. The Growth Plan directs growth through intensification to the built-up area in a compact and efficient form that optimizes the use of municipal infrastructure.

"1.2.2 Guiding Principles

*The vision for the Greater Golden Horseshoe is grounded in the following **principles that provide the basis for guiding decisions on how land is developed, resources are managed and public dollars invested:***

- ***Build compact, vibrant and complete communities.***
- ***Optimize the use of existing and new infrastructure to support growth in a compact, efficient form."***

The proposal for the subject property will assist the City to meet the Places to Grow principle to build in a compact and efficient form.

4.3 City of Guelph Official Plan (September 2014 Consolidation)

The property is designated as a Neighbourhood Commercial Centre in the current Official Plan. The proposed revisions to the Specialized Neighbourhood Shopping Centre NC-9 Zone are in conformity with the current Official Plan.

In addition to the commercial uses permitted within the Neighbourhood Commercial Centre designation, multiple residential units are also permitted provided that the principal commercial function of the designation is maintained. The principal commercial function of the site is maintained by locating the commercial uses on the ground level of the building with residential uses located on the upper levels. In addition, the underground parking is proposed to be used for the residential and employee parking leaving the at surface parking available for the commercial patrons.

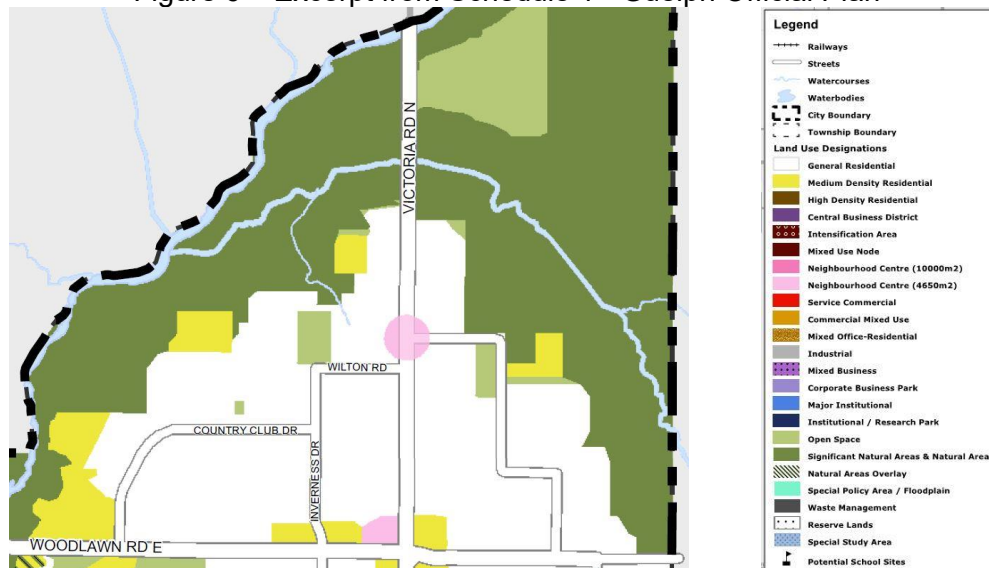
Figure 4 - Conformity with Neighbourhood Commercial Centre Policies

7.4 Neighbourhood Commercial Centre	
Official Plan Policy	Policy Analysis
7.4.22 A 'Neighbourhood Commercial Centre', comprised of one or several commercial buildings on one or more properties within a compact "node", is intended to primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. In addition, institutional and small scale office uses may also be permitted where these uses are compatible with the particular surroundings. Medium density multiple unit residential buildings and apartments in accordance with Section 7.2 may also be permitted provided the principle commercial function is maintained.	This Neighbourhood Commercial Centre is comprised of several commercial buildings located on one property within a compact node and will primarily serve the shopping needs of nearby residents. Multiple unit residential apartment buildings are proposed in two mixed-use buildings. These residential units are in conformity with section 7.2 of the Official Plan which permits a maximum density of 100 units per hectare. These residential units will maintain the principal commercial function of this Neighbourhood Commercial Centre designation by providing a portion of the market for the commercial uses. In addition, the residential parking will be provided underground allowing the commercial uses to be provided with surface parking.
7.4.23 The 'Neighbourhood Commercial Centre' designations on Schedule 1 recognize the existing centres within the City and identify the general location of new 'Neighbourhood Commercial Centres'.	Schedule 1 recognizes the subject property as a location for a designated 'Neighbourhood Commercial Centre'.
7.4.27 This Plan intends that a 'Neighbourhood Commercial Centre' shall not be extended or enlarged to provide more than 4,650 square metres (50,000 square feet) of gross leasable floor area.	The proposed maximum gross leasable floor area is within 4,000 square metres as permitted by the existing NC-9 Zone. This is less than the maximum 4,650 square metres permitted for the entire commercial node.
7.4.29 The maximum <i>gross leasable floor area</i> of an individual retail use within the node shall be 3,250 square metres (35,000 square feet).	The proposed maximum gross leasable floor area of an individual retail use is 2,058 square metres which is less than the maximum permitted of 3,250 square metres.
7.4.30 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of <i>Zoning By-laws</i> and <i>site plans</i> used to regulate <i>development</i> within the 'Neighbourhood Commercial Centre' designation to ensure such consistency.	When the Specialized NC-7 Zone was created it included regulations which are consistent with the City's urban design objectives and guidelines. For example, minimum and maximum building setbacks, requiring building entrances facing onto Victoria Road, and the requirement for a building to locate at the corner of Victoria Road and Wideman Boulevard,
7.4.31 It is intended that where there are adjacent properties within the node that as new development occurs the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Neighbourhood Commercial Centre designation will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of buildings in close proximity to the street line near transit facilities."	There is only one property located within the node, however, stormwater management easements have been incorporated into abutting properties to integrate their function. The Concept Plan provided shows sidewalk connections to the municipal sidewalks to accommodate pedestrian connectivity and the buildings have been placed in close proximity to the street.

Figure 5 - Conformity with Non-Residential Urban Design Policies

3.6 Urban Design Character of Development in Non-Residential Areas 3.6.20 The following specific matters will be considered in the design of non-residential developments:	
Official Plan Policy	Policy Analysis
1. Signage should be in the form of free standing ground signs with extensive landscaping and/or building signage incorporated into the building façade design.	Signage will be provided in accordance with the City's Sign By-law or an exemption applied for at the time of Site Plan approval.
2. Buildings should be oriented toward the street and provide direct user entrances from adjacent streets and walkways. Corner buildings should address both streets by providing two articulated façades facing the street and avoiding blank walls.	The Urban Design Brief prepared by 7D Associates Ltd. addresses this policy.
3. Walkways should be provided directly from the public sidewalk and from parking areas to the main entrance(s) of the building(s). These walkways should be well articulated, safe and accessible and integrated with the overall network of pedestrian linkages in the area.	The Concept Plan provided indicates that walkways are provided directly from the public sidewalk and from parking areas to the main entrances of the buildings. These walkways are 2m wide where a parking space is positioned to allow a car to potentially encroach slightly over the sidewalk and 1.5 m wide in other locations. The walkways are in locations which will be lit and are visible from the abutting streets and connect with the overall network of pedestrian linkages in the area.
4. Parking garages should be designed to provide well-articulated façades facing the streets. If conditions are favourable, street-related uses on the ground level of the parking structure are encouraged.	The parking garage is proposed to be underground. Street related commercial uses are provided at the ground level above the parking structure.
5. Transit user amenities, such as shelters and associated user furniture should be provided in instances where significant pedestrian/transit user traffic is expected.	There are no existing transit routes which stop along either the Victoria Road North or Wideman Boulevard frontages of the subject property. The closest Guelph Transit Route is East Loop 3.

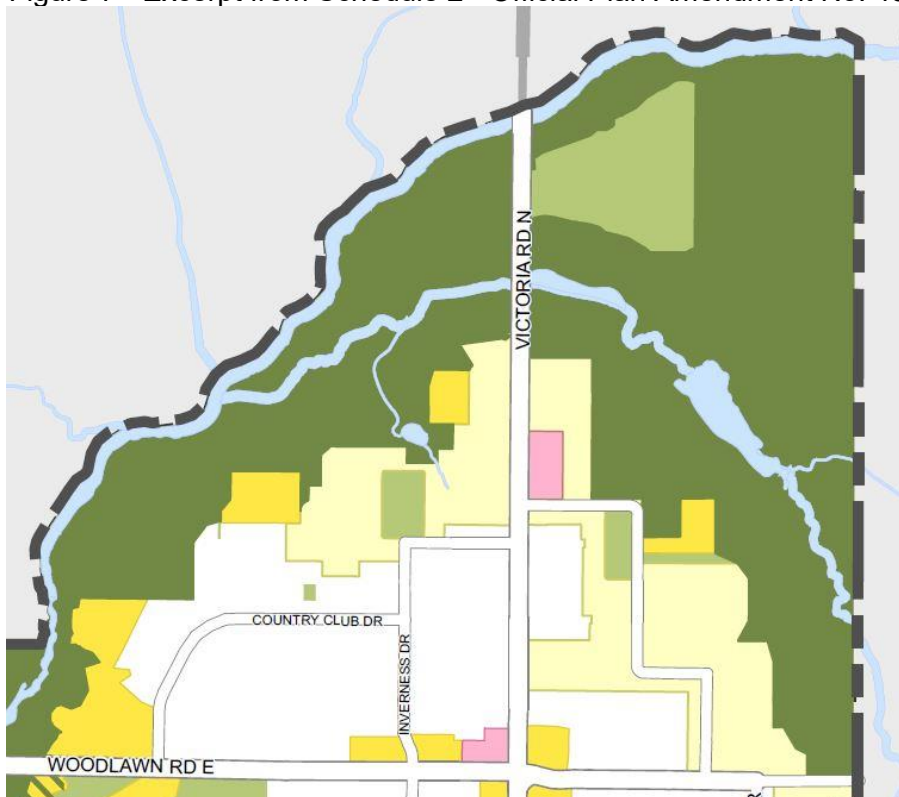
Figure 6 – Excerpt from Schedule 1 - Guelph Official Plan



4.4 Envision Guelph Draft Official Plan (OPA No. 48)

Official Plan Amendment No. 48 is the 5 year review of the Guelph Official Plan. OPA No. 48 has been appealed to the Ontario Municipal Board and is not in effect.

Figure 7 - Excerpt from Schedule 2 - Official Plan Amendment No. 48



OPA No. 48 continues to designate the subject property as “Neighbourhood Commercial Centre”.

“9.4.4 Neighbourhood Commercial Centre

Neighbourhood Commercial Centres are identified on Schedule 2 of this Plan.

Objectives

- a) *To establish local convenience and neighbourhood commercial uses within a convenient walking distance of residential areas.*
- b) *To ensure Neighbourhood Commercial Centres are developed in a cohesive and coordinated manner that is compatible with the surrounding residential neighbourhood.*
- c) *To primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts.*
- d) *To be connected to surrounding neighbourhoods through the City’s pedestrian trails, walkways and by transit.*

3. This Plan intends that a Neighbourhood Commercial Centre shall not be extended or enlarged to provide more than 4,650 square metres (50,000 square feet) of gross floor area.

7. The City will require the aesthetic character of site and building design to conform to the Urban Design policies of this Plan and applicable guidelines, and will incorporate measures into the approval of Zoning By-laws and Site Plans to ensure conformity.

8. Where new development occurs within a Neighbourhood Commercial Centre, adjacent lands will be integrated in terms of internal access roads, entrances from public streets, access to common parking areas, open space, urban squares, grading and stormwater management systems.

9. Development within the Neighbourhood Commercial Centre designation will be designed to be connected to the wider community by footpaths, sidewalks and bicycle systems and by the placement of buildings in close proximity to the street line near transit facilities.”

Permitted Uses

11. The following uses may be permitted in Neighbourhood Commercial Centres, subject to the applicable provisions of this Plan:

- i) *commercial, retail and service uses;*
- ii) *small-scale offices;*
- iii) *community services and facilities;*
- iv) *live/work;*
- v) *multiple unit residential within mixed-use buildings; and*
- vi) *urban squares.*

13. Development will be planned and designed to maintain the principle commercial function through the following:

- i) **commercial, retail and office uses situated on the ground floor; and**
- ii) **residential uses only provided on upper floors.**

Height and Density

14. The maximum height is six (6) storeys.”

Figure 8 – Conformity with Urban Design Built Form Policies

8 Urban Design	
8.6 Built Form: All Built Forms other than Low Rise Residential Forms	
Official Plan Policy	Analysis
1. New buildings shall address the street. Buildings shall have front façades with entrances and windows that face the street and that reflect and, where appropriate, enhance the rhythm and frequency of the immediate vicinity.	The proposed buildings have front façades with entrances and windows that face the street.
2. The principal entrances of commercial and mixed-use buildings shall be oriented toward the street and provide direct user entrances from adjacent streets and walkways. Blank facades facing a street, open space or park shall not be permitted.	The principal entrances of the proposed commercial and mixed-use buildings are oriented toward the street and provide direct user entrances from adjacent streets and municipal sidewalks.
3. Commercial, employment and mixed-use buildings should be consistently located close to the street edge and sidewalk.	The proposed commercial and mixed-use buildings are located close to the street edge and sidewalk.
4. Corner buildings shall address both streets by providing two articulated façades facing the street.	The Urban Design Brief prepared by 7D Associates Ltd. includes the proposed building façades for the corner building.
5. Buildings adjacent to the street edge and at sites with high public visibility shall be designed to take into account their high public visibility by incorporating elements such as increased height, roof features, building articulation and high quality finishes and windows.	The design of the proposed buildings adjacent to the street edge is addressed within the Urban Design Brief prepared by 7D Associates Ltd.
6. Intersections of major streets shall be emphasized by placing buildings in close proximity to the intersection and ensuring that building entrances are visible from that intersection.	Wideman Boulevard is not a major street.
7. Buildings will be designed to completely screen roof-top mechanical equipment from public view.	At the time of Site Plan approval, the City will evaluate whether the building design completely screens roof-top mechanical equipment from public view.

8 Urban Design 8.6 Built Form: All Built Forms other than Low Rise Residential Forms (con't)	
Official Plan Policy	Analysis
8. Long building facades that are visible along a public street will incorporate recesses, projections, windows or awnings, colonnades and/or landscaping along the length of the facade to reduce the mass of such facades.	The proposed 71.7 m long facade of Building B visible along Victoria Road North is addressed within the Urban Design Brief prepared by 7D Associates Ltd.
9. The design of all commercial buildings and storefronts shall be in keeping with the character and identity of the community and its immediate context. This may require alternative or enhanced standard of corporate or franchise design. Buildings shall reflect the community and immediate context through features such as facade articulation, massing, architectural style, vertical windows, appropriate signage, building materials and exterior finishes.	The design of all commercial buildings and storefronts is addressed within the Urban Design Brief prepared by 7D Associates Ltd.
10. Where appropriate, a building's first storey shall generally be taller in height to accommodate a range of non-residential uses.	The first storey of the proposed buildings are taller in height to accommodate a range of non-residential uses.
11. Large buildings will incorporate architectural elements which will reduce the visual effects of flat roof lines.	Buildings A and B have been addressed within the Urban Design Brief prepared by 7D Associates Ltd.
12. Industrial buildings which incorporate an office component should be designed to locate the office at the street front of the building and are encouraged to have a minimum height of 2 storeys.	Not applicable.
13. Generally, a minimum building height of 2 storeys will be encouraged to provide definition to streets and open spaces. Regulations for minimum building heights may be incorporated into the Zoning By-law for non-residential uses at key locations such as sites fronting onto arterial or collector roads, identified Main Streets and at intersections.	The proposed maximum 6 storey building height has been addressed by the Urban Design Brief prepared by 7D Associates Ltd
14. Site and building design should support and facilitate future intensification and redevelopment including strategies for building expansions such as ensuring that upper storey volumes can be infilled to create additional floor area.	The proposed Concept Plan includes underground parking and intensification through upper storey building floor area volume.

Figure 9 - Conformity with Urban Design Compatibility Policies

8 Urban Design 8.7 Built Form: Buildings in Proximity to Residential and Institutional Uses 1. Where commercial, employment or mixed-use development is located in proximity to residential and institutional uses the following urban design strategies will be employed to ensure <i>compatibility</i> :	
i) using building massing and placement to reduce the visual effects of flat roof lines, blank facades or building height by means such as appropriately stepping back, terracing or setting back buildings;	The building massing and placement has been addressed within the Urban Design Brief prepared by 7D Associates Ltd.
ii) appropriately locating noise-generating activities within a building or structure and away from sensitive receptors;	The Noise Study prepared by Paradigm addresses any noise issues related to the proposal.
iii) incorporating screening and noise attenuation for roof-top mechanical equipment and other noise generating activities situated in proximity to sensitive receptors;	The provision of screening and noise attenuation for roof-top mechanical equipment and other noise generating activities situated in proximity to sensitive receptors will be provided at the time of Site Plan approval.
iv) providing perimeter landscape <i>buffering</i> incorporating a generously planted landscape strip, berming and/or fencing to delineate property boundaries and to screen the commercial or employment use from the adjacent use; and	The typical landscaped buffer width is 3m. An enhanced buffer width of 6m is providing perimeter landscape <i>buffering</i> incorporating a generously planted landscape strip and fencing to delineate property boundaries and to screen the commercial from the adjacent on-street townhouses dwellings. A small portion of the property will provide a 3m wide landscaped buffer.
v) designing exterior lighting and signage to prevent light spillage onto the adjacent property.	At the time of Site Plan approval the exterior lighting and signage will be designed to prevent light spillage onto the adjacent residential properties.

Figure 10 - Conformity with Urban Design Mid-rise Building Policies

8 Urban Design 8.8 Built Form: Mid-rise Buildings 1. The following policies apply to mid-rise building forms, which generally means a building between four (4) and six (6) storeys:	
i) mid-rise buildings shall be designed to frame the street they are fronting while allowing access to sunlight to adjacent properties;	The Urban Design Brief prepared by 7D Associates includes shadow diagram.
ii) mid-rise buildings shall be designed to ensure that servicing and automobile parking are appropriately located and screened. Generally, this shall mean that parking is provided underground or at the rear or side of the building;	The parking provided is provided underground and at the rear or side of the building and is appropriately located and screened.
iii) pedestrian access shall be provided to the principal entrance from the <i>public realm</i> ;	The principal entrances to the buildings have direct pedestrian sidewalk access to the municipal sidewalk located in the public realm
iv) where buildings front onto a public street and are greater than 30 metres in length, building entrances shall be located at regular intervals;	The length of the building along Victoria Road North has been addressed within the Urban Design Brief prepared by 7D Associates Ltd.
v) where buildings are taller than four (4) storeys, building length will be restricted through the <i>Zoning By-law</i> to reduce impacts such as shadowing; and	The Urban Design Brief prepared by 7D Associates includes an analysis of the maximum 6 storey building height proposed and includes shadow diagrams.
vi) shadow, view and microclimatic studies may be required to determine potential impacts arising from mid-rise buildings.	The Urban Design Brief prepared by 7D Associates includes shadow diagrams. Impacts from the maximum 6 storey building height proposed is addressed in the Urban Design Brief prepared by 7D Associates

4.5 Zoning By-law

The existing zoning of the subject property is the Specialized Neighbourhood Shopping Centre NC-9 Zone shown on Figure 11. The zoning proposal is described further in section 2 of this report.

Figure 11 - Existing Zoning

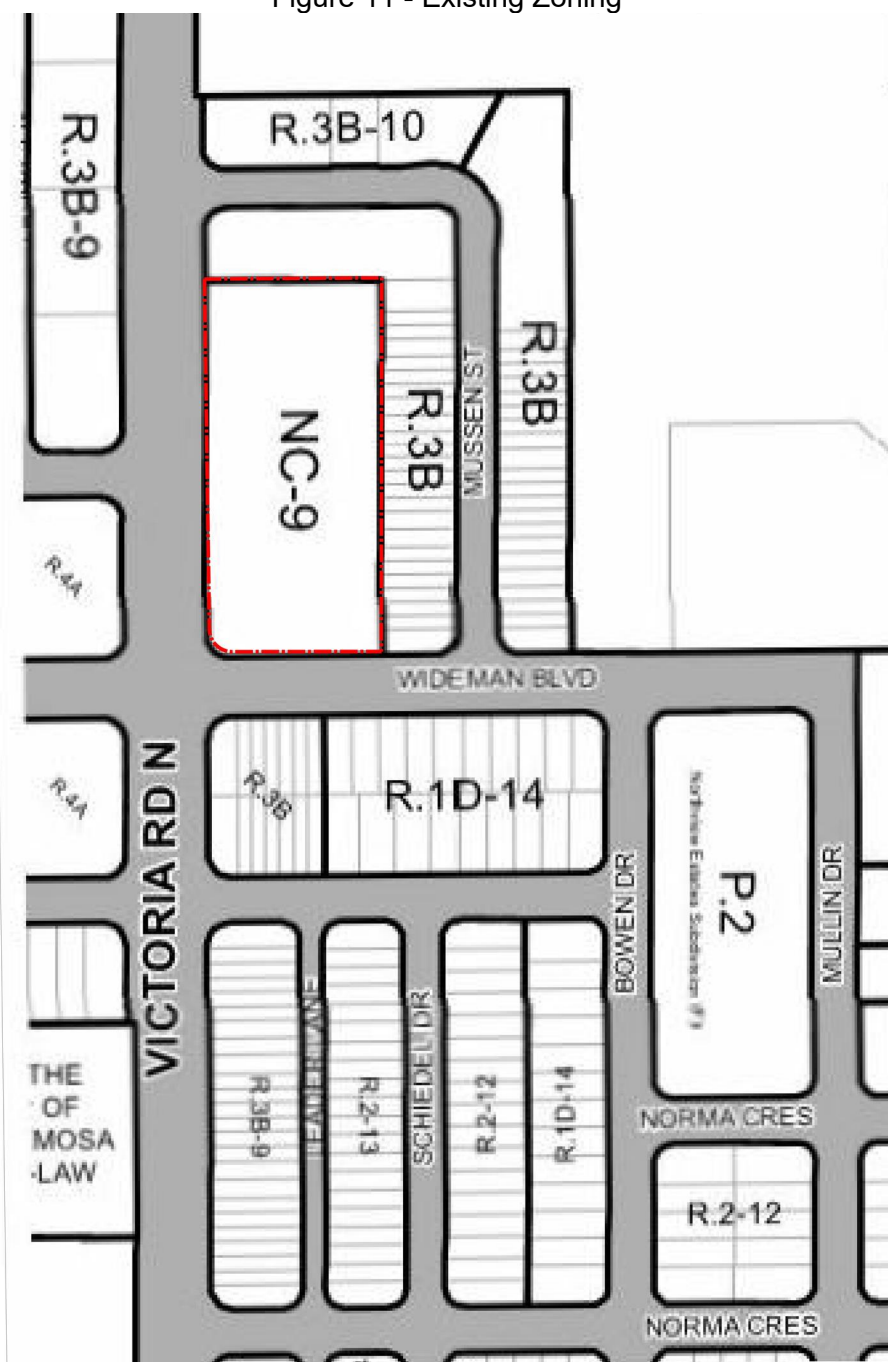


Figure 12 - Zoning Compliance Chart

Specialized Neighbourhood Shopping Centre NC-9 Zone			
Permitted Uses, Prohibited Uses and Requested Uses			
<p>Permitted Uses –</p> <p>Dwelling Units with permitted commercial Uses in the same Building in accordance with Section 4.15.2.</p> <p>"Dwelling Unit" means a room or group of rooms occupied or designed to be occupied exclusively as an independent and separate self-contained housekeeping unit including a house;</p> <p>"Medical Clinic" means a Place where 3 or more medical practitioners are located and provide medical, dental, chiropractic, optic or other human health treatment on an out-patient basis and which may include an accessory administrative office, laboratory, dispensary or other similar Use, but does not include a Medical Treatment Facility or other facility in which is provided overnight patient accommodation;</p> <p>"Financial Establishment" means a Place where financial transactions including the borrowing, depositing, exchanging of currency and credit occurs and includes an Automated Banking Machine;</p>			
<p>Requested Use –</p> <p>"Pharmacy" means a Retail Establishment in which prescriptions are dispensed and prescription drugs are sold and includes the retail sale of non-prescription medicines, health and beauty products, associated sundry items, and may include a Postal Service;</p>			
<p>*Prohibited Uses –</p> <p>Car wash facilities are prohibited</p> <p>Drive-thru facilities are prohibited</p>			
<p>Requested Use –</p> <p>Drive-thru servicing a Financial Establishment</p>			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	2,000 m ²	12,487 m ²	Yes
Maximum Lot Area	7,500 m ²	12,487 m ²	No
Minimum Lot Frontage	30 m	76.89 m	Yes
Minimum Front and Exterior Side Yard (4.24)	3 m	3 m	Yes
Building Entrances	*A Building entrance facing Victoria Road shall be provided for the Development of any commercial Building on the site	Building entrance faces Victoria Road	Yes

Specialized Neighbourhood Shopping Centre NC-9 Zone (con't)			
Zoning Regulation	Required	Provided	Compliance
Maximum and Minimum Front and Exterior Side Yard	A Building shall be located at the corner of Victoria Road North and Wideman Boulevard at a maximum Front Yard and Exterior Side Yard Setback (build-to-line) of 6 metres and a minimum Front Yard and Exterior Side Yard Setback of 3 metres	Building located at the corner of Victoria Road North and Wideman Boulevard at 6m build to line	Yes
	A minimum of 30% total Building façade facing Victoria Road shall be provided at a minimum Setback of 3 metres and a maximum Setback (build-to line) of 6 metres from Victoria Road	More than 30% of the building facade is setback 3 m from Victoria Road	Yes
Minimum Side Yard	Six storey building height is 24 m. 12 m required Half the building height but not less than 3 m	6m provided	No
Minimum Rear Yard	Six storey building height is 24 m. 12 m required Half the building height but not less than 3 m	6 m provided	No
Minimum Building Height	*any building with a total building envelope greater than 1,500 shall have a minimum building height of 2 storeys.		Yes
Angular Plane (4.16.2)	45 degrees measured from centre line of the road onto the site.		See Urban Design Brief.
Maximum Building Height	2 storeys to a maximum of 10 m	6 storeys 24 m	No
Maximum Gross Floor Area	*4,000 m ²	4,000 m ² maximum gross commercial floor area.	Yes
Minimum Landscaped Open Space	9% of the lot area	19.4 % (0.249 ha)	Yes

Specialized Neighbourhood Shopping Centre NC-9 Zone (con't)			
Zoning Regulation	Required	Provided	Compliance
Planting Area	3m landscape strip adjacent to street	3 m	Yes
Buffer Strip	Required abutting a residential zone.	3 m	No
Landscaped Buffer Strip	* A minimum 6 metre wide landscaped Buffer Strip shall be provided along the easterly and northerly property lines.	3 m where the access to underground parking is proposed.	No
Minimum Off-Street Parking	<p>298 parking spaces required.</p> <p>124 units = 124 parking spaces 4,000 m² = 174 parking spaces</p> <p>*The minimum off-street parking required for all Uses shall be 1 space per 23 square metres of Gross Floor Area. A minimum of 1 off-street Parking Space shall be provided per Dwelling Unit.</p>	<p>346 parking spaces provided</p> <p>147 surface parking 199 underground</p>	Yes
Underground parking (4.13.3.4.2)	Underground Parking Area in any part of a required Side Yard or Rear Yard on a Lot provided such underground Parking Area is not within 3 metres of a Lot Line .	3 m	Yes
Regulations for Gas Bars	*The Development of any gas bar shall occur in association with the Development of a Building with a minimum gross leasable floor area of 300 square metres		N/A
	*No gas bar shall be located between any Building and any Street Line or between any Building and the intersection of Victoria Road and Wideman Boulevard		N/A

Specialized Neighbourhood Shopping Centre NC-9 Zone (con't)			
Zoning Regulation	Required	Provided	Compliance
Dwelling Units with Commercial Uses (4.15.2) Dwelling Units with Commercial Uses No Dwelling Unit contained within a commercial Use Building or Structure shall be erected, altered, extended, or enlarged except in accordance with the following:	Every Dwelling Unit shall have a separate private entrance, which shall not be an open exterior stairway, but shall be a side or rear exterior entrance or an interior common vestibule. (4.15.2.1)		Yes
	Every Dwelling Unit shall comply with all Ontario Building Code, as amended from time to time or any successor thereof, requirements for new Buildings including minimum floor area, ceiling height, heating, plumbing, insulation, windows, fire separations, exits, foundation drainage and damp roofing. (4.15.2.2)		Yes
	Every Dwelling Unit shall function completely separate from any commercial Use . (4.15.2.3)		Yes
	A minimum of 1 off-street Parking Space shall be provided per Dwelling Unit in accordance with Section 4.13, exclusive of any required commercial parking. (4.15.2.4)		Yes

* specialized regulation from the NC-9 Zone

Requested Special Uses:

In addition to the uses permitted by the NC-9 Zone:

"Pharmacy" means a **Retail Establishment** in which prescriptions are dispensed and prescription drugs are sold and includes the retail sale of non-prescription medicines, health and beauty products, associated sundry items, and may include a **Postal Service**;

Drive-thru servicing a Financial Establishment

Requested Special Regulations:

In addition to the special regulation provisions of the NC-9 Zone:

Specialized Zoning Regulations requested:

- That a maximum Lot Area of 12,487 m² be permitted.
- That the Minimum Side Yard be 6m.
- That the Minimum Rear Yard be 6 m.
- That the Maximum Building Height be 6 storeys.
- That the Minimum width of the Landscaped Buffer Strip be 3m.

5. **Conclusion**

This Planning Report has been prepared in support of a Zoning Amendment Application for the property municipally addressed as 671 Victoria Road North. The proposed zone change is consistent with the Provincial Policy Statement and the Growth Plan, is in conformity with both the in effect and adopted Official Plan and in my professional opinion represents good planning.

This report has been prepared and respectfully submitted by,

February 26, 2016

Astrid Clos, RPP, MCIP

Date