

PLANNING REPORT

1511 Gordon Street, 1517 Gordon Street, 15 Lowes Road
City of Guelph

Prepared for:
2320339 Ontario Inc.

May 27, 2014

Project No. 1130

Prepared by:



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1. Introduction

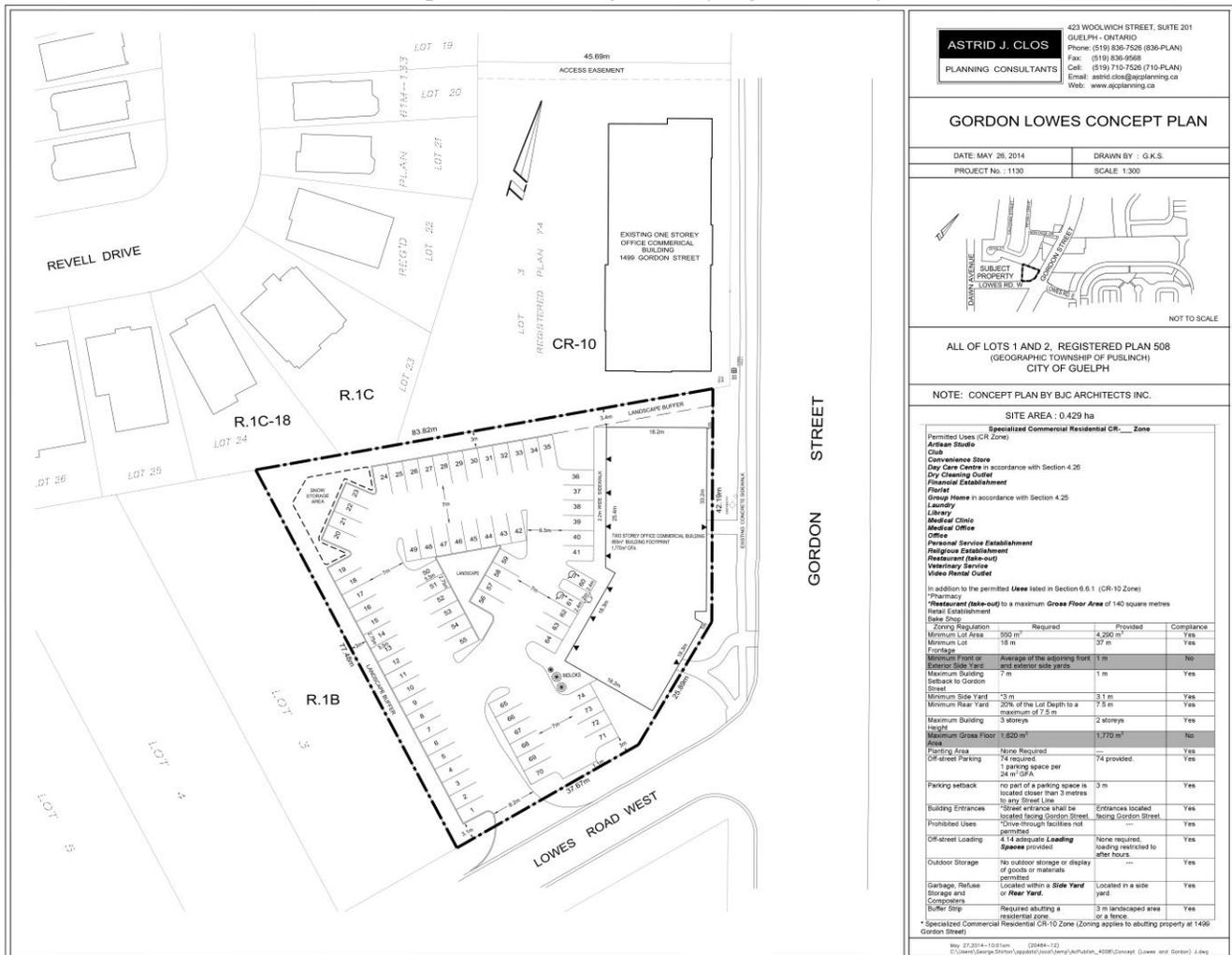
This report has been prepared in support of an Official Plan and Zoning Amendment for the property located west of Gordon Street and north of Lowes Road West in the City of Guelph. The lands are legally described as Lots 1 and 2, Registered Plan 508 (Geographic Township of Puslinch) City of Guelph. The property is municipally addressed as 1511 Gordon Street, 1517 Gordon Street and 15 Lowes Road

2320339 Ontario Inc. is the owner of the subject property. A pre-consultation meeting was held with the City on March 7, 2014. This Planning Report is required by the City in order for these applications to be considered complete.

2. Description of the Proposed Development

The property has a total area of 0.429 hectares. The subject property has a frontage of approximately 37.67 m on Lowes Road West. There are three existing homes located on this site which are proposed to be demolished.

Figure 1 – Concept Plan (May 26, 2014)



The proposed zoning is based on the abutting Specialized Commercial Residential CR-10 Zone for 1499 Gordon Street which was constructed by, and is owned by the same owner as the subject property.

Requested additional permitted uses:

CR- ___ Zone

- In addition to the uses permitted in the CR Zone, that the following uses be added as a permitted use:

Pharmacy
Retail Establishment
Bake Shop

Requested specialized regulations:

CR- ___ Zone

- That a blended parking ratio of 1 parking space per 24 m² be required for all permitted uses with the following restrictions, office is the exclusive permitted use on the second floor, a maximum of one take-out restaurant is permitted with a maximum floor area of 140 m².
- Minimum Front and Exterior Side Yard 1 m.
- That the maximum Gross Floor Area be 1,770 m²

Figure 2 - Estimated Parking Required

Permitted Use	Required Parking Ratio	Estimated Building Area (GFA)	Required Parking
Dry Cleaning Outlet	1 per 33 m ² GFA	140 m ²	4.2
Medical Clinic/Medical Office/ Veterinary Service	1 per 25 m ² GFA	375 m ²	15
Office	1 per 33 m ² GFA	885 m ²	26.81
Restaurant (take-out) to a maximum Gross Floor Area of 140 m ²	1 per 9 m ² GFA	100 m ²	11.11
Retail Establishment (Florist, Pharmacy, Bake Shop) Convenience Store Personal Service Establishment Financial Establishment	1 per 16.5 m ² GFA	270 m ²	16.36
TOTAL	1 per 24 m² GFA	1,770 m²	74

The additional permitted uses and specialized zoning regulations proposed will implement the Mixed Office/Commercial designation proposed by OPA No. 48 and the Intensification Corridor policies of the current Official Plan.

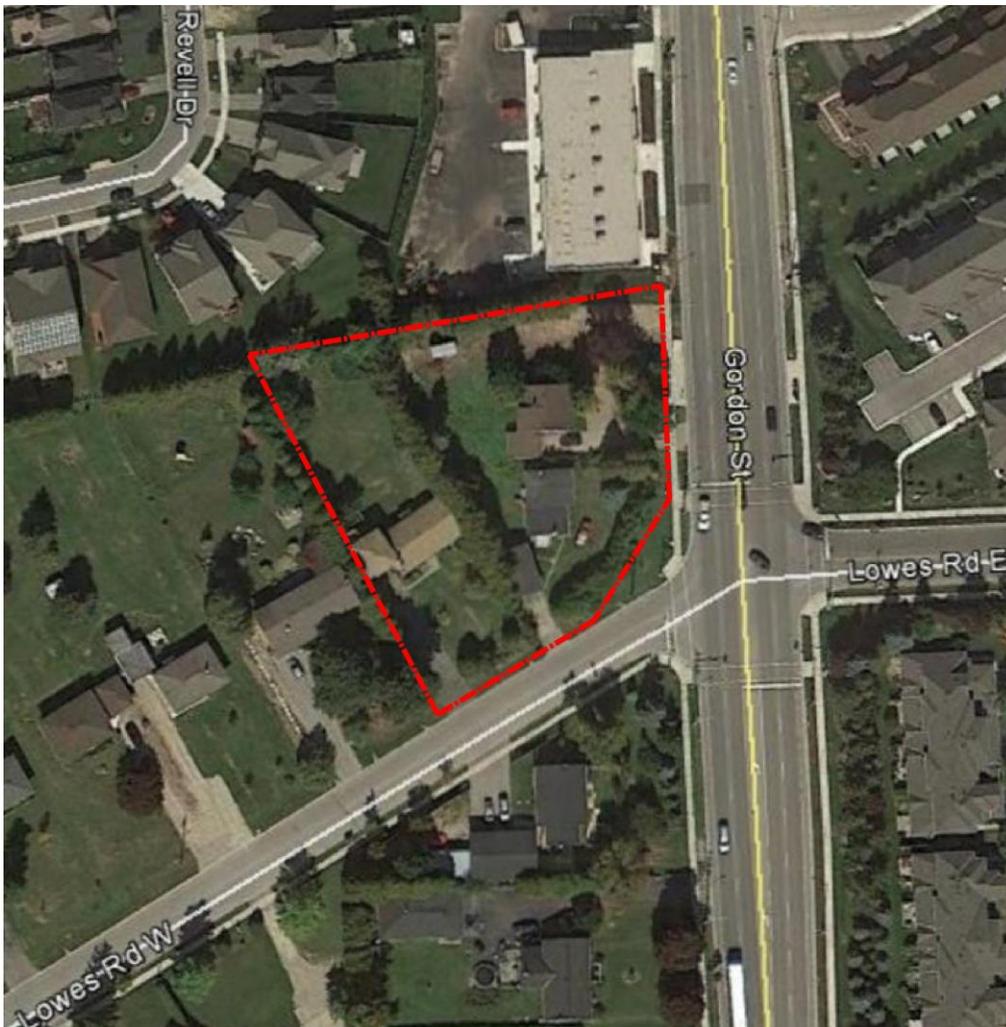
3. **Existing Conditions and Surrounding Land Uses**

The site consists of three single detached lots which have been assembled for the purpose of redevelopment. Vegetation on the property consists of ornamental plantings related to the residential use.

The surrounding land uses include the following existing uses:

- North Office Commercial Building. (CR-10 Zone)
- East Single detached homes located on Lowes Road and Revell Drive.
- South Single detached homes located on Gordon Street.
- West Cluster townhouses.

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 is in effect as of April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005.

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.

“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;”*

*“1.6.7.4 A land use pattern, density and **mix of uses** should be promoted that **minimize the length and number of vehicle trips and support current and future use of transit and active transportation.**”*

The proposed development for the subject property is an efficient use of land. On lands where three homes are now accommodated, an Office Commercial building is proposed as intensification. This two storey building is at a scale and type that is compatible with the existing neighbourhood. Existing municipal infrastructure is being used thus avoiding the need for the unjustified or uneconomical expansion of services. The proposed Office Commercial Building is located on current transit routes, on a road with bicycle lanes and in proximity to residential development which promotes the use of transit and active transportation. The proposed development is an efficient use of land and is consistent with the Provincial Policy Statement.

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. Amendment 2 came to the Growth Plan for the Greater Golden Horseshoe into effect on June 17, 2013.

“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.***
- *Plan and manage growth to support a strong and competitive economy.*
- *Optimize the use of existing and new infrastructure to support growth in a **compact, efficient form.***”

The proposed Zoning Amendment will assist in creating a compact, vibrant community. The development proposal is in conformity with the Provincial Growth Plan.

4.3 City of Guelph Official Plan (September 2012 Consolidation)

The subject property is designated General Residential in the current, in effect Official Plan. Within lands designated as General Residential, a maximum 300 square metres of commercial area is permitted. The property is included in the Intensification Corridor identified along Gordon Street. The Intensification Corridor policies permit a mix of office and commercial development consistent with planned transit service levels. This application proposes that a maximum of 1,770 square metres of office/commercial use be permitted. An Official Plan Amendment is therefore required as the maximum 300 square metres of commercial will be exceeded. An application for an Official Plan Amendment is included with this submission to the City. The proposed office/commercial uses proposed are in conformity with the Intensification Corridor policies and the designation of the City's new Official Plan for this property. The City's new Official Plan (OPA No. 48) is under appeal and not yet in effect which necessitates the submission of this Official Plan Amendment.

“General Residential

Non-Residential Uses in Residential Areas

7.2.26 In addition, *convenience commercial* uses that provide goods and services primarily to the residents in the surrounding neighbourhood may also be permitted. These convenience uses will be limited by the Plan to a **maximum gross leasable floor area of 300 square metres** (3,200 square feet) on a property.

2.4.8 Intensification Corridors

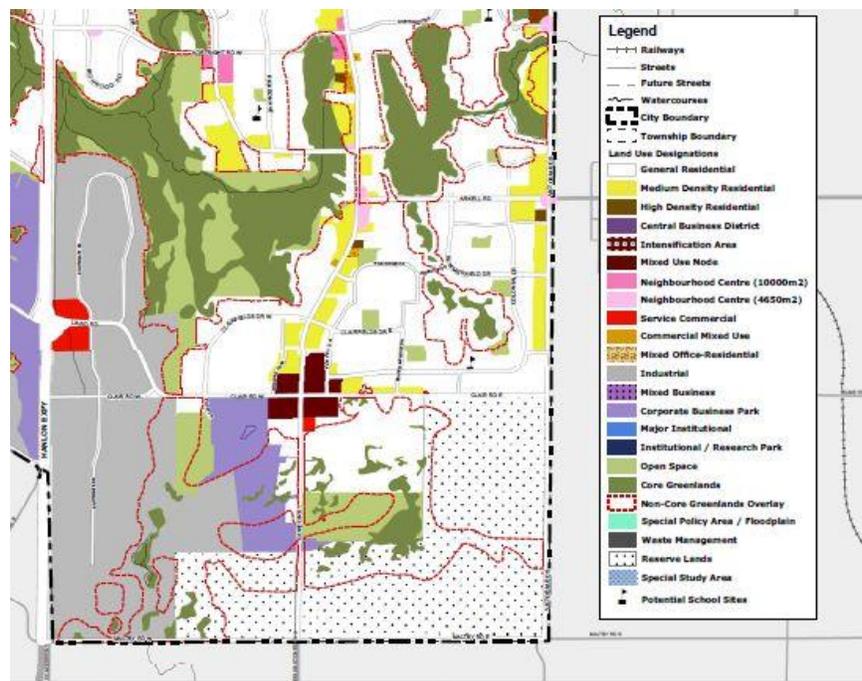
Intensification Corridors are identified on Schedule 1B of this Plan and will be planned to provide for **mixed-use development** in proximity to transit services at appropriate locations.

2.4.8.1 *Intensification corridors* will be planned to achieve:

- a) increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;
- b) a mix of residential, office, institutional, and commercial development where appropriate; and

Intensification Corridors means intensification areas identified along major roads, arterials or higher order transit corridors that have the potential to provide a focus for **higher density mixed use development** consistent with planned transit service levels.”

Figure 4 – Guelph Official Plan



2001 Official Plan, December 2012 Consolidation

**CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE 1:
LAND USE PLAN**



The proposed office/commercial uses proposed are in conformity with the Intensification Corridor policies and the Mixed Office/Commercial designation of the City's new Official Plan (OPA No. 48) for this property. An Official Plan Amendment has been applied for to permit the commercial floor area to exceed the maximum now permitted in the current Official Plan.

4.4 Natural Heritage System (OPA No. 42)

Official Plan Amendment No. 42 introduced policies for the Natural Heritage System throughout the City. OPA No. 42 is currently under appeal to the Ontario Municipal Board and not yet in effect. The OPA No. 42 mapping does not include the subject property within the natural heritage strategy designations.

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

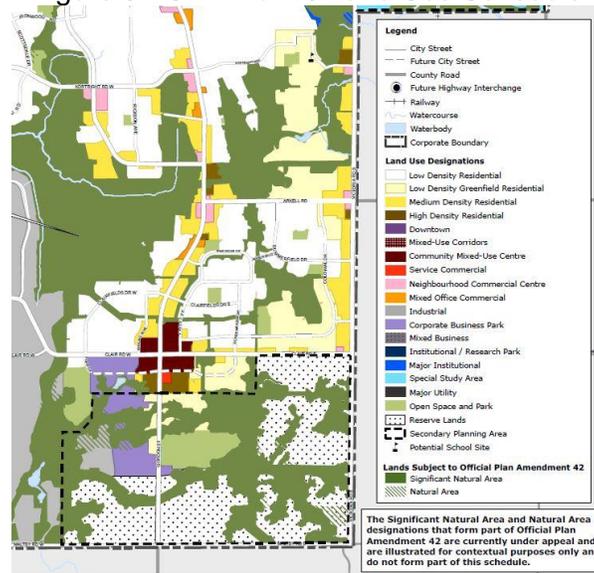
The Ministry of Municipal Affairs and Housing is the approval authority for Official Plan Amendment No. 48 which is the 5 year review of the Guelph Official Plan. OPA No. 48 was approved by the Minister on December 11, 2013. OPA 48 has been appealed to the Ontario Municipal Board and is not yet in effect.

OPA No. 48 includes the subject property within the Mixed Office/Commercial designation. The uses proposed for this site are in conformity with the permitted uses of this designation including convenience commercial, small scale retail commercial, small scale office and personal service. The additional uses permitted in the Commercial Residential CR Zone which implements this Mixed Office/Commercial designation, include a Dry Cleaning Outlet, Medical Clinic, Medical Office, Veterinary Restaurant (take-out) and Financial Service Establishment.

“9.4.6 Mixed Office/Commercial

6. Permitted Uses
 - i) *convenience commercial and small-scale retail commercial;*
 - ii) *small-scale office;*
 - iii) *personal service;*
7. The maximum height is four (4) storeys.”

Figure 5 - OPA No. 48 Land Use Schedule



4.6 Zoning By-law

The existing residential lots are included in the R.1B Zone. The proposed zoning is based on the abutting Specialized Commercial Residential CR-10 Zone for 1499 Gordon Street.

The proposed office/commercial uses proposed are in conformity with the Intensification Corridor policies and the Mixed Office/Commercial designation of the City's new Official Plan (OPA No. 48) for this property. An Official Plan Amendment has been applied for to permit the commercial floor area to exceed the maximum now permitted in the current Official Plan.

A blended parking ratio of 1 parking space per 24 m² GFA is proposed as a specialized zoning regulation. This parking ratio is based on a typical configuration of tenants for this building. See Figure 2 of this report which lists the permitted uses and the parking ratios required in the Guelph Zoning By-law. The proposed blended parking ratio is based on a reasonable distribution of these tenants within the proposed floor area of the building. The Concept Plan provided shows how the required number of parking spaces is able to be provided on site. This proposed parking ratio includes additional requirements that the second floor may only be used as Office and that a Take-out Restaurant may not exceed 140 square metres of floor area. With these restrictions in place, the blended parking ratio is appropriate for this site.

A front and exterior side yard of
Requested additional permitted uses:

CR- ____ Zone

- In addition to the uses permitted in the CR Zone, that the following uses be added as a permitted use:

Pharmacy
Retail Establishment
Bake Shop

Requested specialized regulations:

CR- ____ Zone

- That a blended parking ratio of 1 parking space per 24 m² be required for all permitted uses with the following restrictions, office is the exclusive permitted use on the second floor, a maximum of one take-out restaurant is permitted with a maximum floor area of 140 m².
- Minimum Front and Exterior Side Yard 1 m.
- That the maximum Gross Floor Area be 1,770 m²

Specialized Commercial Residential CR-___ Zone			
Permitted Uses (CR Zone)			
<i>Artisan Studio</i>			
<i>Club</i>			
<i>Convenience Store</i>			
<i>Day Care Centre</i> in accordance with Section 4.26			
<i>Dry Cleaning Outlet</i>			
<i>Financial Establishment</i>			
<i>Florist</i>			
<i>Group Home</i> in accordance with Section 4.25			
<i>Laundry</i>			
<i>Library</i>			
<i>Medical Clinic</i>			
<i>Medical Office</i>			
<i>Office</i>			
<i>Personal Service Establishment</i>			
<i>Religious Establishment</i>			
<i>Restaurant (take-out)</i>			
<i>Veterinary Service</i>			
<i>Video Rental Outlet</i>			
In addition to the permitted <i>Uses</i> listed in Section 6.6.1 (CR-10 Zone)			
*Pharmacy			
* <i>Restaurant (take-out)</i> to a maximum <i>Gross Floor Area</i> of 140 square metres			
Retail Establishment			
Bake Shop			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	550 m ²	4,428 m ²	Yes
Minimum Lot Frontage	18 m	37 m	Yes
Minimum Front or Exterior Side Yard	Average of the adjoining front and exterior side yards	1 m	No
Maximum Building Setback to Gordon Street	7 m	1 m	Yes
Minimum Side Yard	*3 m	3 m	Yes
Minimum Rear Yard	7.5 m	7.5 m	Yes
Maximum Building Height	3 storeys	2 storeys	Yes
Maximum GFA	*1,620 m ²	1,770 m ²	No
Planting Area	None Required	---	Yes
Off-street Parking	74 required. 1 parking space per 24 m ² GFA	74 provided.	Yes
Parking setback	No part of a parking space is located closer than 3m to any street line	3 m	Yes
Building Entrances	*Street entrance shall be located facing Gordon Street.	Entrances facing Gordon Street.	Yes
Prohibited Uses	*Drive-through facilities	---	Yes
Off-street Loading	4.14 adequate Loading Spaces provided	Loading restricted to after hours.	Yes
Outdoor Storage	No outdoor storage or display of goods or materials	---	Yes
Garbage, Refuse Storage and Composters	Located within a Side Yard or Rear Yard .	Located in a rear yard.	Yes
Buffer Strip	abutting a residential zone	3 m landscaped area	Yes

* Specialized Commercial Residential CR-10 Zone (Zoning applies to abutting property at 1499 Gordon Street)

5. **Conclusion**

This Planning Report has been prepared in support of the proposed Official Plan Amendment and Zoning Amendment.

The development proposal is consistent with the Provincial Policy Statement 2014, is in conformity with the Growth Plan and in my professional opinion represents good planning.

This report has been prepared and respectfully submitted by,

Astrid Clos, RPP, MCIP

Date

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