

February 21, 2014



**NOTICE OF COMPLETE APPLICATION
816 Woolwich Street**

Proposed Zoning By-law Amendment (File No. ZC1402)

Applicant: Black, Shoemaker, Robinson & Donaldson Limited

Owner: The Guelph Curling Club Limited

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received by the City of Guelph's Planning Services for a Zoning Bylaw Amendment to amend the City's Zoning By-law.

The application applies to property legally described as Part of Lots 6 and 7, Registered Plan 169, municipally known as 816 Woolwich Street, City of Guelph (Guelph Curling Club lands). The application was received by the City on January 24, 2014 and was deemed to be complete on February 16, 2014.

The property has a total site area of 3.9 hectares and is located on the west side of Woolwich Street, north of Woodlawn Road. The site is irregular in shape and has approximately 176.2 metres of frontage on Woolwich Street and an approximate lot depth of 220.3 metres (Please see Location Map in Schedule 1 attached). The subject site is currently occupied by the Curling Club building which includes curling ice, banquet facilities and offices. The north part of the site is leased to the City for baseball and soccer playing fields.

The property is bounded to the west by the existing Smart Centres development including Walmart and to the north by the City Corporation boundary, the Marymount Cemetery owned by the Roman Catholic Diocese of Hamilton and the Ignatius Jesuit Centre of Guelph, both located in the Guelph/Eramosa Township. The site is also bounded by small homes and businesses in the Guelph/Eramosa Township to the east across Woolwich Street (Highway 6 North) and by the Smart Centre development and offices at 812 Woolwich Street to the south. An existing single-detached dwelling at 5398 Highway 6 North, is located near the northeast corner of the site, in the Guelph/Eramosa Township.

The subject site is currently designated "Mixed Use Node" in the Guelph Official Plan. The Mixed Use Node designation applies to the four quadrants at the Woodlawn Road and Woolwich Street intersection. This land use designation is briefly described in Sections 7.4.5 and 7.4.9 of the Plan as follows:

"7.4.5 The 'Mixed Use Nodes' identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

7.4.9 The 'Mixed Use Node' is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and livework studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2. Only small scale professional and medically related offices shall be permitted in this designation in order to direct major offices to the CBD, Intensification Area, Corporate Business Park and Institutional designations."

Purpose and Effect of Applications

The purpose of the Zoning Bylaw Amendment application is to change the zoning on the subject property from the existing Specialized SC.2-3 (Highway Service Commercial) Zone (See Schedule 2 attached), to a new Specialized CC-_ (Community Shopping Centre) Zone, to implement the existing Official Plan land use designation "Mixed Use Node" on the subject site. The applicant has applied specifically for the Specialized CC-18 (Community Commercial) Zone which is the zone that currently applies to the adjacent Smart Centre lands. The new proposed Specialized CC Zone would be further modified to recognize a maximum retail floor area of 4,646 square metres on the site, in keeping with Section 7.4.12 of the Official Plan. The proposed zoning is outlined in Schedule 3 attached.

The effect of the Zoning Bylaw Amendment application is to permit the phased development of the site for a multi-building, mixed use development. The applicant's Master Plan/Site Plan is attached in Schedule 4. As is stated in the applicant's Urban Design & Planning Brief report, "The design of the site includes residential along the northerly boundary which provides an appropriate buffer between Marymount Cemetery located immediately north of the site (in the Township of Guelph/Eramosa) and the more intensive commercial uses proposed for the remainder of the property.... The Guelph Curling Club will remain a major building on the site in the medium term development of the site". The report also states "The concept plan creates a 'sense of place' by approaching the design of the site as an 'urban village'. New buildings on the site are brought towards the existing (Woolwich) street edge and are oriented towards a new 'Main Street' system. The concept for the development of the site is based on the principle of an 'urban village', including a compact built form designed around a 'main street. The plan also integrates smaller scale buildings with mid-sized buildings and introduces a residential component to the 'village experience'."

The applicant's Master Plan/Site Plan attached in Schedule 4 illustrates a proposed development with 31 three-storey townhouses within 3 buildings, backing along the north property line and Marymount Cemetery. The commercial component includes a total of 3,907m² building floor area within 4 buildings, in addition to the existing 2,443m² Curling Club building, for an overall total of 6,350m² building floor area. The Master Plan also illustrates vehicular and pedestrian access to the site from Woolwich Street, including the internal 'main street' road connection with the Smart Centre development.

The City's current Zoning By-law is available on the City's website at guelph.ca. The following information was submitted in support of the application and can be found on the City's website – guelph.ca, quick link 'Active Development Files':

1. Urban Design and Planning Brief prepared by The Landplan Collaborative Ltd and Black, Shoemaker, Robinson & Donaldson Limited, dated January 16, 2014.

2. Functional Servicing Report prepared by Braun Consulting Engineers Ltd dated January 2014.
3. Natural Heritage Review prepared by North-South Environmental Inc dated October 10, 2013.
4. Traffic Impact Study prepared by Paradigm Transportation Solutions Ltd dated September 2013.
5. Traffic Noise Impact Study prepared by Paradigm Transportation Solutions Ltd dated September 2013.
6. Master Plan/Site Plan Concept prepared by The Landplan Collaborative Ltd for the Guelph Curling Club.

Other Applications

The land subject to this application is currently not subject to any other planning application.

Additional Information

A separate notice will be mailed to you confirming the date, time and location of the Public Meeting and will include additional details of the application.

The public may view information and material relating to this application at the City of Guelph's Planning Services at 1 Carden Street, 3rd Floor, Guelph, ON, Monday to Friday, between 8:30 am and 4:30 pm.

If you wish to be notified of the decision in respect to the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, City Hall, 1 Carden Street, Guelph, ON, N1H 3A1.

Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the decision is made regarding the proposed Zoning By-law Amendment:

- i **The person or public body is not entitled to appeal the decision of the Council of the City of Guelph to the Ontario Municipal Board.**
- ii **The person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.**

Should you have any questions about this application, or wish to submit comments, please quote the file number and contact Planning Services (519) 837-5616 or 822-1260, ext. 2362.

Yours truly,

Allan C. Hearne
Senior Development Planner
Planning Services
Planning, Building, Engineering and Environment

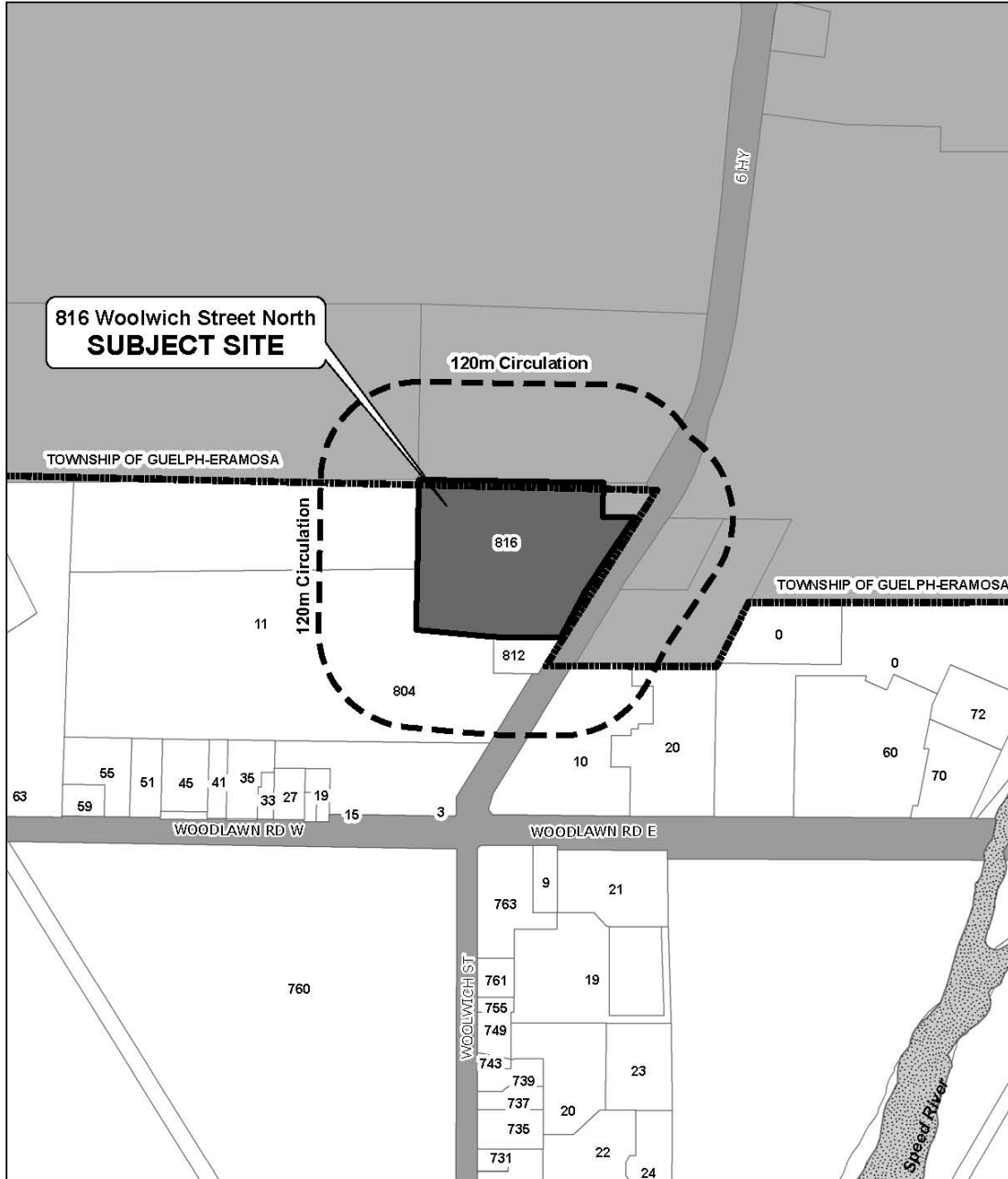
T 519-822-1260 x 2362

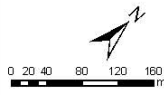
E al.hearne@guelph.ca

Attach.

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**Schedule 1
LOCATION MAP
816 Woolwich Street**





 Produced by the City of Guelph
 Planning, Building, Engineering and Environment, Development Planning
 January 2014

**LOCATION MAP
816 Woolwich Street North
120m Circulation**



Schedule 2
EXISTING ZONING
816 Woolwich Street

6.4.3.2.3

SC.2-3 Zone

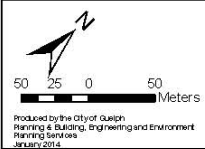
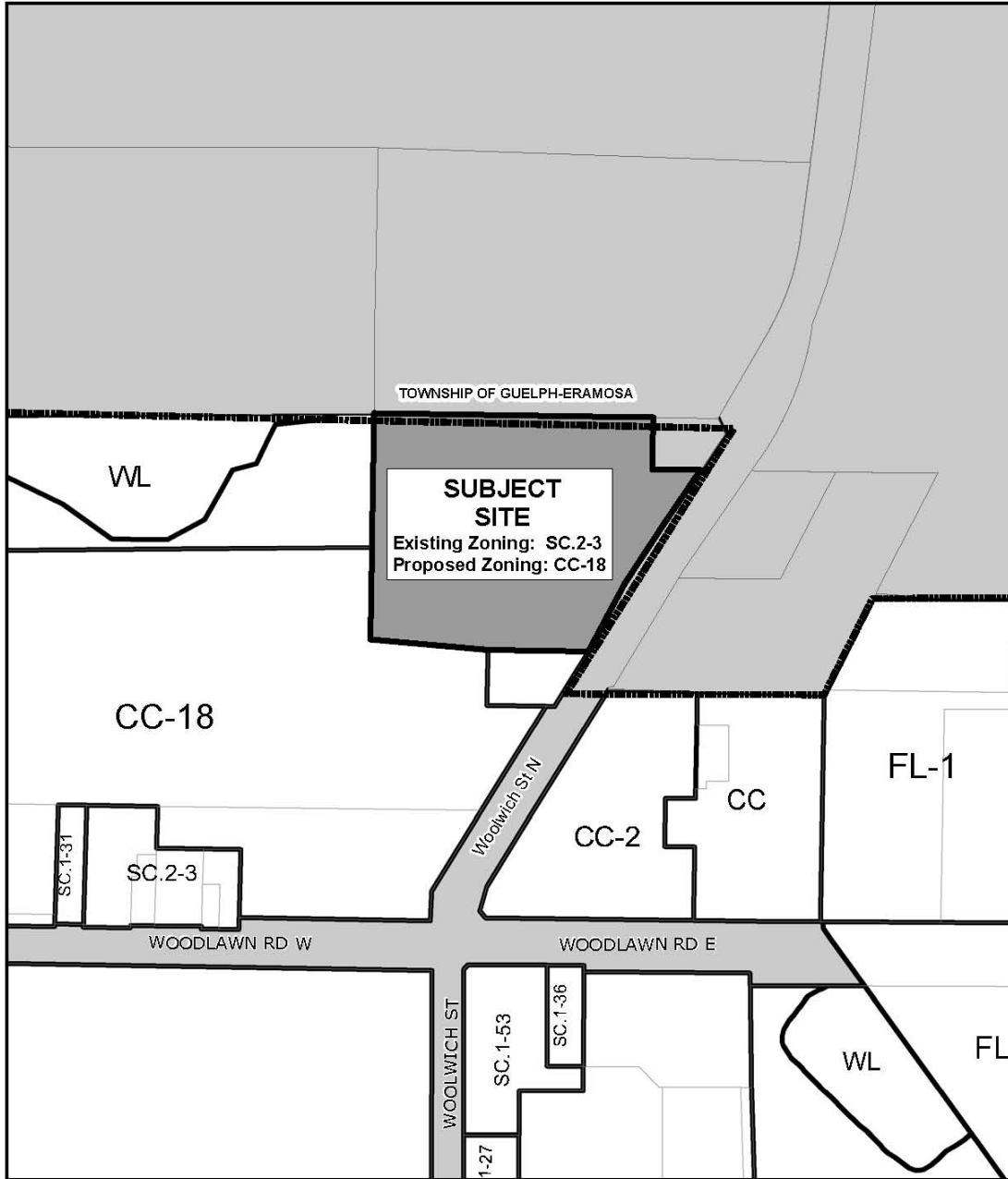
15, 19, 21, 27, 33, 35-37, 45, 51 Woodlawn Rd. W.

As shown on Defined Area Map Number 22 of Schedule “A” of this *Bylaw*.

6.4.3.2.3.1 Permitted Uses

- *Amusement Arcade*
- *Artisan Studio*
- *Commercial Entertainment*
- *Convenience Store*
- *Dry Cleaning Outlet*
- *Financial Establishment*
- *Hotel*
- *Laundry*
- *Medical Clinic*
- *Medical Office*
- *Office*
- *Print Shop*
- *Recreation Centre*
- *Restaurant*
- *Restaurant (take-out)*
- *Vehicle Parts Establishment*
- *Vehicle Sales Establishment*
- *Veterinary Service*
- *Accessory Uses* in accordance with Section 4.23
 - *Occasional Uses* in accordance with Section 4.21

Schedule 3
PROPOSED ZONING
816 Woolwich Street



Existing and Proposed Zoning
816 Woolwich Street North



Schedule 3
PROPOSED ZONING
816 Woolwich Street

6.2.3.2.18 **CC-18 Zone**
Woodlawn Road West

Lands located north of Woodlawn Road West and west of Woolwich Street North. As shown on Defined Area Map Number 22 of Schedule “A” of this *By-law*.

6.2.3.2.18.1 **Permitted Uses**

- A freestanding (*Junior*) *Department Store*
- *Accessory Uses* in accordance with Section 4.23
- *Occasional Uses* in accordance with Section 4.21
- Permitted *Uses* of the CC Zone in accordance with Section 6.2.1.2 of this *By-law*
- Permitted *Uses* of the R.3A Zone in accordance with Section 5.3.1.1 of this *By-law*, subject to Section 5.3.2.
- Permitted *Uses* of the R.4A Zone in accordance with Section 5.4.1.1 of this *By-law*, subject to Section 5.4.2.
- Permitted *Uses* of the I.1 Zone in accordance with Section 8.1.1 of this *By-law*, subject to Section 8.2.

- The following *Uses* are not permitted in this Zone:
- *Carwash, Automatic*
- *Carwash, Manual*
- *Dry Cleaning Outlet*
- *Laundry*
- *Vehicle Gas Bar*

The following definition shall apply in the CC-18 Zone:

A “(*Junior*) *Department Store*” shall mean a *Retail Establishment* engaged primarily in the sale to the public of a wide variety of commodities organized into a number of departments within the *Building* such as, but not limited to, apparel, jewellery, cosmetics, toiletries, health products, food, home furnishings, housewares, electronics, sporting goods, toys, photographic equipment, hardware and home improvement materials, automotive accessories or other household goods, and may also include an ancillary outdoor *Garden Centre* and services such as, but not limited to, *Financial Establishment, Restaurant, Take-out Restaurant, Vehicle Service Station, Vehicle Specialty Repair Shop, Personal Service Establishment, Pharmacy, Optical Dispensary and Photofinishing Place. (Junior) Department Stores* are differentiated from full line department stores, in that they typically sell general merchandise items at prices lower than that of the Full Line Department Stores, and are popularly described as a discount operation.

6.2.3.2.18.2 **Regulations**

In accordance with the regulations of the CC *Zone* as specified in Sections 4 and 6.2.2 (Community Commercial Zone regulations) of *Zoning By-law* (1995)-14864,

as amended, with the following additions and exceptions:

- 6.2.3.2.18.2.1 Maximum *Gross Floor Area*
32,600 m²
- 6.2.3.2.18.2.2 Maximum *Gross Floor Area* for a Freestanding (*Junior*) *Department Store* which includes a food/grocery component
17,770 m² exclusive of the area associated with any outdoor *Garden Centre* ancillary thereto.
- 6.2.3.2.18.2.3 Maximum *Gross Floor Area* for all *Buildings* and Establishments other than a (*Junior*) *Department Store* which includes a food/grocery component
14,800 m²
- 6.2.3.2.18.2.4 Maximum *Gross Floor Area* for all Retail Commercial *Buildings* and Establishments other than a (*Junior*) *Department Store* which includes a food/grocery component
10,990 m²
- 6.2.3.2.18.2.5 Maximum *Lot Area*
12.54 hectares
- 6.2.3.2.18.2.6 Minimum Off-Street *Parking*
The minimum Off-street *Parking* required shall be 1 space per 23 m² of *Gross Floor Area*.
- 6.2.3.2.18.2.7 Severability Provision
The provisions of this *By-law* shall continue to apply collectively to the whole of the lands identified on Schedule “A” as CC-18, despite any future severance, partition or division for any purpose.
- 6.2.3.2.18.2.8 Maximum Size of an Office or a Medical Office
465 m² GFA
- 6.2.3.2.18.2.9 Maximum *Front* and *Exterior Side Yard* (Build-to-Line)
Despite Table 6.2.2, Row 5:
 - a) *Buildings* adjacent to Woodlawn Road shall be located a minimum of 3 metres and a maximum of 5.3 metres from Woodlawn Road.
 - b) *Buildings* adjacent to Woolwich Street shall be located a minimum of 3 metres and a maximum of 6 metres from Woolwich Street.
- 6.2.3.2.18.2.10 Uses Prohibited in Specific Locations:

Drive-through *Uses* shall be prohibited from locating within 100 metres of the road corner intersection of Woodlawn Road and Woolwich Street in the CC-18 *Zone*.

A drive-through use in the CC-18 *Zone* shall be:

- a) Not located between any *Building* and a public *Street*.
- b) Significantly screened from public view from all public *Streets*.
- c) Safely separated from pedestrian spaces and corridors.
- d) Designed in a manner that is compatible with surrounding *Uses* and activities.
- e) Provides a minimum of five (5) vehicular stacking spaces with a maximum of three (3) stacking spaces parallel to the *Street Line*.

A “Drive-Through *Use*” shall be defined as a *Use* which involves or is designed to encourage a

customer to remain in a vehicle while receiving a service, obtaining a product or completing a business transaction. The *Use* shall include vehicular stacking spaces, a serving window and may include an order intercom box.”

6.2.3.2.18.2.11 Minimum *Building Height* Requirement in Specific Locations

Any portion of a *Building* located within 35 metres of the corner intersection of Woodlawn Road and Woolwich Street shall have a minimum *Building Height* of two (2) *storeys* and in no case less than 8.5 metres.

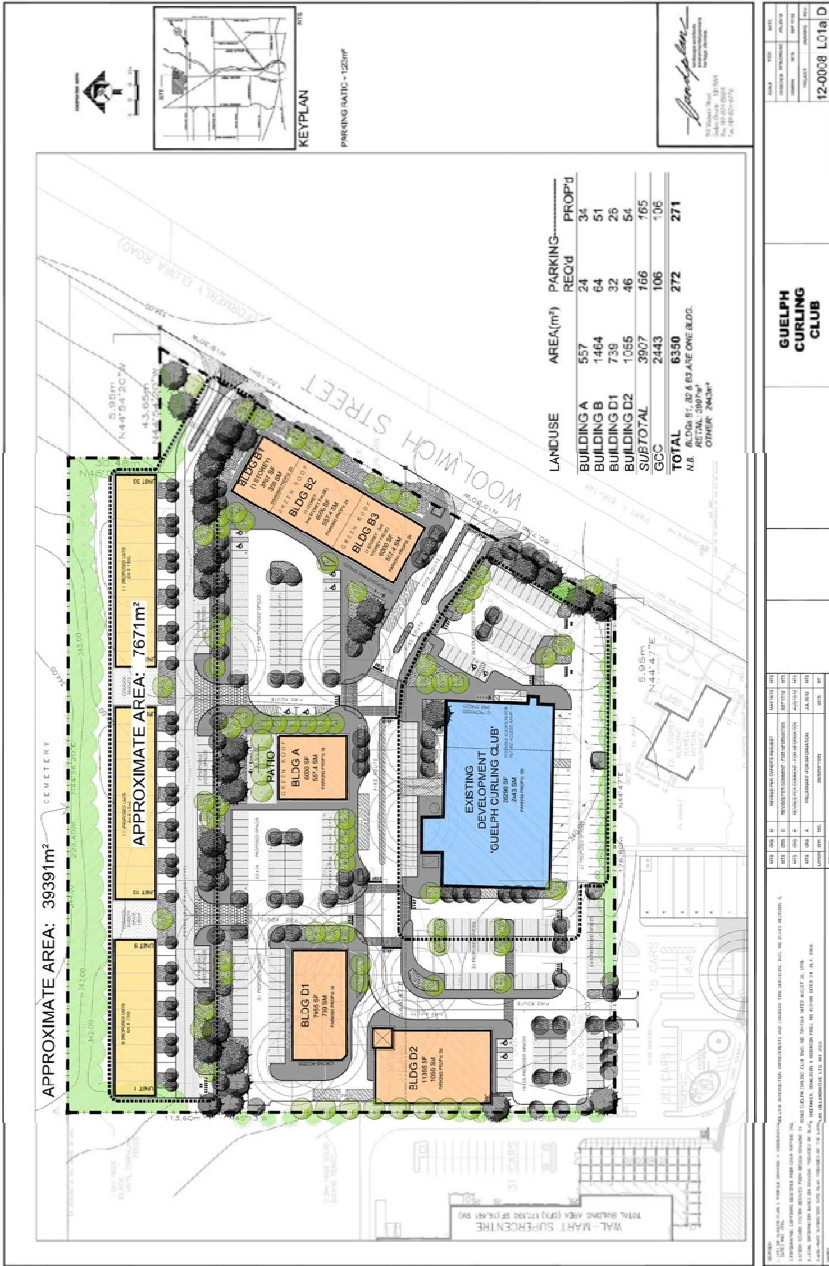
6.2.3.2.18.2.12 Maximum Individual *Building* GFA Size

A maximum of one (1) individual freestanding *Building* exceeding 5,575 m² GFA is permitted in this zone.”

Note:

In addition, the Specialized CC-18 Zone would be further modified to recognize a maximum retail floor area of 4,646 square metres on the subject site

Schedule 4 CONCEPTUAL MASTER PLAN/SITE PLAN 816 Woolwich Street

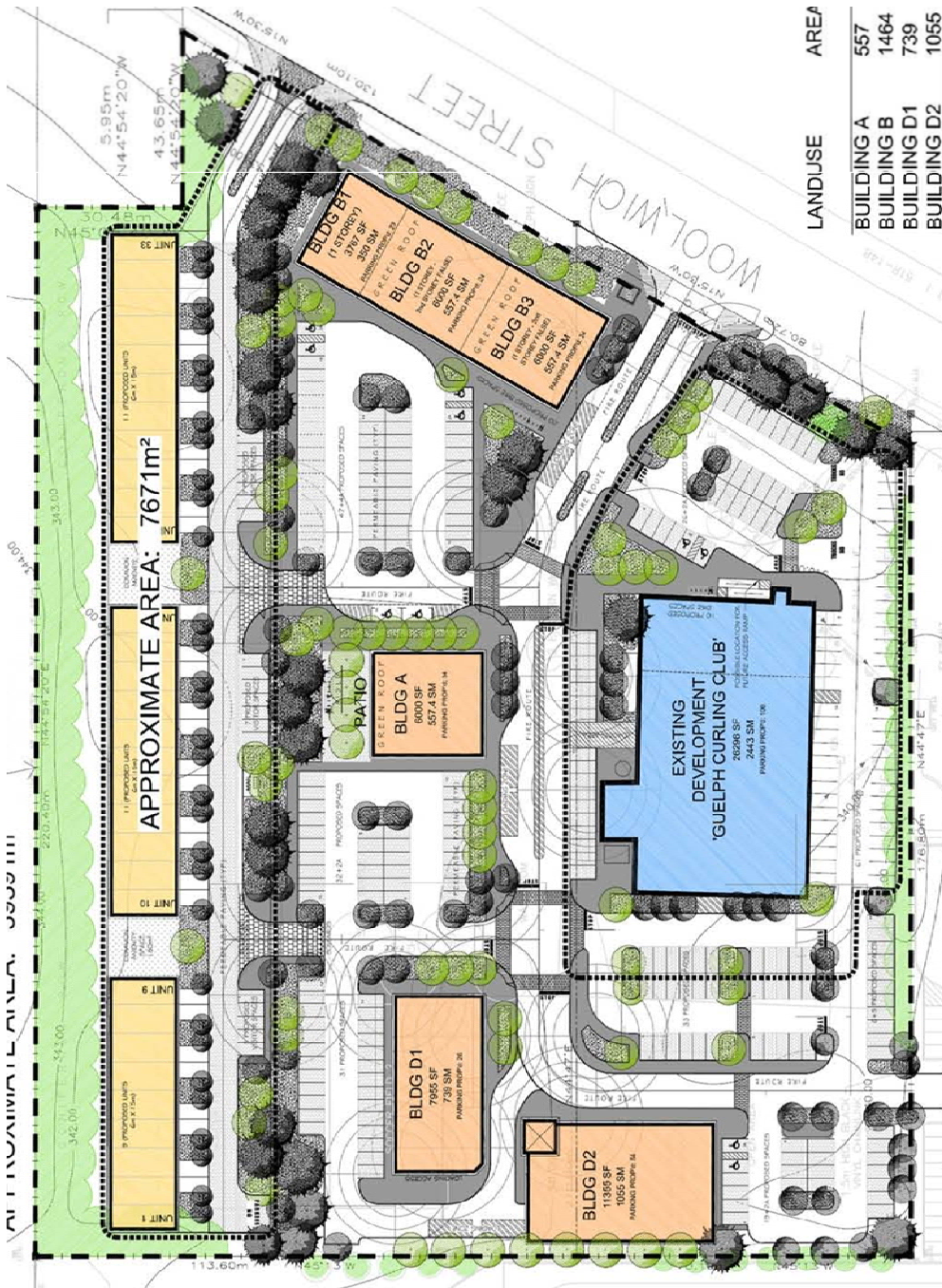


PROPOSED DEVELOPMENT		EXISTING DEVELOPMENT	
AREA (M ²)	PROPTD	AREA (M ²)	PROPTD
557	34	1464	51
1464	51	738	28
738	28	1065	54
3907	165	2443	106
6350	271	272	271

TOTAL		EXISTING DEVELOPMENT	
AREA (M ²)	PROPTD	AREA (M ²)	PROPTD
6350	271	272	271

TOTAL		EXISTING DEVELOPMENT	
AREA (M ²)	PROPTD	AREA (M ²)	PROPTD
6350	271	272	271

**Schedule 4
CONCEPTUAL MASTER PLAN/SITE PLAN
816 Woolwich Street**



LANDUSE	AREA
BUILDING A	557
BUILDING B	1464
BUILDING D1	739
BUILDING D2	1055