



November 10, 2020

Project No. 1016

Guelph City Hall  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

Attention: Ms. Katie Nasswetter, Senior Development Planner

**Re: Addendum to Planning Report  
35, 40 and 55 Silvercreek Parkway South  
Official Plan Amendment, Zone Change ZC1510 and  
Draft Plan of Subdivision 23T-19001  
Silvercreek Guelph Developments Limited and 2089248 ONTARIO INC.**

This Addendum to the Planning Report dated December 5, 2019 has been prepared to address the revisions to the proposal and to respond to the request to differentiate the zones for the different townhouse product proposed. The Addendum will also update the planning analysis based on the Provincial Policy Statement 2020.

**Revised  
Draft Plan of Subdivision  
23T-19001 dated  
October 8, 2020**



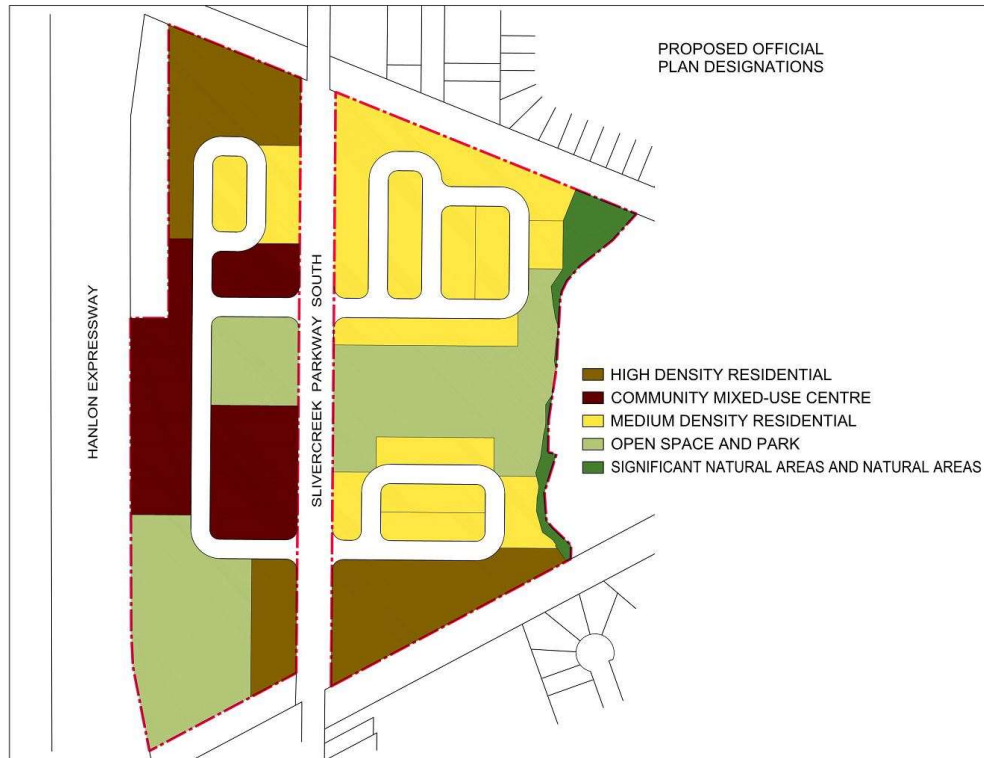
The revisions to the proposal include the following;

- The total number of units has been reduced from 772 units to 753 units.
- The laneways have been removed from the plan and 17m wide municipal roads are proposed.
- The urban square and neighbourhood park have been better aligned.
- Street E, municipal road has been added through the previous commercial block.
- A 30 m buffer has been provided to Howitt Creek and additional Open Space Blocks 20 and 23 to allow the increased buffer to be conveyed to the City.

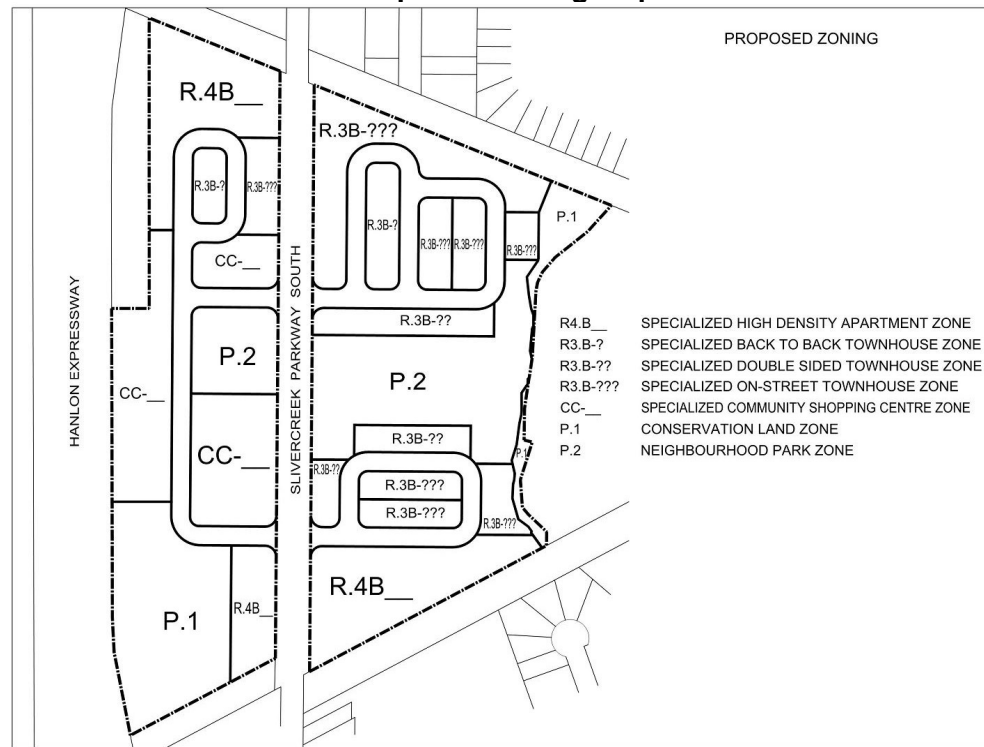
#### Summary of Proposed Official Plan Land Use Designations and Zones

Use	Block Numbers	Proposed Official Plan Designation	Proposed Zoning	Area (hectares)	Number of Units and/or Commercial GFA	Maximum Density	Maximum Building Height
Apartment	1, 2, 3	High Density Residential	R.4B-__	2.74	297 units	150 units per hectare	10 storeys
Townhouse Back-to-Back	4, 7	Medium Density Residential	R.3B-?	0.52	44 units	85 units per hectare	3 storeys
Townhouse Double-Sided	11, 12, 13	Medium Density Residential	R.3B-??	0.8	47 units	61 units per hectare	3 storeys
On-Street Townhouse	5, 6, 8, 9, 10, 14, 15, 16	Medium Density Residential	R.3B-???	2.74	72 units	42 units per hectare	3 storeys
Mixed-Use	17, 18, 19	Community Mixed-use Centre	CC- ____	2.30	293 units 6,500 m <sup>2</sup> Commercial GFA	150 units per hectare	10 storeys
Park	21,22	Open Space and Park	P.2	2.51	---	---	---
Open Space	20, 23	Significant Natural Areas and Natural Areas	P.1	0.31	---	---	---
Stormwater Management	24	Open Space and Park	P.1	1.72	---	---	---
Roads	---	---	---	2.88	---	---	---
TOTAL	24	---	---	16.52	753 units 6,500 m <sup>2</sup> Commercial GFA	---	---

## Proposed Official Plan Amendment



## Proposed Zoning Map

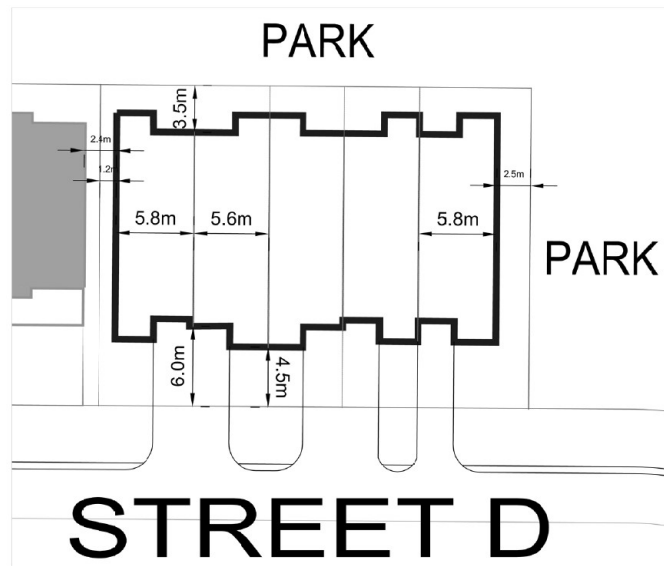


### Zoning Analysis

<b>Specialized High Density Apartment R.4B- Zone (Blocks 1, 2, 3)</b>			
Permitted Use: Apartment Building	Requested Use: Apartment Building. Cluster Townhouse and Stacked Townhouse in accordance with the applicable regulations in section 5.3.2		
<b>Zoning Regulation</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Minimum Lot Area	650 m <sup>2</sup>	4,400 m <sup>2</sup>	Yes
Minimum Lot Frontage	15 m	40 m	Yes
Maximum Density units/ha	150	150 units/ha	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Exterior Side Yard	6 m	6 m	Yes
Minimum Side Yard (Section 5.4.2.1) half the <b>Building Height</b> , and in no case less than 3m.		6 m	No
Minimum Rear Yard 20% of the lot depth or half the building height whichever is greater, not less than 7.5 m		7.5 m	No
Maximum Building Height	10 storeys	10 storeys	Yes
Minimum Distance Between Buildings 5.4.2.2.1 distance between Buildings which contain windows of Habitable Rooms, shall be half the total height of the two Buildings and in no case less than 15 metres.			Yes
Minimum Common Amenity Area Section 5.4.2.4 30 m <sup>2</sup> per dwelling unit for each unit up to 20. For each additional dwelling unit, 20 m <sup>2</sup> of <b>Common Amenity Area</b> shall be provided and aggregated into areas of not less than 50 m <sup>2</sup> .			Yes
Minimum Landscape Open Space - 40% of the Lot Area for buildings from 5 - 10 storeys		40%	Yes
Off-Street Parking (Section 4.13) for the first 20 units: 1.5 per unit, and for each unit in excess of 20: 1.25 per unit			Yes
20% Visitor Parking 4.13			Yes
4.13.2.2 In an R.4 Zone, every Parking Space shall be located in the Side or Rear Yard provided that no Parking Space is a minimum of 3 metres from any Lot Line.			Yes
4.13.2.2.1 Despite Section 4.13.2.2, only visitor parking (not more than 25% of the minimum off-street parking required) may be located in the Front Yard or Exterior Side Yard provided it is to the rear of the required Front or Exterior Side Yard.			Yes
4.13.2.2.2 surface Driveway or Parking Area shall be a minimum of 3 m from a Building entrance or window of a Habitable Room.			Yes
4.13.3.2.2 Despite Section 4.13.3.2.1, the minimum Parking Space dimensions for R.4 Zones are 3 metres by 6 metres within a Garage. The minimum exterior Parking Space dimensions are 2.5 metres by 5.5 metres.			Yes
Engineering Standard for parking aisle width is a minimum of 7m		7 m	Yes
"Angular Plane from a Street"	45 degrees from the centre line of the abutting road.	57 degrees	No
4.13.3.4.2 underground Parking not within 3 m of a Lot Line.			Yes
4.6.2.1 sightline triangle at a vehicular access from the Street	4 m x 5 m		Yes
Buffer Strips Required abutting a Residential Zone.			Yes
Maximum Floor Space Index 1.5		Block 1 – 1.8 Block 2 – 3.1 Block 3 – 1.8	No

Specialized On-Street Townhouse R.3B- ? Zone (Blocks 4 , 7)			
Permitted use: On-Street Townhouse		Proposed use: <b>Back-to Back Townhouse</b>	
“Back-to-Back Townhouse”: means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside accessed through the Front Yard, Side Yard or Exterior Side Yard and does not have a Rear Yard.			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	180 m <sup>2</sup>	96 m <sup>2</sup>	No
Minimum Lot Frontage	6 m	6.4 m	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Exterior Side Yard	4.5 m	4.5 m	Yes
Minimum Side Yard	1.5 m	1.5 m	Yes
Minimum Rear Yard	7.5 m	0 m	No
Maximum Building Coverage	50%	49.4%	Yes
Maximum Building Height	3 storeys	3 storeys	Yes
Minimum Landscaped Open Space	35%	35%	Yes
Buffer Strip			Yes
Maximum Number of Dwellings in a Row	8	14	No
Maximum Driveway Width 4.13.7.2.5 Driveway shall not exceed the Garage width, as measured from the outside walls of the Garage or no more than 50% of the Front Yard, whichever is less, to a minimum of 3 metres wide.			Yes

### Double-Sided Townhouse



Specialized On-Street Townhouse R.3B- ?? Zone (Blocks 11, 12, 13)			
Permitted use: On-Street Townhouse		Proposed use: <b>Double-Sided Townhouse</b>	
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	180 m <sup>2</sup>	134 m <sup>2</sup>	No
Minimum Lot Frontage	6 m	5.6 m	No
Minimum Front Yard	6 m	(facing street) 4.5 m	No
Minimum Exterior Side Yard	4.5 m	4.5 m	Yes
Minimum Side Yard	1.5 m	1.2 m	No
Minimum Rear Yard	7.5 m	(facing park) 2 m	No
Maximum Building Coverage	50%	49%	Yes
Maximum Building Height	3 storeys	4 storeys	No
Minimum Landscaped Open Space	35%	35%	Yes
Buffer Strip	Where R.3 Zone abuts a Park Zone a Buffer Strip	The townhouse units are meant to face onto the park and provide eyes on the park, therefore, a 3m landscape strip or a solid fence will not be provided.	No
Maximum Number of Dwellings in a Row	8	8	Yes
Maximum Driveway Width 4.13.7.2.5 Driveway shall not exceed the Garage width, as measured from the outside walls of the Garage or no more than 50% of the Front Yard, whichever is less, to a minimum of 3 metres wide.			Yes

<b>Specialized On-Street Townhouse R.3B- ??? Zone (Blocks 5, 6, 8, 9, 10, 14, 15, 16)</b>			
Permitted use: On-Street Townhouse		Proposed use: <b>On-Street Townhouse</b>	
<b>Zoning Regulation</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Minimum Lot Area	180 m <sup>2</sup>	156 m <sup>2</sup>	No
Minimum Lot Frontage	6 m	6 m	Yes
Minimum Front Yard	6 m	3 m	No
Minimum Exterior Side Yard	4.5 m	4.5 m	Yes
Minimum Side Yard	1.5 m	1.5 m	Yes
Minimum Rear Yard	7.5 m	7.5 m	Yes
Maximum Building Coverage	50%	45%	Yes
Maximum Building Height	3 storeys	3 storeys	Yes
Minimum Landscaped Open Space	35%	35%	Yes
Buffer Strip			Yes
Maximum Number of Dwellings in a Row	8	7	Yes
Maximum Driveway Width 4.13.7.2.5 Driveway shall not exceed the Garage width, as measured from the outside walls of the Garage or no more than 50% of the Front Yard, whichever is less, to a minimum of 3 metres wide.			Yes

<b>Specialized Community Commercial CC-___ Zone (Blocks 17, 18, 19)</b>			
Permitted Uses: see section 6.2.1.2	Proposed Uses: In addition to the uses permitted within 6.2.1.2, the following uses also be permitted, Apartment Building in accordance with the regulations in 5.4.2, Cluster Townhouse and Stacked Townhouse in accordance with the applicable regulations in section 5.3.2, Nursing Home, Home for the Aged, Retirement Residential Facility		
<b>Zoning Regulation</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Minimum Lot Area	7,500 m <sup>2</sup>	3,300 m <sup>2</sup>	No
Maximum Lot Area	50,000 m <sup>2</sup>	23,000 m <sup>2</sup>	Yes
Minimum Lot Frontage	50 m	40.3 m	No
Minimum Front and Exterior Side Yard	3 m	3 m	Yes
Minimum Side Yard	Half the building height but not less than 3 m.	3 m	No
Minimum Rear Yard	Half the building height but not less than 3 m.	3 m	No
Maximum Building Height	3 storeys to a maximum of 15 m.	10 storeys	No
Minimum Gross Floor Area	1,875 m <sup>2</sup>	No minimum commercial GFA be required provided a minimum of 6,500 m <sup>2</sup> of commercial GFA is provided on other site(s) surrounding the urban square.	No
Maximum Gross Floor Area	12,500 m <sup>2</sup>	6,500 m <sup>2</sup>	Yes
Minimum Landscaped Open Space	9%	9%	Yes
Planting Area	3m landscape strip abutting street except where required for entry ramps.		Yes
Buffer Strip	Where abutting a Park Zone	The commercial is meant to face onto the urban square and provide eyes on the park, therefore, a 3m landscape strip or a solid fence will not be provided.	No
Off-Street Parking	In accordance with 4.13	1 parking space per 23 m <sup>2</sup> of commercial GFA	No
Angular Plane from a Street	45 degrees from the centre line of the abutting road.	66 degrees	No
Angular Plane from a Park	40 degrees from the lot line of the park	Block 17 – 41 degrees Block 18 – 54 degrees Block 19 – 77 degrees	No
Off-Street Loading	In accordance with 4.14		Yes
Enclosed Operations	In accordance with 4.22		Yes



## **Requested Specialized Zoning Provisions**

### **Specialized High Density Apartment R.4B-\_\_ Zone (Blocks 1, 2, 3)**

- That the Minimum Side Yard be 6 m where half the building height is required.
- That the Minimum Rear Yard be 7.5 m where 20% of the lot depth is required.
- That the Maximum Floor Space Index for Blocks 1 and 3 be 1.8 where a maximum of 1.5 is permitted.
- That the Minimum Angular Plane from a street be permitted to be 57 degrees where 45 degrees is permitted.
- That the Maximum Floor Space Index for Block 2 be 3.1 where a maximum of 1.5 is permitted.

### **Specialized On-Street Townhouse R.3B- ? Zone (Blocks 4, 7) Back-to Back Townhouse**

- That in addition to the uses permitted, Back-to Back Townhouses also be permitted.
- The definition be applicable to this zone, "Back-to-Back Townhouse": means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside accessed through the Front Yard, Side Yard or Exterior Side Yard and does not have a Rear Yard.
- That a Minimum Lot Area of 96 m<sup>2</sup> be permitted where 180m m<sup>2</sup> is required.
- That no Minimum Rear Yard be required where 7.5 m is required.
- That the maximum Number of Dwellings in a Row be 14 where the maximum permitted is 8.

### **Specialized On-Street Townhouse R.3B-?? Zone (Blocks 11, 12, 13) Double Sided-Townhouse**

- That a Minimum Lot Area of 134 m<sup>2</sup> be permitted where 180 m<sup>2</sup> is required.
- That a Minimum Lot Frontage of 5.6 m be permitted for the habitable portion of the dwelling where 6 m is required.
- That a Minimum Front Yard of 4.5 m be permitted where 6 m is required.
- That a Minimum Side Yard of 1.2 m be permitted where 1.5 m is required.
- That a Minimum Rear Yard of 2 m be permitted where 7.5 m is required.
- That a Maximum Building Height of 4 storeys be permitted where 3 storeys are permitted.
- That no Buffer Strip and/or fence be required where the units face onto a Park.

### **Specialized On-Street Townhouse R.3B- ??? Zone (Blocks 5, 6, 8, 9, 10, 14, 15, 16) On-Street Townhouse**

- That a Minimum Lot Area of 156 m<sup>2</sup> be permitted where 180 m<sup>2</sup> is required.
- That a Minimum Front Yard of 3 m for the habitable portion of the dwelling be permitted where 6 m is required.

### **Specialized Community Commercial CC-\_\_\_ Zone (Blocks 17, 18, 19)**

- That in addition to the uses permitted, cluster townhouse, stacked townhouse, nursing home, home for the aged and a retirement facility also be permitted.
- That a Minimum Lot Area of 3,300 m<sup>2</sup> be permitted where 7,500 m<sup>2</sup> is required.
- That a Minimum Lot Frontage of 40 m be provided where 50 m is required.
- That a Minimum Side Yard of 3 m be permitted where half the building height is required.
- That a Minimum Rear Yard of 3 m be permitted where half the building height is required.
- That a Maximum Building Height of 10 storeys be permitted where 3 storeys is permitted.
- That no minimum commercial GFA be required provided a minimum of 6,500 m<sup>2</sup> of commercial GFA is provided on other sites surrounding the urban square.
- That a buffer and/or fence not be required abutting a park.
- That the Minimum Parking Ratio requirement be 1 parking space per 23 m<sup>2</sup> of commercial GFA.
- That the Minimum Angular Plane from a Street be 66 degrees where 45 degrees is required.
- That the Minimum Angular Plane from a Park be 77 degrees where 40 degrees is required.

### **Provincial Policy Statement 2020**

Provincial Policy Statement, 2020 Approved by the Lieutenant Governor in Council, Order in Council No. 229/2020 This Provincial Policy Statement was issued under section 3 of the Planning Act and comes into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014.

The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act and comes into effect on May 1, 2020. 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. Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.

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 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns*

##### *1.1.1 Healthy, liveable and safe communities are sustained by:*

- a) ***promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;***
- e) ***promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;***

### 1.1.3 Settlement Areas

*The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. **It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns**, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.*

1.1.3.1 *Settlement areas shall be the focus of growth and development.*

1.1.3.2 *Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) **efficiently use land and resources;**
- e) **support active transportation;**
- f) **are transit-supportive, where transit is planned, exists or may be developed;**

1.1.3.4 ***Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.***

### “1.4 Housing

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- f) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans.*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) ***promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;***
- e) ***requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and***
- f) ***establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.***

*“Affordable: means*

*a) in the case of **ownership** housing, the least expensive of:*

- 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*
- 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;*

*b) in the case of **rental** housing, the least expensive of:*

- 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*
- 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.”*

#### *“1.6.7 Transportation Systems*

- 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 City of Guelph has confirmed that in 2020 the;

- affordable housing **ownership** benchmark purchase price is \$421,836 and
- affordable **rental** housing benchmark price is \$1,245 per month.

Depending on the timing of the approvals and the cost of materials and labour when these units are produced, they do have the potential to meet the affordable ownership benchmark.

#### *“2.1 Natural Heritage*

*2.1.1 Natural features and areas shall be protected for the long term.*

*2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”*

The proposed development is consistent with the Provincial Policy Statement 2020 in the following manner:

- promoting efficient development and land use patterns
- promoting transit-supportive development and intensification
- planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs
- using land and resources wisely
- promoting opportunities for transit-supportive development

- protecting and buffering Howitt Creek.
- accommodating a significant supply and range of housing options through intensification
- promoting appropriate development standards which facilitate intensification, redevelopment and a compact form

## **Affordable Housing**

On September 10, 2018 Guelph Council approved Decision Report Affordable Housing Policies Proposed City Initiated Official Plan Amendment No. 66. (Report Number IDE-2018.117)

The Key Findings of Report Number IDE-2018.117 include that;

*“The recommended Official Plan Amendment No. 66 is consistent with the Provincial Policy Statement 2014 and conforms with the May 2017 Provincial Growth Plan for the Greater Golden Horseshoe.”*

OPA No. 66 revised the definition of ‘affordable housing’ to be consistent with the Provincial Policy Statement 2014.

*“Affordable Housing means:*

- a) in the case of **ownership** housing, the least expensive of:*
  - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or*
  - ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the City of Guelph;”*
- b) in the case of **rental** housing, the least expensive of:*
  - i. a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or*
  - ii. a unit for which the rent is at or below the average market rent of a unit in the City of Guelph.”*

In OPA No. 66 a revised affordable housing target was approved,

*“Section 7.2.1.1 Affordable Housing Targets*

***An affordable housing target will be implemented** through new development applications **city-wide**. The affordable housing target will be implemented through the use of various planning tools (e.g., planning policy, development approvals, financial incentives, partnerships, community education and monitoring).*

*Section 7.2.1.2 The annual affordable housing target requires that an average of 30% of new residential development constitute affordable housing. The target is to be measured city-wide. The **target consists of 25% affordable ownership units, 1% affordable primary rental units and 4% affordable purpose built secondary rental units** (which includes accessory apartments).*

*General Policies*

*Section 7.2.2.8 The City may require the submission of an Affordable Housing Report as a part of a development application, demonstrating to the satisfaction of the City how the application addresses affordable housing needs and the affordable housing target including the provision of a range of affordable housing prices.”*

On March 27, 2020 Council approved the Guelph Growth Management and Affordable Housing Monitoring Report 2019 (Report Number IDE-2020-32).

*“Highlights of the Monitoring Report*

- ***Over 53% of new residential units sold in 2019 met the definition of affordable, selling below the affordable housing benchmark price of \$390,587. This meets the minimum target set by the Affordable Housing Strategy (2017) of 25%.***
- ***The affordable purpose built secondary rental target was met in 2019. Seven per cent of the new units created were affordable secondary rentals based on the number of new accessory apartments created.”***

Report Number IDE-2020-32 established the affordable housing benchmark for 2020.

*“For 2020, the affordable housing ownership benchmark purchase price for newly constructed homes is \$421,836, and the affordable housing rental benchmark price is \$1,245 per month.”*

Report Number IDE-2020-32 (page 18) determined that in 2019 the average resale price of a townhouse dwelling in Guelph was \$433,585. This was less than the 2019 average resale price for all types of units which was \$499,861. Townhouses are, therefore, generally a more affordable housing product when compared with all types of housing.

Report Number IDE-2020-32 (page 18) determined that in 2019 the average resale price of an apartment dwelling in Guelph was \$345,895. This was less than the 2019 average resale price for all types of units which was \$499,861. Apartment are, therefore, generally a more affordable housing product when compared with all types of housing.

The Silvercreek Junction proposal including 163 townhouse units and 590 apartment units is expected to contribute to meeting the city-wide affordable housing target. This is dependent on the timing of the approvals, the cost and availability of materials and labour, and the benchmark established by the City for the year that these units will be constructed.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Astrid Clos', is positioned above the printed name.

Astrid Clos, RPP, MCIP