



January 20, 2022

Project No. 1016

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

Attention: Ms. Katie Nasswetter, Senior Development Planner

Re: **Second 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.**

The original Planning Report was dated December 5, 2019. The First Addendum to the Planning Report was dated December 9, 2021. This is the Second Addendum to the Planning Report which is dated January 20, 2022.

**Revised
Draft Plan of
Subdivision
23T-19001
dated
January 11, 2022**



The revisions to the proposal include the following;

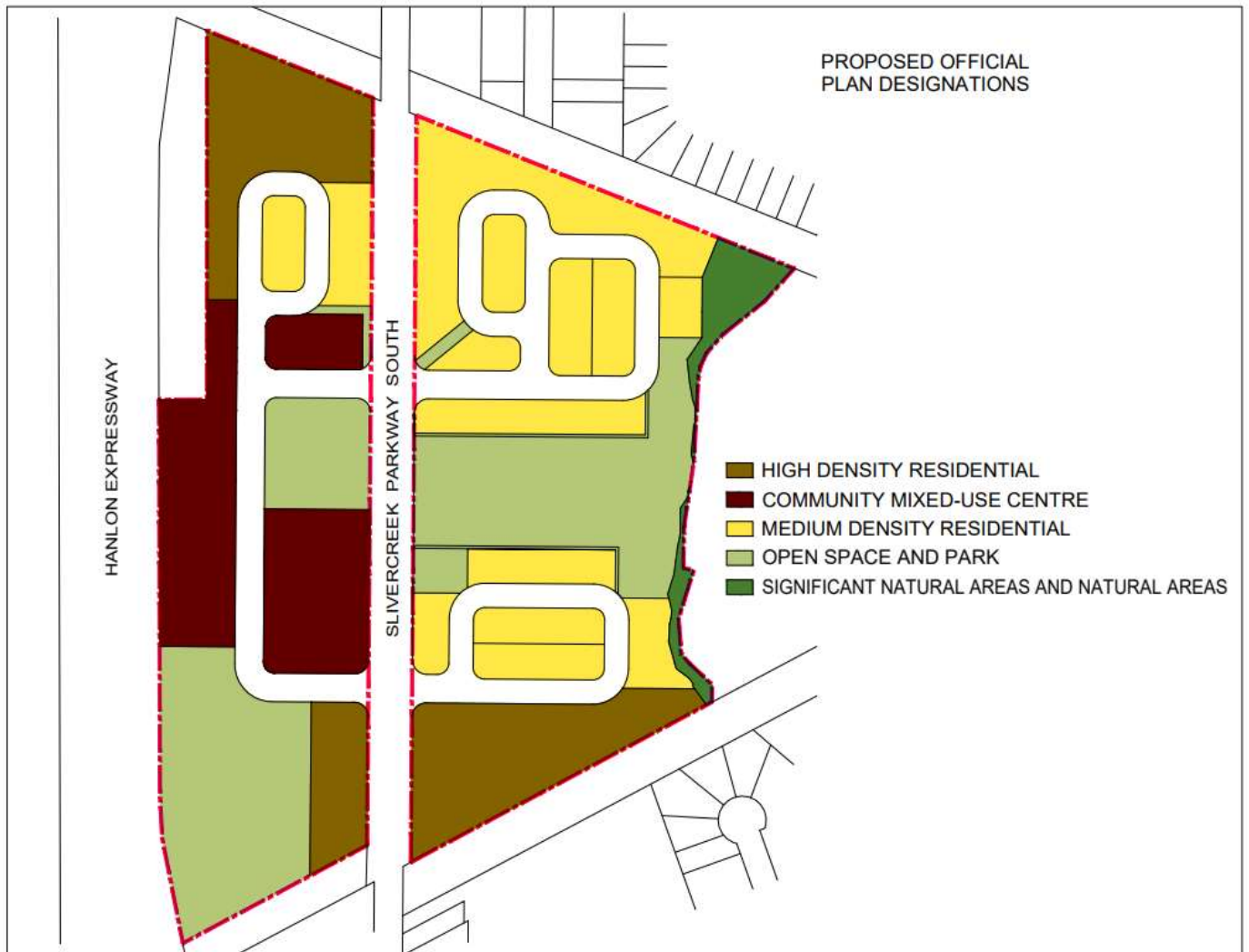
- The total number of units has been reduced from 772 units to 715 units.
- 20 m wide road allowances with sidewalks on both sides have been included in the Draft Plan in critical active transportation routes as identified in consultation with Guelph staff.
- Walkway Blocks have been added to the Draft Plan to increase pedestrian and cycling connectivity through this new neighbourhood.
- A roundabout has been added to the north intersection of Silvercreek Parkway South as requested by the City's traffic staff.

Summary of Proposed Official Plan Land Use Designations and Zones

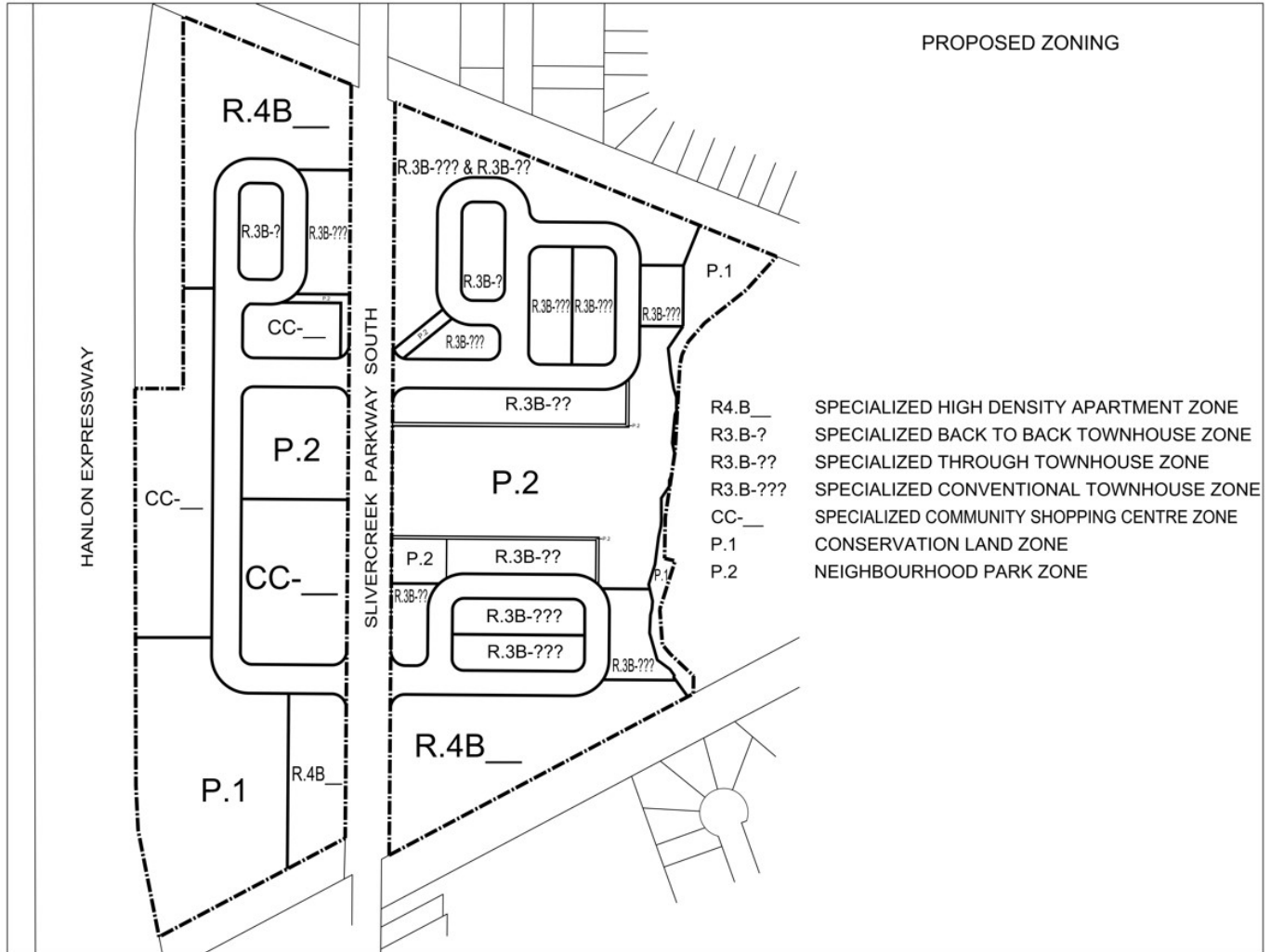
Use	Block Numbers	Proposed Official Plan Designation	Proposed Zoning	Area (hectares)	Number of Units and/or Commercial GFA	Maximum Density	Maximum Building Height
Apartment	1, 2, 3	High Density Residential	R.4B-__	2.77	327 units	150 units per hectare	10 storeys
Townhouse Back-to-Back	4, 7	Medium Density Residential	R.3B-?	0.38	34 units	95 units per hectare	3 storeys
Through Townhouse	8, 12, 13, 14	Medium Density Residential	R.3B-??	0.89	49 units	56 units per hectare	3 storeys
Through Townhouse and On-Street Townhouse	6	Medium Density Residential	R.3B-??	1.03	14 units	15 units per hectare	3 storeys
Conventional On-Street Townhouse	5, 9, 10, 11, 15, 16, 17	Medium Density Residential	R.3B-???	1.5	75 units	50 units per hectare	3 storeys
Mixed-Use	18, 19, 20	Community Mixed-use Centre	CC- __	2.17	216 units 6,500 m ² Commercial GFA	150 units per hectare	10 storeys
Park	21,22,23	Open Space and Park	P.2	2.483	---	---	---
Open Space	24,25	Significant Natural Areas and Natural Areas	P.1	0.41	---	---	---
Stormwater Management	26	Open Space and Park	P.1	1.72	---	---	---
Walkway	27, 28, 29, 30	Open Space and Park	P.2	0.13	---	---	---
Roads	---	---	---	2.96	---	---	---
TOTAL	30	---	---	16.52	715 units 6,500 m ² Commercial GFA	---	---

The proposed Official Plan Amendment recognizes the green spine including the Urban Square and Neighborhood Park that are connected with the Howitt Creek Open Space lands located to the east previously dedicated to the City by Fieldgate. An Open Space Block has been created to reflect the required buffer to Howitt Creek. Mixed-use buildings are proposed to frame the Urban Square. “Through townhouses” will face onto, activate and provide eyes onto the Neighbourhood Park. A mix of housing types is provided through the proposed apartments, mixed-use commercial and residential buildings, through townhouses, back-to-back and on-street townhouses.

Proposed Official Plan Amendment



Proposed Zoning Map

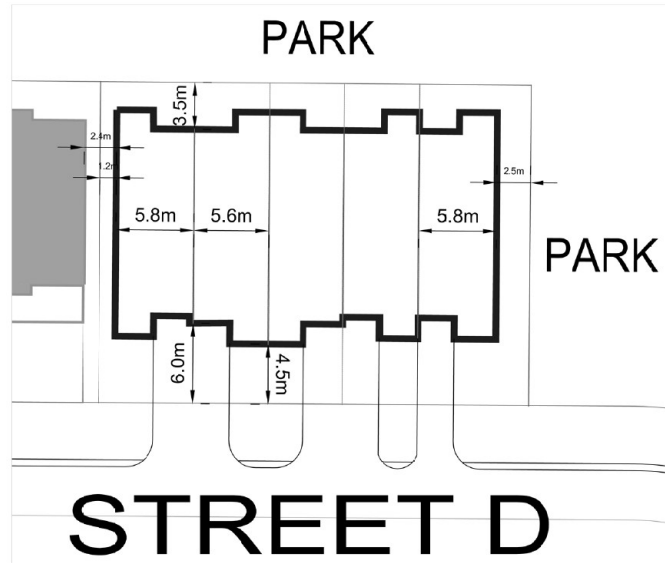


Zoning Compliance Analysis

Specialized High Density Apartment R.4B-__ Zone (Blocks 1, 2, 3)			
Permitted Use: Apartment Building	Requested Use: Apartment Building. Cluster Townhouse and Stacked Townhouse in accordance with the applicable regulations in section 5.3.2		
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	650 m ²	4,400 m ²	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 Building Height , 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 ² per dwelling unit for each unit up to 20. For each additional dwelling unit, 20 m ² of Common Amenity Area shall be provided and aggregated into areas of not less than 50 m ² .	Notwithstanding the Common Amenity required by section 5.4.2.4, where a property in the R4.B-__ Zone is located within 400m of a park which is greater than 1 hectare in area, the Common Amenity Area requirement shall be reduced by 50%.		No
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 m by 6 m within a Garage. The minimum exterior Parking Space dimensions are 2.5 m by 5.5 m			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.	58 degrees	No
4.13.3.4.2 underground Parking not within 3 m of a Lot Line.			Yes
4.6.2.1 sightline triangle	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: Back-to Back Townhouse	
<p>“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.</p>			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	180 m ²	96 m ²	No
Minimum Lot Frontage	6 m	6 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	18	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

Through Townhouse



Specialized On-Street Townhouse R.3B- ?? Zone (Blocks 6, 8, 12, 13)			
Permitted use: On-Street Townhouse		Proposed use: Through Townhouse	
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	180 m ²	134 m ²	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) 3.5 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		Yes
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.			

Specialized On-Street Townhouse R.3B- ??? Zone (Blocks 5, 9, 10, 11, 15, 16, 17)			
Permitted use: On-Street Townhouse		Proposed use: On-Street Townhouse	
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	180 m ²	156 m ²	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	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

Specialized Community Commercial CC-___ Zone (Blocks 18, 19, 20)			
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		
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	7,500 m ²	3,300 m ²	No
Maximum Lot Area	50,000 m ²	23,000 m ²	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 Side Yard Abutting a Municipal Walkway	3 m	The Minimum Side Yard Abutting a Municipal Walkway shall be 0.5 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 ²	No minimum commercial GFA be required provided a minimum of 6,500 m ² of commercial GFA is provided on other site(s) surrounding the urban square.	No
Maximum Gross Floor Area	12,500 m ²	6,500 m ²	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 ² 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 18 – 41 degrees Block 19 – 54 degrees Block 20 – 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.
- Notwithstanding the Common Amenity required by section 5.4.2.4, where a property in the R4.B-__ Zone is located within 400m of a park which is greater than 1 hectare in area, the Common Amenity Area requirement shall be reduced by 50%.
- 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 58 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 m² be permitted where 180m m² 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 18 where the maximum permitted is 8.

Specialized On-Street Townhouse R.3B-?? Zone (Blocks 6, 8, 12, 13, 14) Through Townhouse

- That a Minimum Lot Area of 134 m² be permitted where 180 m² 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 3.5 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, 9, 10, 11, 15, 16, 17) On-Street Townhouse

- That a Minimum Lot Area of 156 m² be permitted where 180 m² 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 18, 19, 20)

- 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 m² be permitted where 7,500 m² 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 Building Setback of 0.5 m be permitted abutting a Municipal Walkway 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 m² 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 m² 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.

Yours truly,



Astrid Clos, MCIP, RPP

(1016.Second Addendum to Planning Report.pdf)