

PLANNING REPORT

ADDENDUM

ZONING BY-LAW AMENDMENT

816 Woolwich Street
Guelph Curling Club Development
City of Guelph

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Prepared for:
Chief Holdings (816 Woolwich) Ltd.

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Our File 1285D

1.0 INTRODUCTION

MHBC has been retained by Chief Holdings (816 Woolwich St.) Ltd. to provide planning advice for the development of the property municipally known as 816 Woolwich Street in the City of Guelph (which includes the Guelph Curling Club).

An application for a Zoning By-law Amendment for the subject lands was initially filed in January 2014 with a resubmission by MHBC in November 2018. Since the November 2018 submission, modifications to the plan have been made in response to feedback from the City, agencies and the public. The revised proposal includes:

- Retention of the existing Guelph Curling Club building;
- Nine (9) stacked townhouse buildings, containing 200 units;
- One (1) five-storey residential building, containing 48 units;
- One (1) single-storey mixed use building;
- Outdoor amenity areas, including a large centralized amenity area;
- A network of new private roads connected to Woolwich Street south and lands to the south;
- A network of sidewalks and walkways, providing pedestrian access throughout the development and to adjacent lands; and,
- Surface parking spaces.

In order to permit the development, the subject lands are proposed to be zoned “Specialized Community Shopping Centre” (CC-29) Zone.

In support of the Zoning By-law Amendment application, a Planning Justification Report was prepared. Since that time, there have been changes to Provincial Planning policy, including the new Provincial Policy Statement, 2020 and a new Growth Plan for the Greater Golden Horseshoe, A Place to Grow, 2019, as amended.

The intent of this report is to provide analysis of the proposed development in light of the changes to provincial policy in order to demonstrate that the proposed zoning by-law amendment is consistent with the Provincial Policy Statement and conforms the Growth Plan.

2.0 PROVINCIAL POLICY UPDATE

The following section provides an analysis of the proposal in the context of changes to provincial policies that have occurred since the Zoning By-law Amendment application was filed.

In accordance with Section 3(5) of the *Planning Act* a decision of the Council of a municipality in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.

Accordingly, the purpose of this analysis is to demonstrate that the proposed application is consistent with the Provincial Policy Statement, 2020, and A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

2.1 Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 (“PPS”) was issued under Section 3 of the *Planning Act* and came into effect on May 1, 2020. It replaced the previous Provincial Policy Statement which was issued on April 30, 2014.

The PPS outlines policy for Ontario’s long term prosperity, economic health, and social well-being. These directives depend on the efficient use of land and development patterns that support strong, sustainable, and resilient communities that protect the environment and public health and safety, and facilitate economic growth. The following is an analysis of the proposal development in the context of the policies in the PPS.

Section 1.1.1 states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns; accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreational and other uses to meet long-term needs; avoiding development and land use patterns which may cause environmental or public health and safety concerns; avoiding development patterns that would prevent the efficient expansion of settlement areas; 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 investment and standards to

minimize land consumption and servicing costs; improve accessibility; ensure that necessary infrastructure and public services are or will be available; promoting development that conserves biodiversity; and preparing for the impacts of a changing climate.

The proposed development is consistent with these principles by:

- Providing an efficient land use pattern by building adjacent to the border which defines the Built-up Area to make the most efficient use of land and existing services;
- Providing for a range and mix of unit types within the community and on the subject lands, including stacked townhouses and apartment units;
- Providing for the intensification of an existing recreational use for a mixed use residential/commercial development that is located on existing roads, serviced by transit and serviced by existing infrastructure. The subject lands are adjacent to the SmartCentres development which has transit stops for Routes 17/18 and 99 and provides access to a range of destinations including Guelph Central Station and the University of Guelph. The transit stop at Walmart is located approximate 200 metres from the subject lands;
- Providing for the development of lands that can be municipally serviced;
- Providing residential dwellings a short distance from existing transit and proximate to neighbourhood amenities; and,
- Providing for development that encourages the use of alternative transportation options.

Policy 1.1.3.1 of the PPS states that Settlement Areas shall be the focus for growth and development. Settlement areas are urban areas and rural settlement areas within a municipality that are built-up areas where development is concentrated and which have a mix of land uses or lands which have been designated in an official plan for development of the long term planning horizon (25 years). The subject lands are located within the within the Built-up Area of the City of Guelph and are designated for development. Accordingly, the subject lands are located within a settlement area.

Land use patterns within settlement areas shall be based on a density and mix of uses which: efficiently use land and resources; 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; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation; are transit-supportive, where transit is planned, exists or may be developed; and, are freight supportive (Policy 1.1.3.2).

Further, policy 1.1.3.4 provides that appropriate development standards should be promoted which facilitate intensification and redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

The proposed development represents the intensification or an underutilized parcel of land within the Built-up Area. The proposed development will make more efficient use of the subject lands as they currently contain recreational uses. The proposed development will contribute to the range of uses within this area of the City and provide support for the various non-residential uses located within the Woolwich Street / Woodlawn Road Mixed Use Note. The proposed redevelopment has a net density 95 dwelling units per hectare which will provide support for existing and planned transit routes and existing and planned non-residential uses in the area.

2.1.1 *Housing*

Policy 1.4.3 of the PPS states that 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:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with housing and homelessness plans;
- Permitting and facilitating: all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements; and all types of residential intensification and redevelopment
- Directing the development of new housing to locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- 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;
- Requiring transit-supportive development and prioritizing intensification in proximity to transit, including corridors and stations; and,
- 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.

The proposed development represents a compact form of development which will utilize existing infrastructure. The proposed development contains multiple residential uses will contribute to the range and mix of housing types offered in the City of Guelph. The proposed redevelopment will result in the intensification of lands within the Built-up area where infrastructure and public services are available as well as where public and active transportation facilities exist.

2.1.2 *Infrastructure*

As per policy 1.6.6.2 of the PPS, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. The Functional Servicing and Stormwater Management Report prepared in support of the proposed development assesses the feasibility of servicing the subject lands and concludes that the proposed development can be adequately serviced through connections to existing water and sanitary services.

Policy 1.6.7 of the PPS provides that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs. Land use patterns, density and mix of uses should be promoted that minimize the length of vehicle trips and support current and future use of transit and active transportation.

The subject lands are located near existing bus routes (Route 17/18 and 99) that access the Guelph Central Station and University of Guelph. The transit stop is located approximately 200 metres from the subject lands (at Walmart). The proposed redevelopment supports public transit and other alternative transit modes in the area.

SUMMARY

Based on the above, it is concluded that the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement, 2020.

2.2 Growth Plan for the Greater Golden Horseshoe

The 2019 A Place to Grow – Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') came into effect on May 16, 2019. Amendment 1 (2020) took effect on August 28, 2020. A Place to Grow replaces the previously issued Growth Plan for the Greater Golden Horseshoe, 2017.

A Place to Grow is the framework for implementing the Provincial Government's initiative to plan for growth and development in a way that supports the economic prosperity, protects the environment, and helps communities achieve a high quality of life.

Policy 1.2.1 of A Place to Grow sets out the guiding principles of the Plan. These principles include: supporting the achievement of complete communities that are designed to support healthy and active living and meet the needs of daily living; prioritizing intensification and higher densities to make efficient use of land and infrastructure and support transit viability; supporting a range and mix of housing options; improving the integration of land use planning with planning and investment in infrastructure and public service facilities and providing for different approaches to manage growth that recognize the diversity of communities in the Greater Golden Horseshoe.

2.2.1 *Built-up Area*

The subject lands are located within the Built-up Area, as delineated in the City of Guelph Official Plan. In accordance with policy 2.2.2 of A Place to Grow, a minimum of 50 percent of all residential development occurring annually within the City of Guelph will be within the Built-up Area. It is noted, that this intensification target will apply following the City's next municipal comprehensive review. Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target of 40%, set out in Guelph Official Plan applies.

In accordance with Policy 2.2.2.3, municipalities are required to develop a strategy to achieve the minimum intensification target and intensification throughout the built-up area, which will: encourage intensification generally, throughout the built-up area; ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities; and, be implemented through official plan policies and designations zoning and other supporting documents.

The proposed redevelopment represents intensification of this existing Built-up Area. It conforms with the policies of this section of the A Place to Grow by:

- Directing new development to the built-up area;
- Promoting redevelopment that supports active and public transportation options and reduced dependence on the automobile;

- Proposing a development that contributes to the mix of housing types in the area through incorporating various types of multiple residential development within the subject lands;
- Contributing to the objective of a “complete community” by encouraging development proximate to services, transit, commercial uses, recreational uses and open space;
- Making efficient use of existing infrastructure and public service facilities (e.g. roads, water sewer, etc); and,
- Making more efficient use of the land through the intensification of the existing recreational uses as a compact form of development at a higher density than currently exists.

2.2.2 Housing

Section 2.2.6 of the Growth Plan provides policies to support the achievement of complete communities. Specifically, Section 2.2.6.2 states that municipalities will support the development of complete communities by: planning to accommodate forecasted growth to the horizon of this Plan; planning to achieve the minimum intensification target and density targets; considering the range and mix of housing options and densities of the existing housing stock; and, planning to diversify the overall housing stock across the municipality.

The proposed redevelopment will assist the City of Guelph in achieving the minimum intensification target set out in Growth Plan through the redevelopment of the subject lands with a mixed use development. The proposed multiple residential component of the development supports to the surrounding area as a complete community though contributing to the range and mix of housing options in the City and adds diversity to the overall housing stock. Overall, the development proposes a density of 95 units per hectare.

Summary

Based on the above, it is concluded that the proposed Zoning By-law Amendment conforms to the policies of the A Place to Grow.

3.0 SUMMARY & CONCLUSIONS

The purpose of this Planning Report Addendum was to evaluate the proposed Zoning By-law Amendment applications in the context of the changes to Provincial policies and plans issued since the application was submitted. The analysis contained in this report demonstrates that the proposed redevelopment is consistent with the Provincial Policy Statement, 2020 and conforms with A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019, as amended.



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