

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

APPLICATION NUMBER: A-64/18
LOCATION: 995 Southgate Drive
HEARING DATE: August 23, 2018
OWNER: 4246551 Canada Inc.
AGENT: William Matzek, Kimley-Horn and Associates, Inc.
OFFICIAL PLAN DESIGNATION: Industrial
ZONING: Industrial (B.1)

REQUEST: The applicant is seeking relief from the By-law requirements to permit loading spaces to be located in the front yard (facing Crawley Road/Hanlon Parkway) and in the rear yard (facing Southgate Drive).

BY-LAW REQUIREMENTS: The By-law requires that no loading space shall be located in the front yard or exterior side yard or any yard between a lot line abutting Hanlon Road or Hanlon Parkway and the nearest wall of the main building on the same lot. The By-law also requires that a landscaped strip consisting of trees, shrubbery and/or berms shall screen the loading space so that it is not visible from any public street.

STAFF RECOMMENDATION: Approval with condition

CONDITIONS RECOMMENDED:

PLANNING SERVICES

1. That prior to the issuance of site plan approval, the applicant shall demonstrate to the satisfaction of the General Manager of Planning, Urban Design and Building Services appropriate and enhanced screening, landscaping and/or buffering measures of any loading areas from Southgate Drive, Crawley Road, and the Hanlon Expressway (Highway 6).

COMMENTS

PLANNING SERVICES:

The subject property is designated "Industrial" in the City's Official Plan. The "Industrial" land use designation permits various employment and industrial related uses such as the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials. Warehousing, the bulk storage of goods and transportation terminals are also permitted among other uses. Planning staff are satisfied that the requested variance meets the general intent and purpose of the Official Plan.

The subject property is zoned "Industrial" (B.1) according to Zoning By-law (1995)-14864, as amended. A warehouse, trucking operation and manufacturing are permitted in the B.1 zone,

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

among other industrial uses. A potential purchaser of the subject property is proposing to construct a warehouse (distribution) building of approximately 54,000 square metres (581,250 square feet), with options for a possible 17,949 square metre future building addition (193,201 square feet).

As part of the design of the design of the rectangular warehouse building, receiving doors/loading docks are proposed on the both of the longest facades of the building. The longest facades of the building are parallel and face two public roads – Crawley Road and Southgate Drive. Crawley Road is proposed to be closed in the future pending the full build out of the Southgate/Hanlon Business Park. Beyond Crawley Road is the Hanlon Expressway (Highway 6). The subject property is considered to be a “through lot” in the Zoning By-law with two front yards as it has frontages on two public roads.

Section 7.3.3 of the Zoning By-law prohibits loading spaces from being located in the front yard of buildings in the B.1 Industrial Zone. The intent of this provision is to ensure industrial buildings present an attractive façade with public roads, with a particular emphasis on the Hanlon Expressway. Buildings along the Hanlon Expressway are expected to be to a higher level of design as they act as a gateway into the City.

Planning staff are currently working with the applicant on a site plan application for the proposed warehouse building. Planning staff have emphasized the expectation to include well designed landscaped buffers on both front yards of the property to screen the loading areas. The applicant has indicated to Planning staff that they will include well designed landscape buffers to a higher level of design than what would otherwise be expected. Considering this, Planning staff are of the opinion that the general intent and purpose of the Zoning By-law is satisfied, and the application is also minor in nature and desirable for the appropriate development of the lands.

It should be noted that similar previous variances were approved by the Committee of Adjustment) for the subject property in 2008 to permit loading areas facing Crawley Road and the Hanlon Expressway. These variances were Files A-7/08 and A-46/08, approved on January 22, 2018 and May 13, 2018, respectively.

It is recommended the Committee approve the minor variance application, subject to the above noted condition.

ENGINEERING SERVICES:

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit loading spaces to the located in the front yard (facing Crawley Rd / Hanlon Parkway) and in the rear yard (facing Southgate Drive). Please note that the subject property has a Preliminary Site Plan Application PRE18-034S and engineering requirements were provided under that preliminary site plan application. We agree with recommendations made by Planning and Building staff.

HERITAGE PLANNING:

995 Southgate Road is adjacent to 264 Crawley Road (Part 2 on RPlan 61R-10808) a small property (currently known as the “Option Lot”) that contains a stone farmhouse that has been

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

listed as non-designated on the Municipal Register of Cultural Heritage Properties under Section 27 of the Ontario Heritage Act. See the image to the left.



The owner of 264 Crawley Road is bound by a Development Agreement on title (Instrument WC216524) in which the owner agreed that the stone dwelling will be maintained in situ or be relocated within the Stonegate Business Park (Draft Plan of Subdivision 23T-06503) according to recommendations of an approved Cultural Heritage Resource Impact Assessment dated January 23, 2007. Draft Plan of Subdivision (23T-06503) has since lapsed and, therefore, this second option as described is no longer available to the owner.

In the Development Agreement (Instrument WC216524) the owner also acknowledged that Heritage Guelph (Council’s advisory committee on heritage matters) has an interest in recommending that Council publish its intention to designate the stone farmhouse under Section 29, Part IV of the Ontario Heritage Act. Heritage Planning staff are currently preparing a staff report to Council with this same recommendation.

Heritage planning staff had provided similar comments that were provided recently to Preliminary Site Plan Application PRE18-034S (995 Southgate Drive) at Site Plan Review Committee. These comments include:

- Confirm that the proposed site plan accurately shows the real property and stone farmhouse dwelling associated with 264 Crawley Road and also the landscape features/plantings along what is now the rear lot line of 995 Southgate Drive (along Crawley Road)
- Confirm the location and status of the mature trees (that may be associated with the former farmstead) within 995 Southgate Drive that are adjacent to 264 Crawley Road
- Consider retaining mature trees adjacent to 264 Crawley Road and the existing hedges along the east side of Crawley Road to contribute to a buffer that would help screen the auto and truck parking and the relatively large distribution building in views from the west and the Hanlon Parkway
- Consider ways that the sensitive development of 995 Southgate Drive might assist in the conservation and rehabilitation of the stone farmhouse at 264 Crawley Road as shared landmark feature of this area of Guelph.

BUILDING SERVICES:

The subject property is zoned B.1 Industrial. The applicant is requesting relief to allow for loading spaces to be facing the Hanlon Parkway and to also be located in the front yard facing Southgate Drive.

Building notes that the layout of the proposed building on the lands would not allow for proper loading space circulation in the side yards. Building has reviewed the comments from Planning and agree with their recommendations.

COMMITTEE OF ADJUSTMENT COMMENTS FROM STAFF, PUBLIC & AGENCIES

Building Services is supportive of the variance request.

REPORT COMPILED BY: T. Di Lullo, Secretary-Treasurer

COMMENTS FROM THE PUBLIC RECEIVED: None