THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19980

A by-law to amend the Official Plan for the City of Guelph as it affects property known municipally as 30 Hanlon Creek Boulevard and legally described as Block 2, Registered Plan 61M-176, City of Guelph and property municipally known as 65 Hanlon Creek Boulevard and legally described as Block 1, Registered Plan 61M-176, City of Guelph (OP1403).

WHEREAS Section 17 of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to adopt Official Plan Amendments;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Amendment Number 61 to the Official Plan for the City of Guelph, as amended, consisting of the attached text is hereby adopted.

2. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this NINTH day of NOVEMBER, 2015.

CAM GUTHRIE - MAYOR

TINA AGNELLO - DEPUTY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2015)-19980

1. By-law Number (2015)-19980 has the following purpose and effect:

   The proposed Official Plan Amendment would add two site specific policies to the Official Plan.

   The first site specific policy would permit service commercial uses in free standing or multi-tenant buildings in the "Industrial" and "Corporate Business Park" land use designations on the corner portion of the property municipally known as 30 Hanlon Creek Boulevard and legally described as Part of Block 2, Registered Plan 61M-176 and all of the property municipally known as 65 Hanlon Creek Boulevard and legally described as Block 1, Registered Plan 61M-176. Specific service commercial uses would be permitted provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park.

   The second site specific policy would permit office uses in free standing or multi-tenant buildings in the "Industrial" land use designation on the property municipally known as 30 Hanlon Creek Boulevard and legally described as Block 2 on Registered Plan 61M-176.

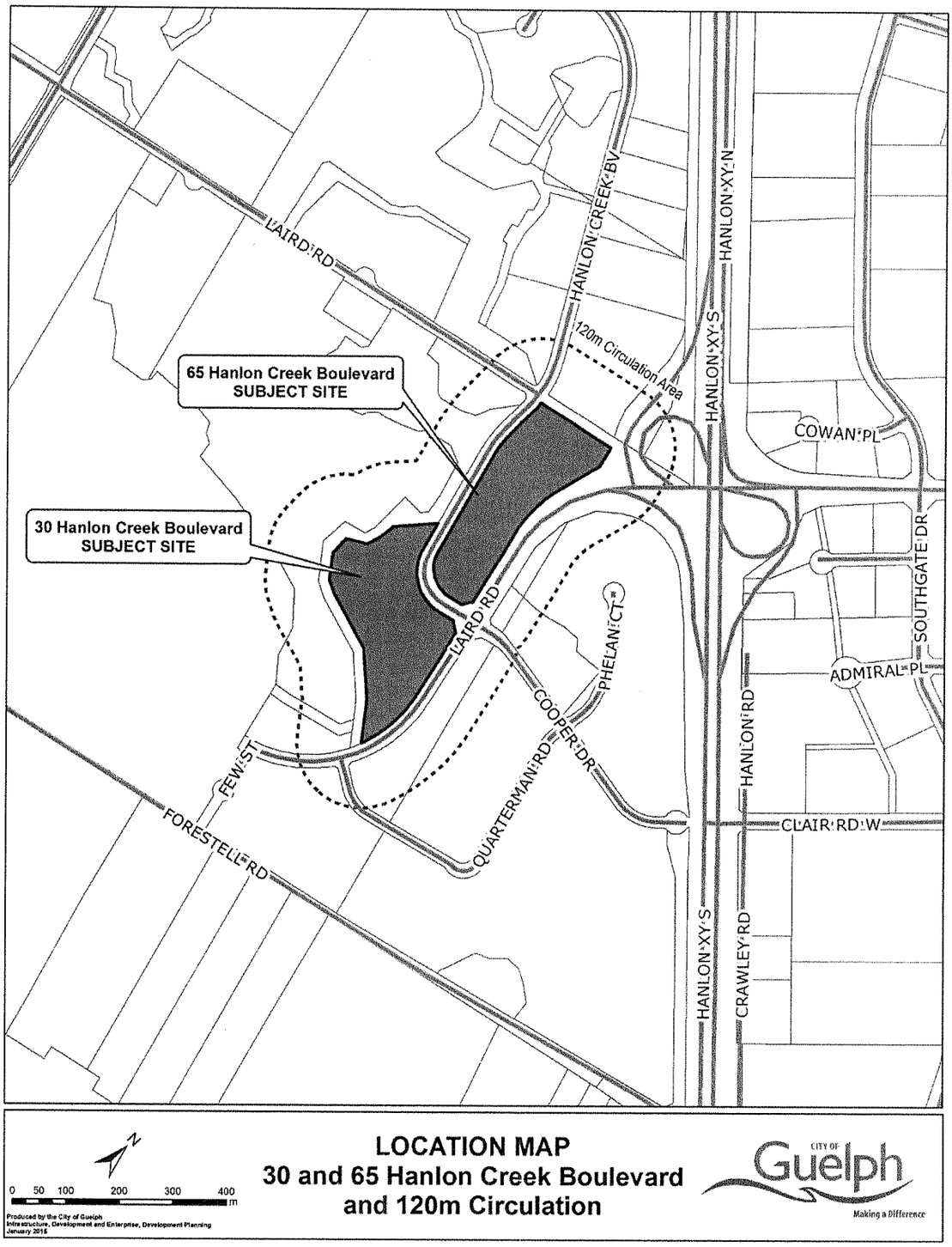
   The proposed Official Plan Amendment was considered by Guelph City Council at a Public Meeting held on February 9, 2015 and was approved by Guelph City Council on November 9, 2015 (File #OP1403).

   Further information may be obtained by contacting or visiting Planning, Urban Design and Building Services, 519-837-5616, extension 3313, City Hall, Guelph, Ontario.

   Persons desiring to officially support or object to this Official Plan amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing".

2. Key map showing the location of the lands to which By-law (2015)-19980 applies:

KEY MAP



AMENDMENT NO. 61

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. 61
TO THE
OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - **THE PREAMBLE** The Preamble contains the rationale and certain background information in support of the amendment. The Preamble does not form part of this amendment.

PART B - **THE AMENDMENT** consists of the specific text changes introduced to the Official Plan for the City of Guelph through the Amendment.

PART C - **THE APPENDICES**, contains background data and public involvement associated with this amendment, do not constitute part of Amendment No. 61 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan No. 61 is to amend the Official Plan text by adding two site-specific policies to the lands municipally known as 30 and 65 Hanlon Creek Boulevard. Specifically, the amendment is to Section 7 of the Official Plan (Land Use) and will add the following policies:

7.9.5.2 "In addition to the uses permitted in the "Industrial" and "Corporate Business Park" land use designations, the corner portion comprising approximately 0.965 hectares of the property municipally addressed as 30 Hanlon Creek Boulevard and legally described as Part of Block 2, 61M-176, and all of the property municipally addressed as 65 Hanlon Creek Boulevard, legally described as Block 1, 61M-176, being located at the main entrance to the Hanlon Creek Business Park are also permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include: convenience commercial, financial establishment, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle related uses shall not be permitted."

7.7.10.2 "In addition to the uses permitted in the "Industrial" designation, the lands municipally addressed as 30 Hanlon Creek Boulevard located at the main entrance to the Hanlon Creek Business Park and legally described as Block 2, 61M-176, are also permitted to be used for Office uses in free standing or multi-tenant buildings."

BASIS

The subject lands have an area of approximately 9.89 hectares (24.44 acres) and are located west of the Hanlon Expressway, more specifically on the west side of Laird Road, opposite Cooper Drive, along Hanlon Creek Boulevard.

Surrounding land uses include:

- To the north: Laird Road, beyond which are lands zoned for Corporate Business Park uses;
- To the south: lands zoned for Park, Natural Heritage Features and Industrial uses;
- To the west: lands zoned for Park and Natural Heritage Features; and,
- To the east: Laird Road, beyond which are lands zoned for Industrial, Corporate Business Park, Park and Natural Heritage Features uses.

The Official Plan land use designations that apply to the subject lands are "Industrial" (30 Hanlon Creek Boulevard) and "Corporate Business Park" (65 Hanlon Creek Boulevard).

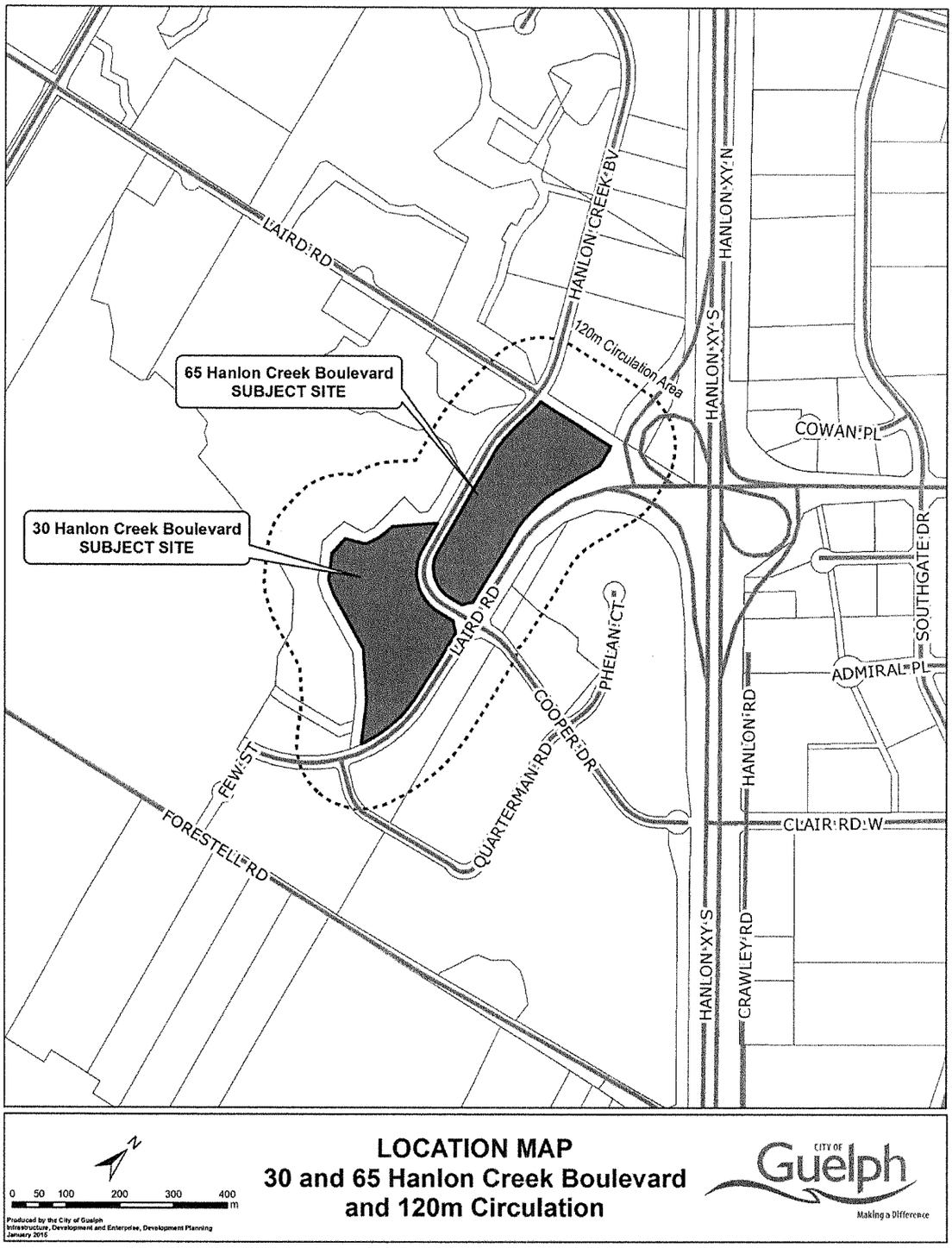
The "Industrial" designation permits the following land uses: Industrial uses, Warehousing and bulk storage of goods, Laboratories, Computer and data processing, Research and development facilities, Printing, publishing and broadcasting facilities, Repair and servicing operations, Transportation terminals, Contractors' yards, and Complementary uses (such as corporate offices, open space and recreation facilities, public and institutional uses and utilities) which do not detract from, and which are compatible with, the development and operation of industrial uses.

Complementary uses, as outlined in policy 7.7.1(j), may be permitted within the 'Industrial' designation by Zoning By-law amendment. The adequacy of municipal services to support the proposed complementary uses will be considered as a component of the zone change request. Through this Official Plan Amendment, office uses and specialized service commercial uses are proposed to be added to the list of permitted uses at 30 Hanlon Creek Boulevard which is designated as "Industrial". These proposed uses will be permitted in free standing or multi-tenant buildings. The service commercial uses will be contained on the corner portion of the property which is considered to be the "entrance" to the business park. The proposed uses are considered to be complementary and are directly related to, associated with and directly supportive of the corporate business and industrial uses in the Hanlon Creek Business Park.

The "Corporate Business Park" designation permits the following land uses: office, administrative, manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls, hotel and convention facilities, research and development facilities, with associated ancillary retailing functions that are an integral component of these primary activities. Staff are satisfied that the proposed site specific amendments are consistent with the goals and objectives of the Official Plan. Section 9.4 of the Official Plan provides criteria for Council to consider when evaluating proposed amendments to the Official Plan. The proposed Official Plan Amendment satisfies the criteria of Section 9.4. The additional proposed uses on the lands are

LOCATION

The subject lands affected by this proposed amendment are known municipally as 30 and 65 Hanlon Creek Boulevard and are located west of the Hanlon Expressway, more specifically on the west side of Laird Road, opposite Cooper Drive, along Hanlon Creek Boulevard (see Location Map below).



compatible with the "Industrial" and "Corporate Business Park" land use designations. The proposed uses will serve the businesses within these designations. The subject lands are located at the "entrance" to the Hanlon Creek Business Park and service commercial uses are not readily available within the Business Park.

PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 61 to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended as follows:

The following site-specific policy is to be added as Section 7.9.5.2 of the Official Plan:

"In addition to the uses permitted in the "Industrial" and "Corporate Business Park" land use designations, the corner portion comprising approximately 0.965 hectares of the property municipally addressed as 30 Hanlon Creek Boulevard and legally described as Part of Block 2, 61M-176, and all of the property municipally addressed as 65 Hanlon Creek Boulevard, legally described as Block 1, 61M-176, being located at the main entrance to the Hanlon Creek Business Park are also permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include: convenience commercial, financial establishment, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle related uses shall not be permitted."

The following site-specific policy is to be added as Section 7.7.10.2 of the Official Plan:

"In addition to the uses permitted in the "Industrial" land use designation, the lands municipally addressed as 30 Hanlon Creek Boulevard located at the main entrance to the Hanlon Creek Business Park and legally described as Block 2, 61M-176, are also permitted to be used for Office uses in free standing or multi-tenant buildings."

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 61, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: November 9, 2015 Planning Staff Decision Report

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 61

PUBLIC PARTICIPATION

September 22, 2014	Application received by the City of Guelph
October 16, 2014	Application deemed "complete"
October 31, 2014	Notice of Complete Application mailed to prescribed Agencies and surrounding property owners within 120 metres
January 15, 2015	Public Meeting Notice advertised in the Guelph Tribune
January 19, 2015	Notice of Public Meeting mailed to prescribed Agencies And surrounding property owners within 120 metres
February 9, 2015	Statutory Public Meeting of City Council
April 9, 2015	Revised Concept Plan received
October 23, 2015	Notice of Decision Meeting mailed to individuals/agencies who signed in at the Public Meeting or who requested notice
November 9, 2015	City Council Meeting to consider staff recommendation

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 61

PLANNING STAFF DECISION REPORT 15-94 DATED NOVEMBER 9, 2015

Attached

STAFF REPORT

TO	City Council
SERVICE AREA	Infrastructure, Development and Enterprise
DATE	November 9, 2015
SUBJECT	**Decision Report 30 and 65 Hanlon Creek Boulevard Proposed Official Plan Amendment and Zoning By-law Amendment (Files: OP1403 and ZC1412) Ward 6**
REPORT NUMBER	15-94

EXECUTIVE SUMMARY

PURPOSE OF REPORT

This report provides a staff recommendation to approve applications to amend the Official Plan and Zoning By-law to add specialized service commercial and office uses on lands municipally known as 30 and 65 Hanlon Creek Boulevard.

KEY FINDINGS

Planning staff support the proposed Official Plan Amendment and Zoning By-law Amendment subject to the regulations and conditions in Attachment 3.

FINANCIAL IMPLICATIONS

Estimated Development Charges: Approximately $2,635,715 (based on 2015 DC Rates of $99.24 per square metre of gross floor area for proposed 26,559 square metres as shown on Concept Plan).
Estimated Annual Taxes: The commercial tax rate per square metre for a multi-purpose building in this location is estimated to be $16.28. The industrial tax rate per square metre for a multi-purpose building in this location is estimated to be $19.54. The tax rate for an office building is typically a higher commercial tax rate per square metre and is estimated to be $30.32 (Note: these figures represent estimates and can vary significantly).

ACTION REQUIRED

Council is being asked to approve the Official Plan Amendment and Zoning By-law Amendment for the subject lands.

RECOMMENDATION

1. That the application submitted by Astrid J. Clos Planning Consultants on behalf of Guelph Land Holdings Inc. for approval of an Official Plan Amendment to add two

site specific policies to permit specialized service commercial and office uses on the lands municipally known as 30 and 65 Hanlon Creek Boulevard, and legally described as Blocks 1 and 2, Registered Plan 61M-176, City of Guelph, be approved in accordance with Attachment 3 of Infrastructure, Development and Enterprise Report 15-94 dated November 9, 2015.

2. That the application submitted by Astrid J. Clos Planning Consultants on behalf of Guelph Land Holdings Inc. for approval of a Zoning By-law Amendment to change the zoning from the "Corporate Business Park" (B.5) Zone to a "Specialized Corporate Business Park" (B.5-?) Zone and to add specialized service commercial uses on the property municipally known as 65 Hanlon Creek Boulevard and to change the zoning from the "Specialized Industrial" (B.2-6) Zone to two separate "Specialized Industrial" (B.2-?) Zones to permit specialized service commercial uses and office uses on the property municipally known as 30 Hanlon Creek Boulevard, and legally described as Blocks 1 and 2, Registered Plan 61M-176, City of Guelph, be approved in accordance with Attachment 3 of Infrastructure, Development and Enterprise Report 15-94 dated November 9, 2015.

3. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 30 and 65 Hanlon Creek Boulevard.

BACKGROUND

Applications to amend the Official Plan and Zoning By-law were received for the lands municipally known as 30 and 65 Hanlon Creek Boulevard from Astrid J. Clos Planning Consultants on behalf of Guelph Land Holdings Inc. on September 22, 2014. The applications were deemed complete on October 16, 2014. The applications were presented at a Statutory Public Meeting held on February 9, 2015. Written correspondence and oral submissions were made at the Public Meeting in opposition to the Vehicle Gas Bar and Car Wash uses being requested. The original Concept Plan can be found in Attachment 8.

To address technical and public comments received through the circulation process, a revised submission was received on April 9, 2015 which removed the Vehicle Gas Bar and Car Wash uses. The revised Concept Plan can be found in Attachment 9.

The purpose of the proposed Official Plan Amendment is to add two site specific policies to the Official Plan. The first site specific policy would permit service commercial uses in free standing or multi-tenant buildings in the "Corporate Business Park" and "Industrial" designations, on the corner portion of the property municipally addressed as 30 Hanlon Creek Boulevard and all of the property municipally addressed as 65 Hanlon Creek Boulevard and legally described as all of Block 1 and Part of Block 2 on Registered Plan 61M-176.

The second site specific policy proposed to be added to the Official Plan would permit an office use in free standing or multi-tenant buildings in the "Industrial" designation on the property municipally known as 30 Hanlon Creek Boulevard and legally described as Block 2 on Registered Plan 61M-176.

The purpose of the proposed Zoning By-law Amendment is to add specialized service commercial and office uses to the subject lands.

Location
The subject lands have an area of approximately 9.89 hectares (24.44 acres) and are located west of the Hanlon Expressway, more specifically on the west side of Laird Road, opposite Cooper Drive, along Hanlon Creek Boulevard. The subject lands are currently vacant (see Location Map in Attachment 1).

Surrounding land uses include:

- To the north: Laird Road, beyond which are lands zoned for Corporate Business Park uses;
- To the south: lands zoned for Park, Natural Heritage Features and Industrial uses;
- To the west: lands zoned for Park and Natural Heritage Features; and,
- To the east: Laird Road, beyond which are lands zoned for Industrial, Corporate Business Park, Park and Natural Heritage Features uses.

Existing Official Plan Land Use Designations and Policies
The Official Plan land use designations that apply to the subject lands are "Industrial" (30 Hanlon Creek Boulevard) and "Corporate Business Park" (65 Hanlon Creek Boulevard).

The "Industrial" designation permits the following land uses: Industrial uses, Warehousing and bulk storage of goods, Laboratories, Computer and data processing, Research and development facilities, Printing, publishing and broadcasting facilities, Repair and servicing operations, Transportation terminals, Contractors' yards, and Complementary uses (such as corporate offices, open space and recreation facilities, public and institutional uses and utilities) which do not detract from, and which are compatible with, the development and operation of industrial uses.

The "Corporate Business Park" designation permits the following land uses: office, administrative, manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls, hotel and convention facilities, research and development facilities, with associated ancillary retailing functions that are an integral component of these primary activities.

The "Industrial" and "Corporate Business Park" land use designations and policies can be found in Attachment 4.

Official Plan Amendment 48 (OPA 48) (under appeal), a comprehensive update to the City's Official Plan, proposes to maintain the subject lands current "Industrial" (30 Hanlon Creek Boulevard) and "Corporate Business Park" (65 Hanlon Creek Boulevard) land use designations. Staff must have regard to the Council adopted policies and designations of OPA 48 even though it is currently under appeal.

The "Industrial" designation permits: industrial uses, including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials, warehousing and bulk storage of goods, laboratories, computer and data processing, research and development facilities printing, publishing and broadcasting facilities, repair and servicing operations, transportation terminals, contractors' yards, and complementary uses (such as corporate offices, open space and recreation facilities, restaurants, financial institutions, child care centres, public and institutional uses and utilities) which do not detract from, and are compatible with, the development and operation of industrial uses.

The "Corporate Business Park" designation permits: office and administrative facilities, manufacturing, warehousing, hotel and convention facilities, research and development facilities, associated ancillary retail uses that are an integral component of the primary uses, and complementary or accessory uses may be permitted. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and child care centres.

Policy 9.5.3.10 of OPA 48 proposes to add the following site specific policy that would apply to the lands subject to these applications:

> "Notwithstanding the uses permitted in 9.5.3.9, lands located west of the Hanlon Expressway at the main entrance to the Hanlon Creek Business Park on Laird Road may be permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include convenience commercial, financial establishments, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle-related uses shall not be permitted."

Since OPA 48 is currently under appeal in its entirety, an Official Plan Amendment is required to enable the proposed development. The relevant policies for the "Industrial" and "Corporate Business Park" land use designations are included in Attachment 5.

Existing Zoning

The property municipally known as 30 Hanlon Creek Boulevard is currently zoned "Specialized Industrial" (B.2-6).

The property municipally known as 65 Hanlon Creek Boulevard is currently zoned "Corporate Business Park" (B.5).

Details of the existing zoning are included in Attachment 6.

REPORT

Description of Proposed Official Plan Amendment

The applicant is requesting to add two site specific policies to the Official Plan. The first site specific policy would permit service commercial uses in free standing or multi-tenant buildings in the "Corporate Business Park" and "Industrial" designations, on the corner portion of the property municipally known as 30 Hanlon Creek Boulevard and all of the property municipally known as 65 Hanlon Creek Boulevard and legally described as all of Block 1 and Part of Block 2 on Registered Plan 61M-176. These service commercial uses would be permitted provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park.

The second site specific policy proposed to be added to the Official Plan would permit office uses in free standing or multi-tenant buildings in the "Industrial" designation on the property municipally known as 30 Hanlon Creek Boulevard and legally described as Block 2 on Registered Plan 61M-176.

The proposed Official Plan Amendment is included in Attachment 3.

Description of Proposed Zoning By-law Amendment

The property municipally known as 65 Hanlon Creek Boulevard (as shown as Buildings A to H on the concept plan) is currently zoned "Corporate Business Park" (B.5).

In the "Corporate Business Park" (B.5) Zone, the following uses are permitted: Catering Service, Commercial School, Computer Establishment, Hotel, Laboratory, Mall, Manufacturing (entirely within a Building), Medical Clinic, Medical Office, Office, Post-Secondary School, Print Shop, Public Hall, Research Establishment, Trade and Conventions Facilities, Veterinary Service, Warehouse (entirely within a Building) and Accessory Uses.

The applicant is requesting to change the zoning on the property to a "Specialized Corporate Business Park" (B.5-?) Zone to permit the following additional uses in free standing or multi-tenant buildings:

- Bake Shop
- Convenience Store
- Courier Service
- Day Care Centre
- Florist

- Financial Establishment
- Office Supply
- Personal Service Establishment
- Postal Service
- Recreation Centre
- Rental Outlet
- Restaurant
- Restaurant (take-out)
- Tavern

The property municipally known as 30 Hanlon Creek Boulevard (as shown as Buildings I and J and Buildings 1 to 3 on the concept plan) is currently zoned "Specialized Industrial" (B.2-6).

In the "Specialized Industrial" (B.2-6) Zone, the following uses are permitted: Catering Service, Commercial School, Computer Establishment, Laboratory, Mall, Manufacturing, Print Shop, Research Establishment, Warehouse and Accessory Uses.

The applicant is requesting to change the zoning on the property from "Specialized Industrial" (B2-6) to two (2) separate "Specialized Industrial" (B.2-?) Zones. The following additional uses are requested in free standing or multi-tenant buildings on the portion of the subject property located at the south-west corner of the Laird Road and Hanlon Creek Boulevard/Cooper Drive intersection (as shown as Buildings I and J on the concept plan):

- Bake Shop
- Convenience Store
- Courier Service
- Day Care Centre
- Florist
- Financial Establishment
- Office
- Office Supply
- Personal Service Establishment
- Postal Service
- Recreation Centre
- Rental Outlet
- Restaurant
- Restaurant (take-out)
- Tavern

The following additional use is requested in free standing or multi-tenant buildings on the remainder of the property (as shown as Buildings 1 to 3 on the concept plan):

- Office

The applicant is also requesting a minimum off-street parking requirement of 1 parking space per 23 square metres of Gross Floor Area for 65 Hanlon Creek Boulevard (Buildings A to H as shown on the concept plan) and the corner portion of 30 Hanlon Creek Boulevard (Buildings I and J as shown on the concept plan).

Further details of the proposed zoning are provided in Attachment 7.

Proposed Development
The applicant's proposed development concept plan is shown in Attachment 9. The concept plan is showing a number of buildings on the subject lands. The ultimate layout of the subject lands will be determined by the uses based on the tenants which are not known at this time.

Supporting Documents
The following reports and materials have been submitted in support of these applications:

- **Concept Plan**, prepared by Astrid J. Clos Planning Consultants and Allen & Sherriff Architects Inc., dated September 16, 2014, **revised** April 2015
- **Functional Servicing and Stormwater Management Report**, prepared by Husson Engineering, dated September 2014, **revised** April 2015
- **Traffic Impact Study**, prepared by Paradigm Transportation Solutions, dated September 2014, **revised** April 2015
- **Gas Bar Construction Standards Letter**, prepared by Woods Consulting, dated September 10, 2014 (not applicable with the removal of the request to permit a Vehicle Gas Bar use)

Staff Review/Planning Analysis
The staff review and planning analysis for this application is provided in Attachment 10. The analysis addresses all relevant planning considerations, including the issues raised through the review of the application. The issues generally include:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and the Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan; including any Official Plan Amendments;
- Consideration of the merits of the proposed Official Plan Amendment;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of the proposed site design;
- Review of servicing and traffic issues;
- Environmental review;
- Confirm support for the Community Energy Initiative; and,
- Address all comments and issues raised during the review of the applications.

Planning Staff Recommendation

Planning staff are satisfied that the Official Plan Amendment and Zoning By-law Amendment applications are consistent with the 2014 Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horshoe. In addition, the application to amend the Zoning By-law conforms to the objectives and policies of the Official Plan.

Minor modifications to the applications include: the removal of two of the requested uses (Vehicle Gas Bar and Car Wash) and the addition of the office use to the list of requested uses on the corner portion of 30 Hanlon Creek Boulevard. The stand-alone office use was not specifically requested on the corner portion of the property, however, the use is already permitted as an accessory use and considered appropriate for this location. These modifications are considered minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the *Planning Act*. Planning staff are recommending that Council approve the Official Plan Amendment and approve the Zoning By-law Amendment subject to the regulations and conditions outlined in Attachment 3.

Community Energy Initiative

The proposed development will contribute towards implementing the Community Energy Initiative (CEI) in recognition that it satisfies many of the objectives and policies outline in Section 3.8 of the Official Plan that promote energy conservation. The Developer has made a commitment to implement specific CEI measures, as outlined in Attachment 11.

CORPORATE STRATEGIC PLAN

Strategic Direction 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

Strategic Direction 3.2: Be economically viable, resilient, diverse and attractive for business.

FINANCIAL IMPLICATIONS

Estimated Development Charges: Approximately $2,635,715 (based on 2015 DC Rates of $99.24 per square metre of gross floor area for proposed 26,559 square metres as shown on Concept Plan).

Estimated Annual Taxes Once Developed: The commercial tax rate per square metre for a multi-purpose building in this location is estimated to be $16.28. The industrial tax rate per square metre for a multi-purpose building in this location is estimated to be $19.54. The tax rate for an office building is typically a higher commercial tax rate per square metre and is estimated to be $30.32 (Note: these figures represent estimates and can vary significantly).

DEPARTMENTAL CONSULTATION

Comments received from the Agencies and City Departments from the circulation of the applications are summarized in Attachment 12. Written correspondence received from the public circulation of the applications are summarized in Attachment 13.

COMMUNICATIONS

Written correspondence received from the public circulation of the applications are summarized in Attachment 13. Key dates for the public process regarding the planning applications are included in Attachment 14.

ATTACHMENTS

Attachment 1 - Location Map and 120m Circulation Area
Attachment 2 - Orthophoto
Attachment 3- Recommended Official Plan Policies, Zoning Regulations and Conditions
Attachment 4 - Existing Official Plan Land Use Designations and Policies
Attachment 5 - Official Plan Amendment #48 Land Use Designations and Policies
Attachment 6 - Existing Zoning and Details
Attachment 7 - Proposed Zoning and Details
Attachment 8 - Original Concept Plan Presented at February 9, 2015 Public Meeting
Attachment 9 - April 2015 Revised Concept Plan
Attachment 10 - Planning Analysis
Attachment 11 - Community Energy Initiative Commitment
Attachment 12 - Department and Agency Circulation Comments Summary
Attachment 13 - Summary of Written Correspondence Received from the Public
Attachment 14 - Public Notification Summary

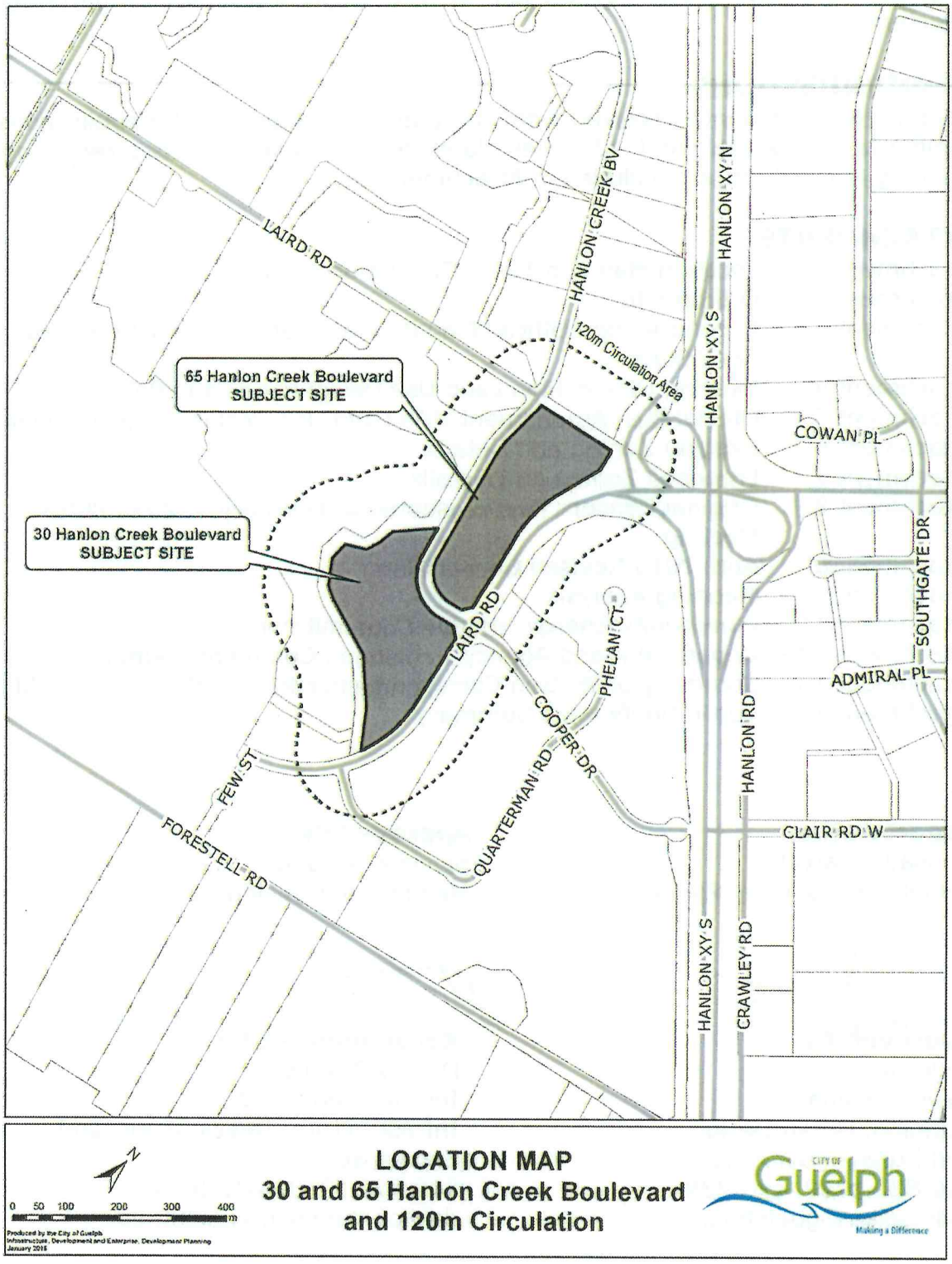
Report Author
Lindsay Sulatycki
Senior Development Planner

Approved By
Sylvia Kirkwood
Manager of Development Planning

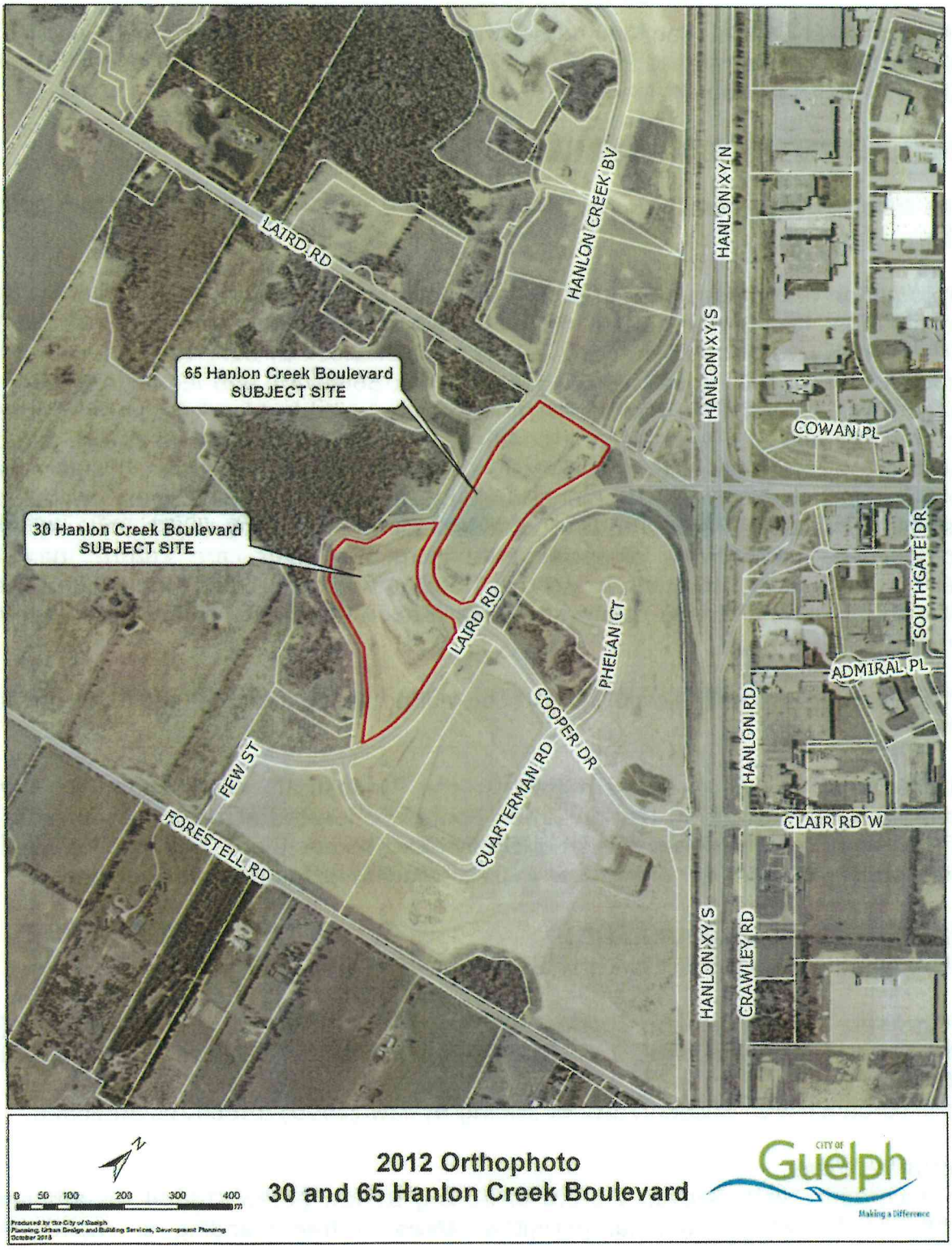
Approved By
Todd Salter
General Manager
Planning, Urban Design and Building Services
519.822.1260, ext. 2395
todd.salter@guelph.ca

Recommended By
Derrick Thomson
Interim Deputy CAO
Infrastructure, Development and Enterprise
519.522.1260, ext. 2665
derrick.thomson@guelph.ca

Attachment 1
Location Map and 120m Circulation Area



Attachment 2
Orthophoto



Attachment 3
Recommended Official Plan Policies, Zoning Regulations and Conditions

The proposed Official Plan Amendment and Zoning By-law Amendment applies to Blocks 1 and 2, Registered Plan 61M-176, municipally known as 30 and 65 Hanlon Creek Boulevard ('subject lands').

PART A: OFFICIAL PLAN AMENDMENT

The following site-specific policy is to be added as Section 7.9.x.x of the Official Plan:

"In addition to the uses permitted in the "Industrial" and "Corporate Business Park" designation, the corner portion of the property municipally known as 30 Hanlon Creek Boulevard and legally described as Part of Block 2, 61M-176 and all of the property municipally known as 65 Hanlon Creek Boulevard and legally described as All of Block 1, 61M-176, are also permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include: convenience commercial, financial establishments, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle related uses shall not be permitted."

The following site-specific policy is to be added as Section 7.7.x.x of the Official Plan:

"In addition to the uses permitted in the "Industrial" designation, the lands municipally known as 30 Hanlon Creek Boulevard located at the main entrance to the Hanlon Creek Business Park and legally described as Block 2, 61M-176, are also permitted to be used for office uses in free standing or multi-tenant buildings."

PART B: ZONING REGULATIONS

The Zoning on the subject lands shall be amended as follows:

Proposed Zoning for the corner portion of 30 Hanlon Creek Boulevard (as shown as Buildings I and J on the Concept Plan) – "Specialized Industrial" (B.2-?):
In accordance with Section 7.3.2 of Zoning By-law (1995)-14864, as amended.

Permitted Uses
In accordance with Section 7.3.2.6 of Zoning By-law (1995)-14864, as amended, with the following additional permitted ***Uses*** in free standing or multi-tenant buildings:

- Bake Shop
- Convenience Store
- Courier Service
- Day Care Centre
- Florist
- Financial Establishment
- Office
- Office Supply
- Personal Service Establishment
- Postal Service
- Recreation Centre
- Rental Outlet
- Restaurant
- Restaurant (take-out)
- Tavern

Regulations
In accordance with Section 7.3.2.6.4 of Zoning By-law (1995)-14864, as amended, with the following exceptions:

Off-Street Parking
A minimum off-street parking requirement of 1 parking space per 23 square metres of Gross Floor Area shall apply.

Proposed Zoning for the remainder of 30 Hanlon Creek Boulevard (as shown as Buildings 1 to 3 on the Concept Plan) – "Specialized Industrial" (B.2-?):
In accordance with Section 7.3.2 of Zoning By-law (1995)-14864, as amended.

Permitted Uses
In accordance with Section 7.3.2.6 of Zoning By-law (1995)-14864, as amended, with the following additional permitted ***Use*** in free standing or multi-tenant buildings:

- Office

Proposed Zoning for 65 Hanlon Creek Boulevard - "Specialized Corporate Business Park" (B.5-?):
In accordance with Section 7.4 of Zoning By-law (1995)-14864, as amended.

Permitted Uses
In accordance with Sections 7.4.1. 7.4.2 and 7.4.3 of Zoning By-law (1995)-14864, as amended, with the following additional permitted ***Uses*** in free standing or multi-tenant buildings:

- Bake Shop
- Convenience Store
- Courier Service
- Day Care Centre
- Florist
- Financial Establishment
- Office Supply
- Personal Service Establishment
- Postal Service
- Recreation Centre
- Rental Outlet
- Restaurant
- Restaurant (take-out)
- Tavern

Regulations
In accordance with Section 7.4.4 of Zoning By-law (1995)-14864, as amended, with the following exceptions:

Off-Street Parking
A minimum off-street parking requirement of 1 parking space per 23 square metres of Gross Floor Area shall apply.

PART C: PROPOSED CONDITIONS:
The following conditions are provided as information to Council and will be imposed through site plan approval and a site plan agreement with the City registered on title for 30 and 65 Hanlon Creek Boulevard:

1. That the Developer shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the General Manager/City Engineer.

2. Prior to site plan approval for each block, the Developer shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:
    i) a stormwater management report, water balance and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to

be submitted;

ii) a geotechnical report certified by a Professional Engineer that analyzes the permeability and hydraulic conductivity of the soils and recommends measures to ensure that they are not diminished by the construction and development;

iii) a grading, drainage and servicing plan prepared by a Professional Engineer for the site;

iv) a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.

3. Prior to site plan approval the Developer shall provide a traffic assessment (for any building with proposed 'high-volume' uses (i.e. convenience store, restaurant, etc.) which identifies the measures required to reduce conflict between cyclists/pedestrians and vehicles at any proposed accesses where it will intersect with the existing multi-use trail.

4. The Developer shall be responsible for the actual cost of any service laterals required for the lands and furthermore, prior to site plan approval the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of any service laterals.

5. The Developer shall pay to the City the actual cost of the construction of the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to site plan approval, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrance and required curb cut and/or curb fill.

6. That the Developer constructs, installs and maintains erosion and sediment control measures, satisfactory to the General Manager/City Engineer, prior to any grading or construction on the lands in accordance with a plan that has been approved by the General Manager/City Engineer.

7. That the Developer grades, develops and maintains the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.

8. That the Developer will ensure that any existing domestic wells, boreholes and monitoring wells installed for environmental, hydrogeological or

geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended).

9. The Developer shall be responsible for the cost and implementation of Open Space Restoration for any work that disturbs the open space or trails to the satisfaction of the Deputy CAO of Public Services. This shall include the identification of the restoration work on Site Plan drawings to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the Open Space Restoration for the City lands to the satisfaction of the Deputy CAO of Public Services.

10. The Developer shall be responsible for the cost and implementation of a 3m wide landscaped Buffer Strip on 30 Hanlon Creek Boulevard adjacent to the entire property line abutting the City open space to the satisfaction of the Deputy CAO of Public Services. This shall include the submission of detailed Site Plan landscape drawings for the buffer strip to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the Buffer Strip to the satisfaction of the Deputy CAO of Public Services.

11. That the use of Vegetative Best Management Practices be incorporated as part of site plan approval to promote filtration of the runoff and thereby provide on-site stormwater quality measures as feasible.

12. Prior to site plan approval, the Developer shall submit to the satisfaction of the General Manager of Planning, Urban Design and Building Services a Geotechnical Investigation Report in support of the feasibility and effectiveness of the proposed Low Impact Development (LID) measures.

13. That appropriate recommendations from literature including but not limited to *'Evaluation of Underground Stormwater Infiltration System (2013) by TRCA for the Sustainable Technologies Evaluation Program'* be incorporated as part of a site plan application to ensure the effective functionality of the proposed storage chambers.

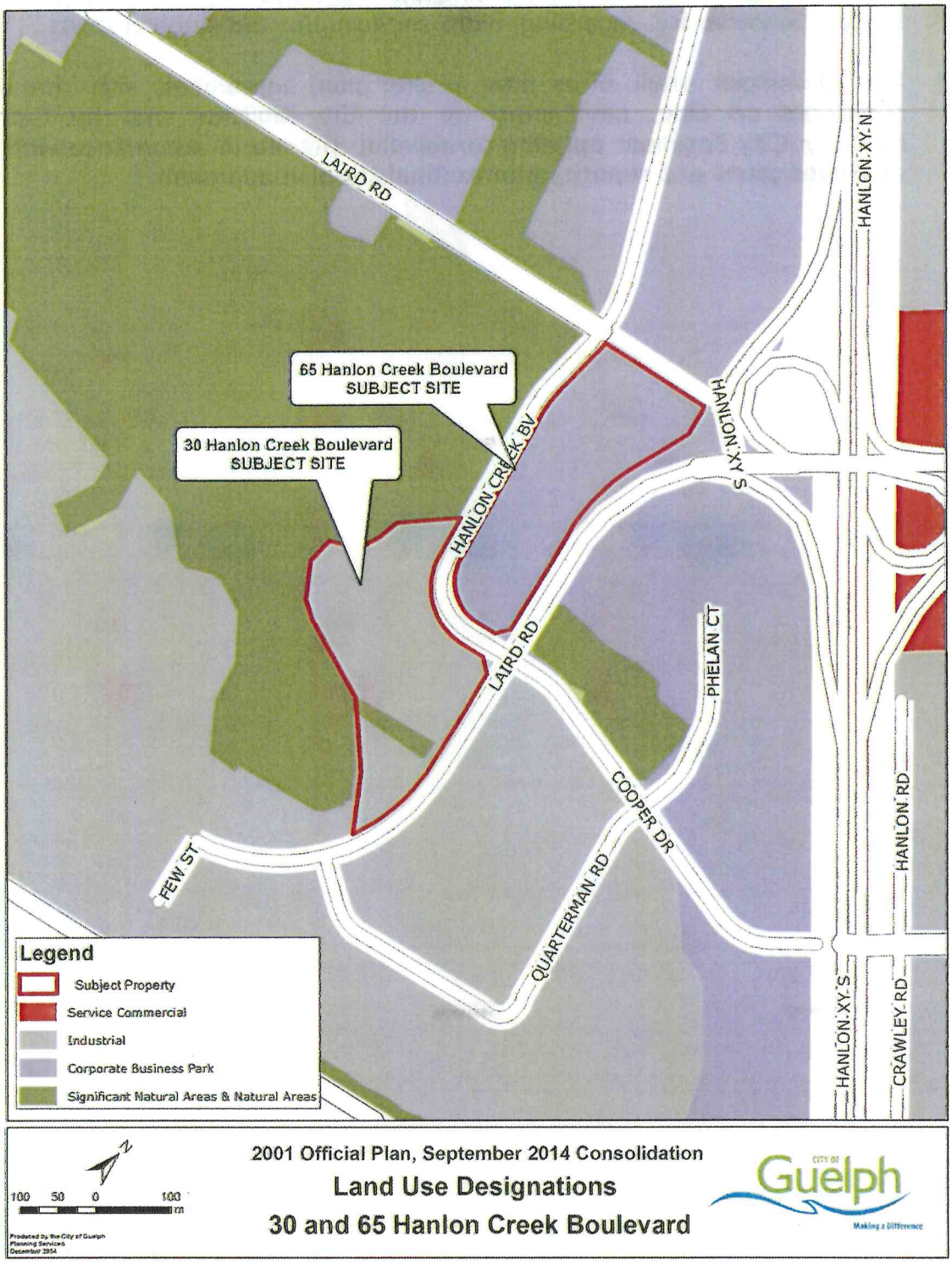
14. Prior to site plan approval, the Hanlon Creek Business Park Site Plan Checklist prepared by Natural Resources Solutions Inc. shall be completed and the required documents shall be submitted to the satisfaction of the General Manager of Planning, Urban Design and Building Services.

15. Prior to site plan approval, an Urban Design Brief shall be submitted and approved to the satisfaction of the General Manager of Planning, Urban Design and Building Services. The Urban Design Brief shall address comments contained in the memo dated April 1, 2015 provided by the City's Senior Urban Designer.

16. Prior to site plan approval, the City's Risk Management Official shall be circulated the site plan drawings/documents for review and comment.
17. The Developer shall contact the Engineering Department of Guelph Hydro Electric Systems Inc. regarding hydro servicing for the subject lands.

18. The Developer shall enter into a site plan agreement with the City, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer agreeing to develop the site in accordance with the approved plans and reports, prior to final site plan approval.

Attachment 4
Existing Official Plan Land Use Designations and Policies



Attachment 4 (continued)
Existing Official Plan Land Use Designations and Policies

30 Hanlon Creek Boulevard:

7.7 Industrial

Objectives

a) To ensure sufficient serviced industrial land to attract a diversified range of industrial activities.
b) To ensure efficient utilization of existing industrial land and promote redevelopment of under-utilized, or obsolete sites.
c) To recognize and provide for the needs of, and facilitate the establishment of small-scale industries, incubator-type establishments, and the expansion of existing industries.
d) To maintain adequate standards to ensure attractive industrial developments.
e) To minimize the journey-to-work trips within the community.
f) To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment in accordance with policy 7.1.5.

General Policies

7.7.1 Within areas designated as 'Industrial' on Schedule 1 of this Plan, the following land uses shall be permitted:

a) Industrial uses including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials;
b) Warehousing and bulk storage of goods;
c) Laboratories;
d) Computer and data processing;
e) Research and development facilities;
f) Printing, publishing and broadcasting facilities;
g) Repair and servicing operations;
h) Transportation terminals;
i) Contractors' yards;
j) Complementary uses (such as corporate offices, open space and recreation facilities, public and institutional uses and utilities) which do not detract from, and which are compatible with, the development andoperation of industrial uses.

7.7.2 Complementary uses, as outlined in policy 7.7.1(j), may be permitted within the 'Industrial' designation by Zoning By-law amendment. The adequacy of municipal services to support the proposed complementary uses will be considered as a component of the zone change request.

7.7.3 Generally, commercial uses will not be permitted within areas designated as 'Industrial'. Factory sales outlets will be permitted as an accessory use, provided that only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the site in which the items for sale are manufactured or assembled.

7.7.4 Legally-existing industrial establishments not located within areas designated 'Industrial' on Schedule 1 of this Plan shall be recognized as legal conforming uses, subject to the zoning provisions in effect at the time of passing of this Plan. When these industries require expansion or the site is to be redeveloped for another land use activity, these industrial establishments will be encouraged to relocate into one of the designated industrial areas of the city.

7.7.5 It is the policy of the City to maintain a high standard of industrial development.

1. In order to encourage the development of attractive industrial areas, and to preserve sites along arterial roads for those industries that desire or require visibility, the City will pursue the following:

a) Direct such uses as contractors' yards, repair and servicing operations, transportation terminals and utility yards to locate along local or collector roads that are not located within an industrial park;
b) Maintain higher development standards along arterial roads or within an industrial park for such matters as: parking, loading areas, outside storage, landscaping, buffer strips and setback requirements; and
c) Recognize a variety of categories of industrial zones in the Zoning Bylaw.

7.7.6 The City shall ensure an adequate supply and variety of serviced industrial land to meet the requirements of industrial development.

1. The City will continue to purchase, develop, and market lands for industrial use.
2. The City will continue to provide a variety of industrial activity locations in the various geographic sectors of Guelph in order to minimize journey to-work trips.

7.7.7 Where industrial and residential (or other sensitive) uses are proposed in proximity to one another, the City, will use Ministry of the Environment guidelines, to require appropriate planning/land use regulatory measures that will promote compatibility between these two land use types. Measures that can assist in creating compatible environmental conditions for these basic land uses may include but not be limited to the requirement for minimum separation distances, sound proofing measures, odour and particulate capture devices.

1. Industrial land within the Hanlon Creek Business Park (lands located to the west of the Hanlon Expressway and in proximity to Laird Road) will be subject to the following land use compatibility considerations. Where a development application is proposed which would permit industrial and residential (or other sensitive uses) to be located in proximity to one another and may have an adverse effect, the City may require that one or more of the following measures be used to promote land use compatibility;

a) Require that the Ministry of the Environment Guidelines be applied to encourage adequate separation distances.
b) Require that a noise evaluation study be prepared, in compliance with the Ministry of the Environment Guidelines, by a recognized acoustical consultant. This study will be prepared to the satisfaction of the City. Where appropriate, noise mitigation measures and warning clauses will be included in the recommendations.
c) Require that appropriate conditions of development approval be imposed to mitigate identified compatibility issues.
d) Include appropriate regulations in the implementing Zoning By-law. These regulations may include but are not limited to, minimum building setbacks, maximum building heights, loading space locations, garbage, refuse and composting facility locations, outdoor storage locations, requirements for buffer strips, fencing and berms.
e) Impose a Holding Zone to ensure that conditions encouraging land use compatibility are implemented.

7.7.8 Within areas designated as 'Industrial' on Schedule 1 of this Plan, there are a number of properties that have existing zoning, which permits a variety of commercially oriented uses. Although the presence of these commercial uses is not in keeping with the policies of this Plan, the City will recognize these existing zoning anomalies at the time of the passing of this Official Plan, and will zone these properties accordingly in the implementing Zoning By-law.

65 Hanlon Creek Boulevard:

7.9 Corporate Business Park

Objectives

a) To provide lands which can be used for office, administrative and/or research and development facilities.
b) To outline development criteria that will promote the sensitive integration of corporate business uses into locations on the entranceways to Guelph that will recognize the sensitivity of surrounding natural heritage features and designated 'Residential' areas.
c) To require high design standards to ensure attractive and consistent built form.

7.9.1 The 'Corporate Business Park' land use designation on Schedule 1 is intended to provide areas where employment opportunities can be provided in the new "knowledge-based technology" field.

7.9.2 Uses permitted within the 'Corporate Business Park' designation shall include office, administrative, manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls, hotel and convention facilities, research and development facilities, with associated ancillary retailing functions that are an integral component of these primary activities.

7.9.3 The implementing Zoning By-law for the 'Corporate Business Park' designation will establish the zoning categories and appropriate regulations to permit and control uses contained within the designation.

7.9.4 High standards of urban design and built form will be required for development proposals within the 'Corporate Business Park' designation.

1. 'Corporate Business Park' designated lands within the South Guelph Secondary Plan area will recognize:

a) The prominence of the 'Business Park' lands in association with the southern gateway locations to Guelph;
b) The environmental sensitivity of natural heritage features that are found in proximity to the 'Business Park' lands; and
c) The need to promote compatibility in land use and design between the 'Business Park' lands and designated 'Residential' use areas in the south end of Guelph.

2. Development proposals within the 'Corporate Business Park' lands of the South Guelph Secondary Plan area will be guided by the urban design and gateway condition policies of subsection 3.6.31, Urban Form and Design Considerations.

3. Where 'Corporate Business Park' and 'Residential' use designations are in proximity to one another in the South Guelph Secondary Plan area, the City, shall require appropriate planning/land use controls to enhance compatibility between these land use types in accordance with the Ministry of the Environment guidelines. Measures that can assist in enhancing compatibility include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping, and berming. Such measures will be implemented through means of the Zoning Bylaw, Site Plan Control, and/or the use of urban design guidelines.

4. 'Corporate Business Park' designated land west of the Hanlon Expressway within the South Guelph Secondary Plan area has a high level of visibility from the Hanlon Expressway. By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, development of this

area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design.

a) Architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.

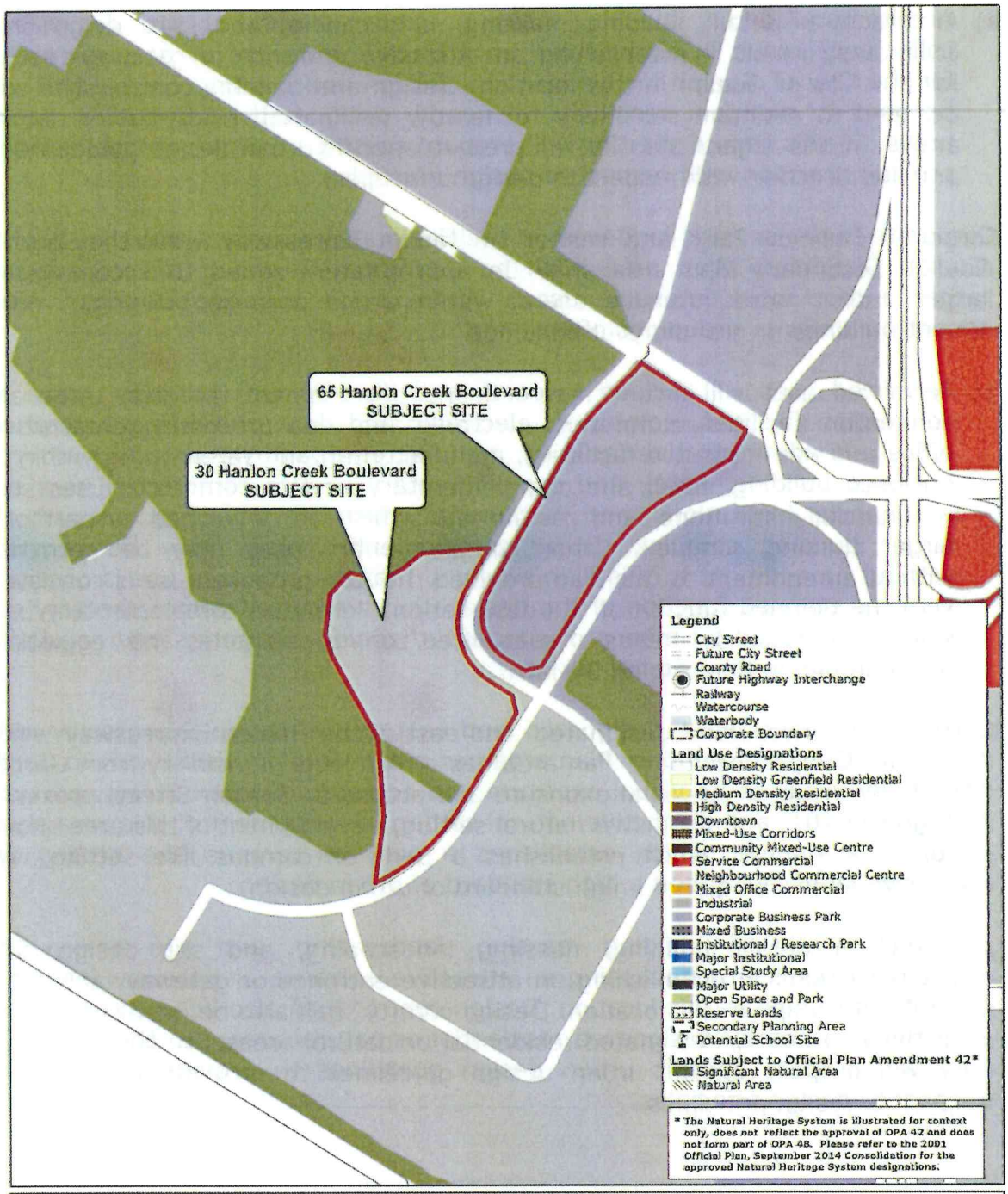
5. 'Corporate Business Park' land west of the Hanlon Expressway within the South Guelph Secondary Plan area shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings.

a) Permitted uses will include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, office and administrative facilities, manufacturing and warehousing within an enclosed building, hotel, and complementary service commercial uses such as financial institutions, and restaurants which are developed as part of a larger building complex. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing Zoning By-law.

6. 'Corporate Business Park' designated land east of the Hanlon Expressway within the South Guelph Secondary Plan area has a high level of visibility from Gordon Street. By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting, development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design.

a) Architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.

Attachment 5
Official Plan Amendment #48 Land Use Designations and Policies



Attachment 5 (continued)
Official Plan Amendment #48 Land Use Designations and Policies

30 Hanlon Creek Boulevard:

9.5.2 Industrial

Objectives

a) To ensure sufficient serviced industrial land is available to attract a diversified range of industrial uses.
b) To ensure the efficient use of existing industrial land and promote redevelopment of under-used or brownfield sites.
c) To promote and provide for the needs of, and facilitate the establishment of small-scale industries, incubator-type establishments and the expansion of existing industries.
d) To promote and implement high urban design standards and landscaping to ensure attractive industrial developments.
e) To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment.

Policies

1. To ensure an adequate supply and variety of serviced industrial land is available to meet the requirements of industrial development the City may:

i. purchase, develop, and market lands for industrial use; and
ii. provide for industrial designations in the various geographic locations of Guelph to minimize journey to-work trips and create a diversified economy.

2. To encourage the development of attractive industrial areas, and to preserve sites along arterial roads for those industries that desire or require visibility, the City will:

i. direct such uses as contractors' yards, repair and servicing operations, transportation terminals and utility yards to locate along local or collector roads that are not located within an industrial park;
ii. maintain higher development standards along arterial roads or within an industrial park for such matters as: parking, loading areas, outside storage, landscaping, buffer strips and setback requirements; and
iii. recognize a variety of categories of industrial zones in the Zoning By-law.

3. Warehousing and indoor bulk storage of goods will primarily be directed to locate on industrially designated lands within the built-up area where there is convenient access to the Hanlon Expressway or rail lines.

4. Land designated Industrial south of Clair Road West on Schedule 2 of this Plan shall generally be characterized by larger, free standing industrial buildings displaying appropriate design standards and sensitivity to natural setting and existing adjacent uses.

5. Where industrial and residential or other sensitive land uses are proposed in proximity to one another, the City shall use Ministry of the Environment guidelines to require appropriate planning/land use regulatory measures that will promote compatibility between these two land use types. Measures that can assist in creating compatible environmental conditions for these basic land uses may include, but not be limited to the requirement for minimum separation distances, sound proofing measures, and odour and particulate capture devices.

6. Industrial land within the Hanlon Creek Business Park (lands located to the west of the Hanlon Expressway and in proximity to Laird Road) will be subject to the following land use compatibility considerations. Where a development application is proposed which would permit industrial and residential (or other sensitive uses) to be located in proximity to one another and may have an adverse effect, the City may require that one or more of the following measures be used to promote land use compatibility:

    i) Ministry of the Environment Guidelines will be applied to ensure adequate separation distances;
    ii) a Noise Impact Study may be required, in compliance with the Ministry of the Environment Guidelines and prepared by a recognized acoustical consultant. This study will be prepared to the satisfaction of the City. Where appropriate, noise mitigation measures and warning clauses will be included in the recommendations;
    iii) appropriate conditions of development approval be imposed to mitigate identified compatibility issues;
    iv) appropriate regulations be included in the implementing Zoning By-law. These regulations may include but are not limited to, minimum building setbacks, maximum building heights, loading space locations, waste, refuse and composting facility locations, outdoor storage locations, requirements for buffer strips, fencing and berms; and
    v) impose a Holding Zone to ensure that conditions encouraging land use compatibility are implemented.

7. Attractiveness and consistency of image are of prime importance for the built form in gateway locations which are highly visible and adjacent to the Hanlon Expressway. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles for development in this area.

8. Generally, the following development criteria are applicable to lands designated industrial adjacent to the Hanlon Expressway:

i) building elements and/or landscaping should be used to screen views to parking and loading areas; and
ii) outdoor storage shall not be visible from the Hanlon Expressway.

9. Vertical warehousing, second floor offices and other related uses above the first storey are encouraged to reduce land consumption and increase the number of jobs per hectare, particularly in the greenfield area.

10. Within areas designated Industrial on Schedule 2 of this Plan, there are a number of properties that have existing zoning, which permits a variety of commercially oriented uses. Although the presence of these commercial uses is not in keeping with the policies of this Plan, the City will recognize these existing uses in the Zoning By-law.

11. Legally existing industrial establishments not located within areas designated Industrial on Schedule 2 of this Plan shall be recognized as legal conforming uses, subject to the zoning provisions in effect at the time of passing of this Plan. When these industries require expansion or the site is to be redeveloped for another land use activity, these industrial establishments will be encouraged to relocate into one of the designated industrial areas of the City.

Permitted Uses

12. The following uses may be permitted within the Industrial designation subject to the applicable provisions of this Plan:
    a. industrial uses, including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials;
    b. warehousing and bulk storage of goods;
    c. laboratories;
    d. computer and data processing;
    e. research and development facilities;
    f. printing, publishing and broadcasting facilities;
    g. repair and servicing operations;
    h. transportation terminals;
    i. contractors' yards; and
    j. complementary uses (such as corporate offices, open space and recreation facilities, restaurants, financial institutions, child care centres, public and institutional uses and utilities) which do not detract from, and are compatible with, the development and operation of industrial uses.

13. Complementary uses may be permitted within the Industrial designation by a Zoning By-law amendment.

14. Commercial uses will not be permitted within the Industrial designation.

15. Factory sales outlets may be permitted as an accessory use provided only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the site on which the items for sale are manufactured or assembled.

Height and Density

16. A minimum height of 2 storeys is encouraged.

17. The City shall plan to achieve an average density of 36 jobs per hectare on lands designated Industrial in the greenfield area.

18. Development with densities of 36 jobs per hectare or more are highly encouraged to locate within the greenfield area.

Parking

19. Surface parking should generally be minimized, and is subject to the Urban Design policies of this Plan.

65 Hanlon Creek Boulevard:

9.5.3 Corporate Business Park

Objectives

a) To provide lands which can be used for office, administrative and/or research and development facilities.
b) To permit a limited range of commercial uses that serve employment uses.
c) To outline development criteria that will promote the sensitive integration of corporate business uses at the gateways to Guelph.
d) To ensure that development is sensitive to adjacent Natural Heritage System and designated residential areas.
e) To require high urban design standards to ensure attractive and consistent built form.
f) To encourage the use of renewable and alternative energy within Corporate Business Parks.

Policies

1. The Corporate Business Park designation on Schedule 2 of this Plan is intended to provide areas where employment opportunities can be provided in the "knowledge-based" technology field.

2. High standards of urban design and built form will be required for development proposals within the Corporate Business Park designation, which shall recognize and address:

    i) the prominence of the Corporate Business Park in association with the southern gateway locations to Guelph;
    ii) the environmental sensitivity of natural heritage features that are found in proximity to the Corporate Business Park lands; and
    iii) the need to promote compatibility in land use and design between the Corporate Business Park lands and residential uses in the south end of Guelph.

3. Development proposals within the Corporate Business Park designation will be subject to the Urban Design policies of this Plan including gateway policies.

4. Buildings should have a consistent setback from the public rightof-way to create an attractive and consistent streetscape. The implementation of this provision is particularly applicable along arterial and collector roads.

5. Building elements and/or landscaping should be used to screen views to parking and loading areas facing a public street.

6. Where Corporate Business Park and residential uses are in proximity to one another, the City shall require appropriate planning/land use controls to enhance compatibility between these land use types in accordance with the Ministry of the Environment guidelines. Measures that can assist in enhancing compatibility include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the Zoning By-law, Site Plan Control, and/or the use of urban design guidelines.

7. Corporate Business Park designated land west of the Hanlon Expressway has a high level of visibility from the Hanlon Expressway. By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:

    i) architectural detail, building massing, landscaping and site design shall collectively result in establishing an attractive entrance or gateway feature for the City in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles.

8. Corporate Business Park designated land east of the Hanlon Expressway has a high level of visibility from Gordon Street. By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting, development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:

i) architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.

Permitted Uses

9. The following uses may be permitted in the Corporate Business Park designation subject to the applicable provisions of this Plan:
   i) office and administrative facilities;
   ii) manufacturing;
   iii) warehousing;
   iv) hotel and convention facilities;
   v) research and development facilities;
   vi) associated ancillary retail uses that are an integral component of the primary uses; and
   vi) complementary or accessory uses may be permitted. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and child care centres.

10. Notwithstanding the uses permitted in 9.5.3.9, lands located west of the Hanlon Expressway at the main entrance to the Hanlon Creek Business Park on Laird Road may be permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include convenience commercial, financial establishments, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle-related uses shall not be permitted.

11. The implementing Zoning By-law will establish the zoning categories and appropriate regulations to permit and control uses within the Corporate Business Park designation.

12. Uses are permitted within enclosed buildings including multitenant buildings or malls.

13. Outdoor storage shall not be permitted.

14. The Corporate Business Park lands located west of the Hanlon Expressway shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings in accordance with the following provision:
    i) permitted uses may include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, office and administrative facilities, manufacturing and warehousing within an enclosed building, hotel and complementary service commercial uses such as financial institutions and restaurants which are developed as part of a larger building complex. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing Zoning By-law.

15. Corporate Business Park lands located east of the Hanlon Expressway shall be appropriately zoned to accommodate smaller or less intensive users than the corporate land users found west of the Hanlon. Lot sizes will generally be 4 hectares (10 acres) or smaller for single purpose buildings, groupings of buildings, or mall type buildings in accordance with the following:

    i) permitted uses will include research and development facilities, computer, electronic and data processing enterprises, corporate office and administrative facilities, assembly and light manufacturing of product lines requiring on-going research and development and the following service commercial uses: commercial school, courier service, day care centre, financial establishment, hotel, office, office supply, medical office, postal service, print shop, public hall, recreation centre, research establishment, restaurant, telecommunication service, veterinary service. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation.

Height and Density

16. A minimum height of two (2) storeys is strongly encouraged.

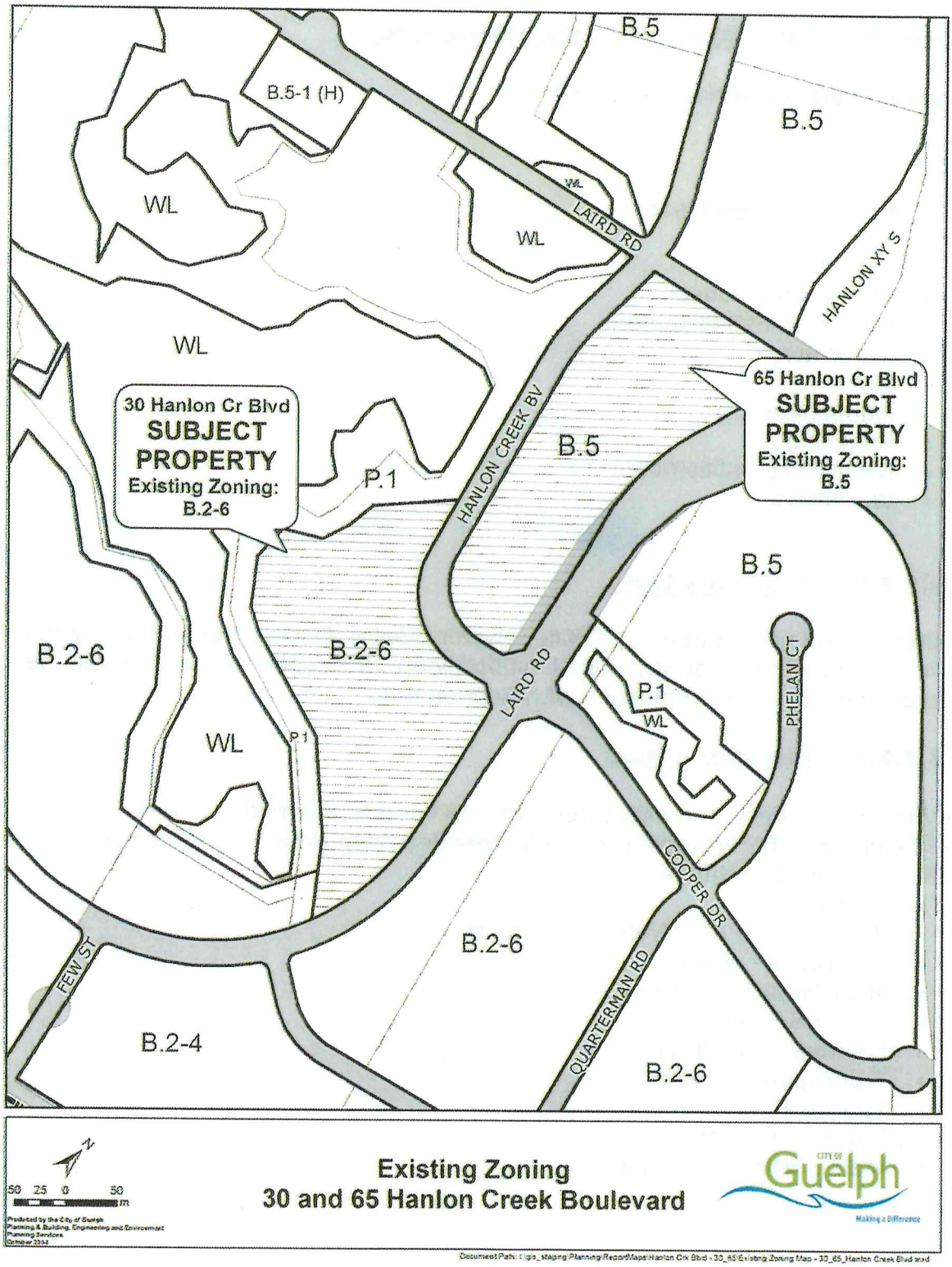
17. The City shall plan to achieve an average density of 70 jobs per hectare on lands designated Corporate Business Park in the greenfield area.

Parking

18. Surface parking should be minimized, well landscaped and subject to the Urban Design policies of this Plan. Surface parking for employees should be located in the rear or side yard. Only very limited parking, such as visitor parking, may be permitted within the front yard.

19. Structured or underground parking is encouraged to reduce or eliminate the need for surface parking.

Attachment 6
Existing Zoning and Details



Attachment 6 (continued)
Existing Zoning and Details

Existing Zoning - 30 Hanlon Creek Boulevard:

"Specialized Industrial" (B.2-6)

7.3.2.6 B.2-6

7.3.2.6.1 Permitted Uses

- Catering Service
- Commercial School
- Computer Establishment
- Laboratory
- Mall
- Manufacturing
- Print Shop
- Research Establishment
- Warehouse

7.3.2.6.2 Accessory Uses

Including but not limited to, Office, Factory Sales Outlet, Recreation Centre, are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted use and complies with Section 4.23.

7.3.2.6.3 Prohibited Uses

Any trade, business, manufacturer and related uses deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited.

- Abattoir
- Bulk Storage of Petroleum Products
- Contractor's Yard
- Meat Processing Plant
- Repair Service
- Sanitary Landfill Site
- Tradespersons' Shop
- Towing Establishment
- Trucking Operation
- Waste Transfer Station

7.3.2.6.4 Regulations

In addition to the regulations set out in Sections 4 and 7.3 and Table 7.3 of By-law Number (1995)-14864, as amended, the following additions and exceptions shall apply:

7.3.2.6.4.1 Minimum Side Yard

6 metres and in accordance with Section 7.3.1

7.3.2.6.4.2. Off Street Parking

In spite of Section 4.13.2.4.1 no Parking Area shall be located within 4.5 metres of a Street Line.
For '**manufacturing**' and '**mall**', the following parking requirements shall apply:
-1 parking space per 50 square metres up to 1,000 square metres of gross floor area.
-1 parking space per 100 square metres between 1,000 square metres and 5,000 square metres of gross floor area, and
-1 parking space per 150 square metres over 5,000 square metres of gross floor area.

7.3.2.6.4.3 Minimum Landscaped Open Space

10 % of the lot area. Inspite of Row 10 of Table 7.3. a minimum landscaped area 4.5 metres in width shall be provided and maintained along the municipal Street Line (with the exception of driveways).

Existing Zoning – 65 Hanlon Creek Boulevard:

7.4 "Corporate Business Park" (B.5)

7.4.1 Permitted Uses

- Catering Service
- Commercial School
- Computer Establishment
- Hotel
- Laboratory
- Mall
- Manufacturing (entirely within a Building)
- Medical Clinic
- Medical Office
- Office
- Post Secondary School
- Print Shop
- Public Hall

- Research Establishment
- Trade and Conventions Facilities
- Veterinary Service
- Warehouse (entirely within a Building)

7.4.2 Accessory Uses

Including but not limited to, Factory Sales Outlet, Recreation Centre, Restaurant are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted use and complies with Section 4.23.

7.4.3 Prohibited Uses

Any trade, business, manufacturer and related Uses deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited.

- Abattoir
- Bulk Storage of Petroleum Products
- Contractor's Yard
- Meat Processing Plant
- Repair Service
- Sanitary Landfill Site
- Tradespersons' Shop
- Towing Establishment
- Trucking Operation
- Waste Transfer Station

7.4.4 Regulations

Within the Corporate Business Park (B.5) Zones, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 7.4 and the following:

7.4.4.1 Minimum Side and Rear Yards

Despite Row 4 and Row 5 of Table 7.4, where any Corporate Business Park Zone abuts a Residential, Urban Reserve, or Park Zone the Minimum Side or Rear Yard shall be 10 metres.or one-half the Building Height, whichever is greater. Notwithstanding the minimum Side and Rear Yards the minimum Setback from the Hanlon Expressway shall be 14 metres. Where a B.5 Corporate Business Park Zone abuts a rail spur right-of-way, no Side or Rear Yard is required.

7.4.4.2. Accessory Uses

Despite Row 6 of Table 7.4, with B.5 Zones, the maximum area for an Accessory Use in a Mall shall be determined in the basis of the Gross Floor Area of each individual unit in the Mall and not the Gross Floor Area of the entire Building.

7.4.4.3. Off-Street Loading Space Requirements – B.5 Zones

No Loading Spaces 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. 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.

In addition to Section 4.14, within Corporate Business Park Zone (B.5) Zones adequate space shall be provided on-site for the temporary parking of vehicles awaiting access to Loading Spaces, exclusive of areas Used for parking or storage, and Loading Space access areas shall be designed to avoid interference with the normal Use of the Street and with internal on-site Vehicle circulation.

7.4.4.4 Minimum Building Size Requirements

For properties within the B.5 Zone, the following minimum Building sizes shall be required:

-10 per cent of the Lot Area for Lots 3 acres or less in size, but in no case less than 464.5 m2
-15 per cent of the Lot Area for Lots between 3-10 acres in size
-20 per cent of the Lot Area for Lots over 10 acres.

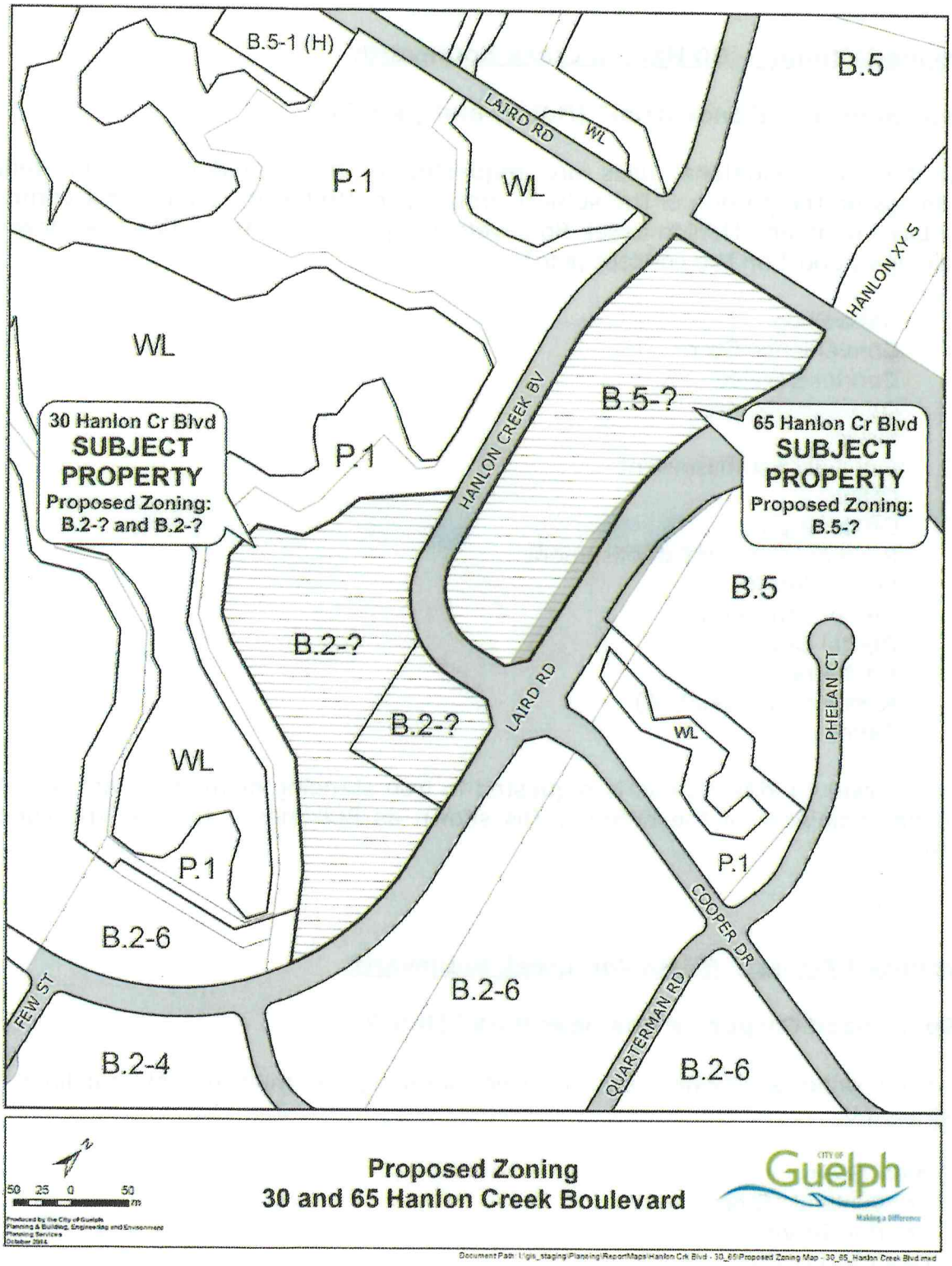
7.4.4.5 For 'Manufacturing' and 'Mall', the following parking requirements shall apply:

-1 Parking Space per 50 square metres up to 1,000 square metres of Gross Floor Area.
-1 Parking Space per 100 square metres between 1,000 square metres and 5,000 square metres of Gross Floor Area, and
-1 Parking Space per 150 square metres over 5,000 square metres of Gross Floor Area.

TABLE 7.4 - REGULATIONS GOVERNING CORPORATE BUSINESS PARK (B.5) ZONES

1	***Zones***	B.5			
2	Minimum ***Lot Frontage***	30 metres			
3	Minimum ***Front*** and ***Exterior Side Yard***	6 metres and in accordance with Section 4.24.			
4	Minimum ***Side Yard***	6 metres and in accordance with Section 7.4.4.1			
5	Minimum ***Rear Yard***	6 metres and in accordance with Section 7.4.4.1.			
6	***Accessory Uses***	Not more than 25% of the ***Building*** floor area shall be ***Used*** for any ***Accessory Uses*** permitted in a B.5 ***Zone*** and in accordance with Section 7.4.4.2.			
7	Off-Street Parking	In accordance with Section 4.13. In addition to Section 4.13.3.3, all ***parking*** and ***driveway areas*** shall have an impervious or paved surface. Further, in spite of Section 4.13.2.4.1. no Parking Area shall be located within 6 metres of a ***Street Line***.			
8	Off-Street Loading	In accordance with Sections 4.14 and 7.4.4.3			
9	Outdoor Storage	Prohibited			
10	Minimum ***Landscaped Open Space***	15% of the ***lot area***. The required minimum 6 metre ***front*** and ***exterior side yard*** on any ***lot*** except the driveway shall be landscaped. Further, a minimum landscaped area 9.0 metres in width shall be provided along any ***lot line*** directly facing the Hanlon Expressway.			
11	***Buffer Strips***	Where a B.5 ***Zone*** abuts any Residential, Institutional, Wetland, or Urban Reserve ***Zone***, a ***Buffer Strip*** shall be developed.			
12	Maximum ***Building Height***	20 metres, with exception of a ***hotel*** which is permitted a maximum ***building height*** of 32 metres and in accordance with Section 4.18.			
13	***Fences***	In accordance with Section 4.20.			
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
15	Maximum Public Floor Space	A maximum of 30% of the ***Gross Floor Area*** of an industrial ***mall building*** may be used for display and sales areas or assembly occupancies open to the public. In the case of phased construction, not more than 30% of the actual area shall be used for display and sales area of public assembly occupancies at any time.			
16	Minimum ***Building*** Size Requirements	In accordance with Section 7.4.4.4			
17	Accessory ***Buildings*** or ***Structures***	In accordance with Section 4.5. Despite Section 4.5.2.2, within B.5 Zones, ***accessory buildings*** or ***structures*** may be constructed to the height of the Main ***Building***.			

Attachment 7
Proposed Zoning and Details



Attachment 7 (continued)
Proposed Zoning and Details

Proposed Zoning - 30 Hanlon Creek Boulevard:

Two "Specialized Industrial" (B.2-?) and (B.2-?)

The following additional uses are requested in free standing or multi-tenant buildings on the portion of the subject property located at the south-west corner of the Laird Road and Hanlon Creek Boulevard/Cooper Drive intersection (as shown as Buildings I and J on the concept plan):

- Bake Shop
- Convenience Store
- Courier Service
- Day Care Centre
- Florist
- Financial Establishment
- Office
- Office Supply
- Personal Service Establishment
- Postal Service
- Recreation Centre
- Rental Outlet
- Restaurant
- Restaurant (take-out)
- Tavern

The following additional use is requested in free standing or multi-tenant buildings on the remainder of the property (as shown as Buildings 1 to 3 on the concept plan):

- Office

Proposed Zoning - 65 Hanlon Creek Boulevard:

"Specialized Corporate Business Park" (B.5-?)

The following additional uses in free standing or multi-tenant buildings are requested:

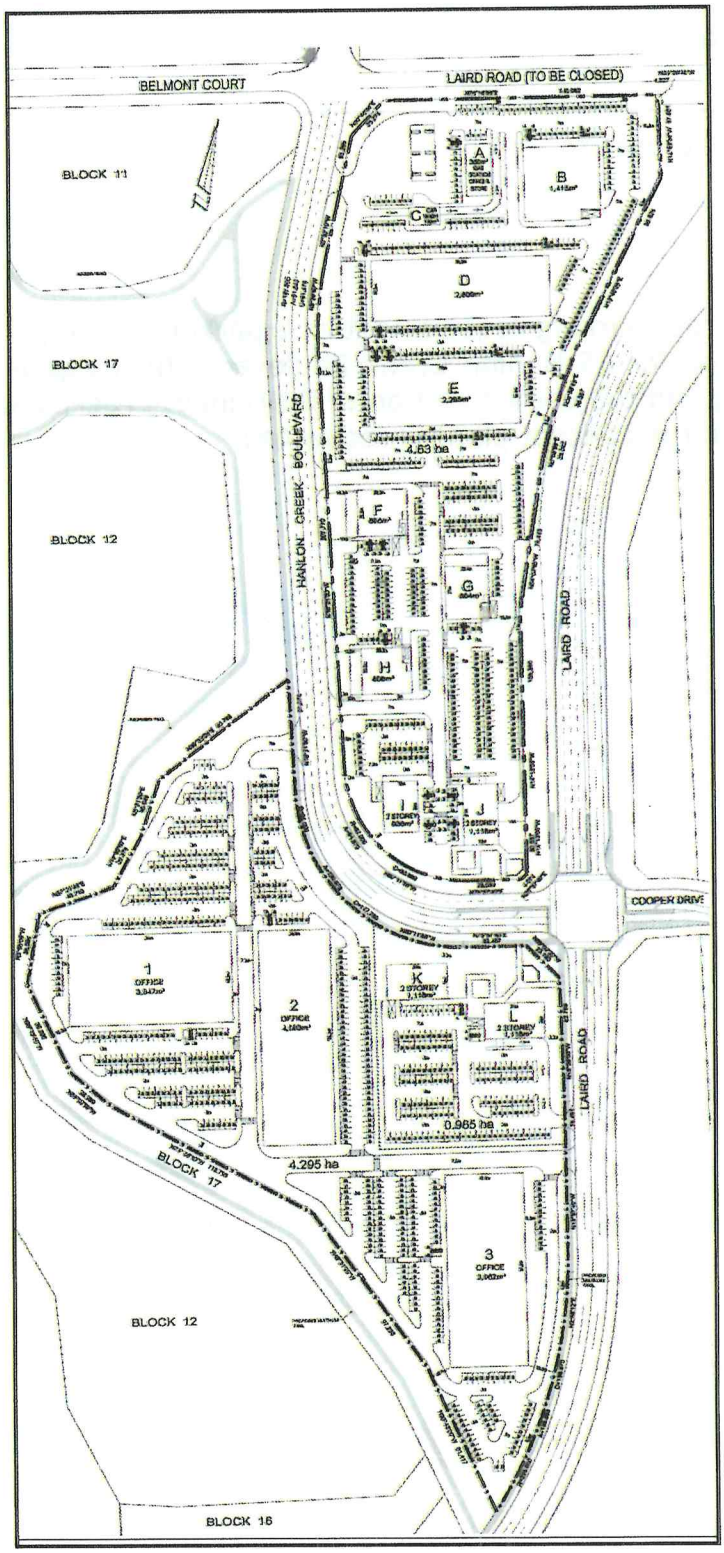
- Bake Shop
- Convenience Store
- Courier Service
- Day Care Centre
- Florist

- Financial Establishment
- Office Supply
- Personal Service Establishment
- Postal Service
- Recreation Centre
- Rental Outlet
- Restaurant
- Restaurant (take-out)
- Tavern

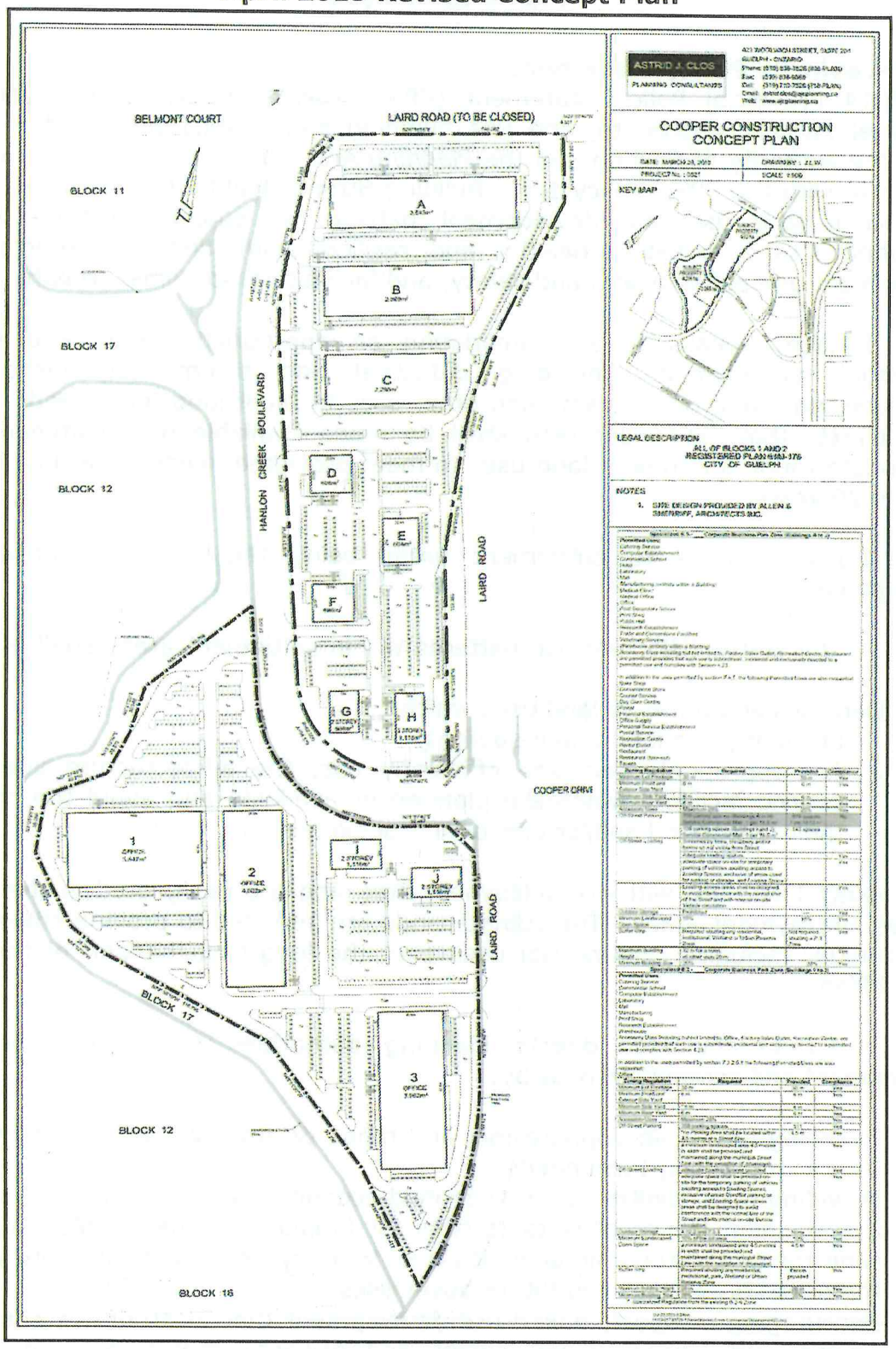
Parking:

A minimum off-street parking requirement of 1 parking space per 23 square metres of Gross Floor Area for 65 Hanlon Creek Boulevard (Buildings A to H as shown on the concept plan) and the corner portion of 30 Hanlon Creek Boulevard (Buildings I and J as shown on the concept plan) is requested.

Attachment 8
Original Concept Plan Presented at February 9, 2015 Public Meeting



Attachment 9
April 2015 Revised Concept Plan



Attachment 10
Planning Analysis

2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and is issued under the authority of Section 3 of the *Planning Act*. All planning decisions shall be consistent with the PPS. Policy 1.0 – Building Strong Healthy Communities speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Policy 1.1.1(b) speaks to accommodating an appropriate range and mix of residential, employment (including industrial and commercial) institutional, recreation, park and open space, and other uses to meet long term needs. Policy 1.1.2 directs that "Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years."

Policy 1.1.3.1 speaks to settlement areas being the focus of growth and development.

Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on:

a) Densities and a mix of land uses which:
    1. Efficiently use land and resources;
    2. 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.

The subject lands are within a settlement area and are designated in the Official Plan as employment areas. The subject lands are intended to provide employment opportunities including commercial uses over the long-term horizon of the City's Official Plan.

Policy 1.3.1 of the PPS directs Planning authorities to promote economic development and competitiveness by:

a) Providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
c) Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,

d) Ensuring the necessary infrastructure is provided to support current and projected needs.

To summarize the above, PPS policies aim at focusing growth within settlement areas with densities and a mix of land uses which efficiently use land and resources. The proposed Official Plan Amendment and Zoning By-law Amendment is consistent with the policies of the 2014 Provincial Policy Statement as it proposes new uses within a settlement area that has existing infrastructure and public service facilities. The uses proposed to be added to the subject lands will serve the needs of existing and future businesses within this employment area.

Places to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan aims to create complete communities that offer more options for living, working, learning, shopping and playing. It also aims to curb sprawl and protect green spaces. Guiding principles are set out to build compact, vibrant and complete communities; plan and manage growth to support a strong and competitive economy and optimize the use of existing and new infrastructure to support growth in a compact, efficient form.

The subject applications will allow for additional uses on lands intended for employment uses. These additional uses will serve and complement the existing permitted uses in the Hanlon Creek Business Park.

Policy 2.2.6 – 'Employment Lands' directs municipalities to promote economic competitiveness by a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs, b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

The proposed additional uses are in keeping with the goals and vision of the Growth Plan as they are compatible with the permitted uses and overall vision for the Hanlon Creek Business Park. These additional uses will serve the corporate business park and provide support to the City's economic base through job opportunities.

Official Plan Conformity

Official Plan Amendment Criteria

Section 9.4 of the Official Plan provides criteria for Council to consider when evaluating proposed amendments to the Official Plan. The proposed Official Plan Amendment satisfies the criteria of Section 9.4, as outlined below:

a) ***The conformity of the proposal to the goals and objectives of this Plan.***
The subject lands are considered to be employment lands in the Official Plan and as such are intended to support a range and mix of employment uses that will contribute to higher employment densities. The addition of specialized service commercial and office uses that directly serve the Hanlon Creek Business Park is in conformity with the goals and objectives of the Official Plan.

b) ***Suitability of the site or area for the proposed use, especially in relation to other sites or areas of the City.***
The subject lands are suitable for the proposed additional uses. The subject lands are located at the "entrance" to the Hanlon Creek Business Park and service commercial uses are not readily available within the Business Park.

c) ***Compatibility of the proposed use with adjacent land use designations.***
The additional proposed uses on the site are compatible with the "Industrial" and "Corporate Business Park" land use designations. The proposed uses will serve these areas and complement them.

d) ***The need for the proposed use, in light of projected population and employment targets.***
Adding specialized service commercial uses to the subject lands is appropriate as the uses will directly serve the needs of businesses locating within the Hanlon Creek Business Park. The need for service commercial uses within the Business Park has been identified by a number of businesses wishing to locate within this area.

e) ***The market feasibility of the proposed use.***
The subject lands are currently vacant. There has been an identified need and interest in locating specialized service commercial uses on the subject lands.

f) ***The extent to which the existing areas of the City designated for the proposed use are developed or are available for development.***
Lands located within the Hanlon Creek Business Park do not permit service commercial uses. Ancillary retail uses are permitted if they are directly related to the business and located within the same building.

g) ***The impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the natural environment.***
The additional uses can be accommodated on the subject lands. Municipal services are available.

h) ***The financial implications of the proposed development.***
The proposed development will generate development charges and tax revenues.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designations that apply to the subject properties are "Industrial" (30 Hanlon Creek Boulevard) and "Corporate Business Park" (65 Hanlon Creek Boulevard).

The "Industrial" designation permits the following land uses: Industrial uses, Warehousing and bulk storage of goods, Laboratories, Computer and data processing, Research and development facilities, Printing, publishing and broadcasting facilities, Repair and servicing operations, Transportation terminals, Contractors' yards, and Complementary uses (such as corporate offices, open space and recreation facilities, public and institutional uses and utilities) which do not detract from, and which are compatible with, the development and operation of industrial uses.

Complementary uses, as outlined in policy 7.7.1(j), may be permitted within the 'Industrial' designation by Zoning By-law amendment. The adequacy of municipal services to support the proposed complementary uses will be considered as a component of the zone change request. Through the subject applications, office uses and specialized service commercial uses are proposed to be added to the list of permitted uses at 30 Hanlon Creek Boulevard which is designated as "Industrial". If approved, these uses will be permitted in free standing or multi-tenant buildings. The service commercial uses will be contained on the corner portion of the property which is considered to be the "entrance" to the business park. The proposed uses are considered to be complementary and are directly related to, associated with and directly supportive of the corporate business and industrial uses in the Hanlon Creek Business Park.

The "Corporate Business Park" designation permits the following land uses: office, administrative, manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls, hotel and convention facilities, research and development facilities, with associated ancillary retailing functions that are an integral component of these primary activities.

Official Plan Amendment 48 (OPA 48) (under appeal), a comprehensive update to the City's Official Plan, proposes to maintain the subject properties' current "Industrial" (30 Hanlon Creek Boulevard) and "Corporate Business Park" (65 Hanlon Creek Boulevard) land use designations. Staff must have regard to the Council adopted policies and designations of OPA 48 even though it is currently under appeal.

The "Industrial" designation permits: industrial uses, including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials, warehousing and bulk storage of goods, laboratories, computer and data processing, research and development facilities printing, publishing and broadcasting facilities, repair and servicing operations, transportation terminals, contractors' yards, and complementary uses (such as corporate offices, open space

and recreation facilities, restaurants, financial institutions, child care centres, public and institutional uses and utilities) which do not detract from, and are compatible with, the development and operation of industrial uses.

The "Corporate Business Park" designation permits: office and administrative facilities, manufacturing, warehousing, hotel and convention facilities, research and development facilities, associated ancillary retail uses that are an integral component of the primary uses, and complementary or accessory uses may be permitted. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and child care centres.

Policy 9.5.3.10 of OPA 48 proposes to add the following site specific policy that would apply to the lands subject to these applications:

> "Notwithstanding the uses permitted in 9.5.3.9, lands located west of the Hanlon Expressway at the main entrance to the Hanlon Creek Business Park on Laird Road may be permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include convenience commercial, financial establishments, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle-related uses shall not be permitted."

The applications are consistent with Policy 9.5.3.10 of OPA 48. Since OPA 48 is currently under appeal in its entirety, and service commercial uses are also being proposed on the corner portion of 30 Hanlon Creek Boulevard and an office use is being proposed in the "Industrial" designation on 30 Hanlon Creek Boulevard, an Official Plan Amendment is required to enable the proposed development.

Proposed Zoning and Specialized Regulations

Additional Uses
A range of service commercial type uses are being requested as part of the application to amend the Zoning By-law.

The following additional uses in free standing or multi-tenant buildings are requested for the corner portion of 30 Hanlon Creek Boulevard and 65 Hanlon Creek Boulevard:

- Bake Shop
- Convenience Store
- Courier Service
- Day Care Centre

- Florist
- Financial Establishment
- Office
- Office Supply
- Personal Service Establishment
- Postal Service
- Recreation Centre
- Rental Outlet
- Restaurant
- Restaurant (take-out)
- Tavern

One additional use (office) is requested on the remainder of 30 Hanlon Creek Boulevard.

Staff are satisfied with the additional uses being requested. Many of the requested uses are small scale complementary uses to the permitted corporate business park and industrial uses such as: personal service, convenience store and take out restaurants. The uses requested can serve and be directly related to the business park. In addition, none of the requested uses are identified in the lists of prohibited uses for the existing zoning on the subject lands.

Off-Street Parking

The applicant is requesting a minimum off-street parking requirement of 1 parking space per 23 square metres of Gross Floor Area (GFA) for 65 Hanlon Creek Boulevard (Buildings A to H as shown on the concept plan) and the corner portion of 30 Hanlon Creek Boulevard (Buildings I and J as shown on the concept plan). Staff are satisfied with this request as there are a number of permitted uses and new uses through this application with different parking ratios. Applying a 'blanket' parking ratio to the subject lands will avoid the need for future minor variance applications. In addition a ratio of 1 space per 23 square metres of GFA falls within the middle of current requirements in the Zoning By-law (retail requires 1 space per 16.5 square metres of GFA, an office requires 1 space per 33 square metres of GFA, manufacturing requires 1 space per 50 square metres up to 1,000 square metres of GFA). Staff are satisfied that there will be sufficient parking spaces on site.

Environmental Planning

Through the OMB approval of the Hanlon Creek Business Park, a requirement for block by block infiltration targets was planned. While the assumptions documented in the Functional Servicing Report (FSR) (April 2015) which are based on the stormwater management criteria as per the Environmental Implementation Report (May 2008) are valid, it should be noted the groundwater levels noted in SWMP4 through the subsequent monitoring reports (2009-2013) are higher than anticipated, and currently issues related to SWMP4 capacity and thermal regime issues with regards to the adjacent fish habitat are further being analyzed for additional directions. The FSR meets the required recharge targets for the 2 blocks

conceptually, however further technical studies and details will be required as part of the site plan application to demonstrate the feasibility and effectiveness of the proposed measures.

Further the following items are to be addressed as part of detailed design and have been included as conditions in Attachment 3:

1. As per the EIR and Hanlon Creek Monitoring Program, there must be diligence in protecting the stream's coldwater regime and provision of shading and bioretention units within the proposed vast expanse of parking lot can be beneficial in this regard. Vegetative best management practices (BMP) such as bioretention units and additional landscape areas promote filtration and provide additional on-site stormwater water quality measures. The use of vegetative BMP between the parking spaces should be further incorporated during site plan application to promote filtration of the runoff and thereby provide on-site stormwater water quality measures.
2. Although there is discussion on directing roof runoff to the infiltration chambers to achieve the required recharge targets for the block, the feasibility and effectiveness of these measures will be dependent on geotechnical conditions. Geotechnical Investigation Report in support of the feasibility and effectiveness of the proposed Low Impact Development (LID) measures should be submitted during site plan application.
3. During site plan application, the available literature including but not limited to *'Evaluation of Underground Stormwater Infiltration System (2013) by TRCA for the Sustainable Technologies Evaluation Program'* should be referred and appropriate recommendations should be added to construction notes to ensure the effective functionality of the proposed storage chambers.
4. As part of the site plan application, the site plan application checklist prepared by Natural Resources Solutions Inc. should be submitted to ensure all the required documents including but not limited to 'Salt Management Plan' are submitted to the satisfaction of the City Staff.

Urban Design

Draft Hanlon Creek Business Parking (HCBP) Urban Design Guidelines have been prepared. These guidelines promote a high level of urban design for the park and should guide the site plan preparation as well as the refinement to the Concept Plan.

In particular, the lands at the intersection of Laird Road and Hanlon Creek Boulevard are shown as Gateway Frontage and are discussed in detail in section 2.3.2 and Figure 2.3 of the document. Gateway Frontages are identified at critical entry points into the park and require significant architectural treatments and be of the best quality in the HCBP. These blocks are key in maintaining the image of the park, both from external vantage points and from internal sight lines through and along the streetscape. They are to have the visual qualities of a "marker", which would denote the main entry point to the park. Main entrances are to be well

articulated and facades are required to be well articulated including the provision of glazing.
In addition, through the Urban Design Action Plan, Employment Areas were specifically addressed. The opportunity identified by the plan was to enhance new employment areas by capitalizing on and protecting the natural settings and creating consistent and attractive streetscapes.
Some key directions for Employment areas include:

- "Gateways" to employment areas should be defined by high-quality architecture and landscape design.
- Employee parking lots and loading areas generally should be located to the side and/or rear of buildings and screened from view from primary roads to help create attractive streetscapes.
- Parking lots should be well landscaped and lit to provide safe, comfortable walking environments and minimize energy waste.
- Loading and garbage service areas should be located at the rear of buildings and screened.
- Main building entrances should address and be accessible from a primary or secondary road.

A condition has been included in Attachment 3 that requires an Urban Design Brief to be submitted and approved prior to site plan approval. The Urban Design Brief will address comments provided by the City's Senior Urban Designer.

Road Infrastructure
Hanlon Creek Boulevard abutting the subject properties is designated as a four (4) lane local road with asphalt pavement, curb and gutter and multi-use trail of crushed limestone located on west and south side of the street. No road widenings are required as part of these applications.

Traffic Study, Access, Parking and Transportation Demand Management:
The provided Transportation Impact Study (TIS) was reviewed by the City's Transportation Planning Engineer who agreed with the study findings and offers the following comments:

- The TIS assumes the land use designation for the entire development site, including Buildings I and J, as "Corporate Business Park". The trip generation rate takes into account a variety of land uses including retail and wholesale stores, restaurants, recreational areas, warehousing, manufacturing, light industrial or scientific research functions.

- Parks Planning has identified a concern regarding the projected traffic generated by buildings I and J crossing the boulevard trail on Laird Road, particularly during the afternoon peak time and weekends when the trail will be frequently used for recreation. The requested additional uses include: bake shop, convenience store, take-out restaurant and several other short-term uses which would potentially generate more traffic at these times than the uses currently permitted on the subject lands. The boulevard trail is

intended to be used by commuters of the business park at various times of day and will extend to Downey Road when it is fully constructed. If Buildings I and J are to be used for 'high- volume' uses, (i.e. convenient stores, restaurants, etc.), the Developer will be required to submit an updated traffic assessment for these two buildings through a memorandum. The assessment will address the traffic impact on adjacent roadways and the risk exposure to cyclists and pedestrians at Access 6. The assessment will also explore mitigation measures to reduce the conflict between cyclists/pedestrians and motorists at Access 6 including but not limited to appropriate traffic signage, pavement markings, and other treatments such as consolidation of access points, etc. A condition has been included in Attachment 3 which requires the Developer to provide an updated traffic assessment prior to site plan approval for 'high-volume' uses.

Municipal Services:
Existing services within the right-of-way of Hanlon Creek Boulevard are as follows:

- 1800mm diameter storm sewer;
- 375mm diameter sanitary sewer and
- 300mm diameter watermain.

According to service records, both blocks were provided sanitary and storm sewer services from both Hanlon Creek Boulevard and Laird Road during construction of the Hanlon Creek Business Park. Should the existing services not be suitable for the development of the subject lands, the Developer will be responsible to pay for the actual cost of any servicing upgrades including any curb cuts or curb fills if required prior to site plan approval as noted in Attachment 3 as a condition.

Storm Water Management
The developer has demonstrated that the subject lands will be designed to contain and infiltrate the stormwater draining from "clean" water sources (i.e. roof and landscaped areas) on site to meet the targets identified in the Environmental Impact Report prepared by Bands Groundwater in May 2008. Any other post development flows to the subdivision storm sewers are limited to an allowable outlet rate determined by City Engineering staff. On-site storage and control as proposed may be required to attenuate the flows. The cost of all the storm water management works and quality controls will be the responsibility of the owner. A grading, erosion/sedimentation control and servicing plan will also have to be submitted for review and approval as part of a site plan application as noted in Attachment 3 as a condition.

Environmental:
The Developer will be required to ensure that all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned prior to site grading and servicing in accordance with current MOE regulations (O.Reg. 903 as amended).

Source Water Protection
The following information is offered from a Source Water Protection perspective:

- The property is located in a WHPA B with vulnerability scores of 6.
- The property is not in an Issue Contributing Area for TCE or Nitrates.

Once the Source Protection Plan is approved and in effect (estimate 2016), the subject lands will be subject to the policies in the Source Protection Plan. Since the site is located within a WHPA B, the handling and storage of DNAPL (in any quantity) will require a Risk Management Plan. As such, it would be helpful to the RMO if the proponent could indicate what DNAPL products (or other potentially significant drinking water threats) will be stored or handled on the property. If DNAPL products will be handled or stored on the subject property, a Risk Management Plan would have to be negotiated with the person(s) engaged in the activity to ensure that such products are handled and stored in a safe and environmentally secure manner.

With regard to handling and storage of snow and road salt, it is anticipated that the proponent will consider implementing a variety of best available technology and management practices for the proposed land use(s) to minimize potential impacts to the environment.

The Risk Management Official will be circulated the site plan drawings/documents and will provide further comment from a Source Water Protection perspective at that time as noted as condition #16 in Attachment 3.

Trails
There are two existing City trails near the subject lands: the boulevard trail within the Hanlon Creek Boulevard and Laird Road rights-of-way (currently a granular surface that will be asphalted in a future City project), and the off-road trail in the City open space (P.1) to the west of 30 Hanlon Creek Boulevard.

During site development, the Developer will be required to minimize disturbance of the boulevard trail, provide accessible sloped transitions from the trail to the driveway surfaces, and to restore any disturbed areas of the boulevard trail to existing conditions. During site development, the Developer will be required to minimize disturbance of the off-road open space trail and to restore any disturbed areas of this trail to existing conditions. A plan and cost estimate for the restoration is required and security posted prior to Site Plan approval to ensure this requirement is met as noted as a condition in Attachment 3.

Statutory Public Meeting Comments
The Statutory Public Meeting was held on February 9, 2015. Issues raised by Council and members of the public both at the public meeting and through written correspondence are summarized and addressed below:

Uses agreed to through OMB Settlement and Original Vision for Hanlon Creek Business Park

The original applications for the Hanlon Creek Business Park for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment were appealed and settled at the Ontario Municipal Board (OMB). Through the settlement, a number of uses were permitted and specifically prohibited to locate within the business park. The applicant has revised the proposal to remove two of the uses (Vehicle Gas Bar and Car Wash) that raised concern with the Hanlon Creek Business Park Public Liaison Committee members.

None of the uses being requested are specifically prohibited. All of the uses requested can be seen to complement and directly serve the business park. A number of businesses have expressed a need for service commercial type uses within the business park to serve their employees. Allowing specialized service commercial uses on the subject lands is appropriate as these lands are seen as the 'entrance' to the park. By allowing service commercial and office uses to locate on the subject lands, the number of potential minor variance applications for these types of uses throughout the park will be reduced.

A settlement at the OMB does not prohibit a landowner from applying for a future application under the Planning Act. Any application applied for after an OMB settlement must still be processed in accordance with the Planning Act and evaluated against relevant provincial legislation.

Car Wash and Vehicle Gas Bar uses and impact on groundwater contamination

The car wash and vehicle gas bar uses have been removed from the applications. As part of site plan approval, the City's Risk Management Official will review the plans/documents from a source water protection perspective.

How is the tax rate affected by the additional uses?

There was a question regarding how the additional uses will affect the tax rate for the subject lands. The City's Finance Department has provided an estimate based on different uses. These are only estimates and in no way bind the City of Guelph nor the Municipal Property Assessment Corporation in the establishment of current or future assessments or taxes.

The tax rate per square metre for a multi-purpose building, not used for manufacturing, or the processing of anything, would be assigned the commercial tax rate which is estimated to be $16.28 per square metre for this type of building and use in this location.

The tax rate per square metre for a multi-purpose building that is used for manufacturing, or the processing of something, would be assigned the industrial tax rate which is estimated to be $19.54 per square metre for this type of building and use in this location.

The tax rate per square meter for an office building differs as this type of building typically has a higher value per square foot. The tax rate applicable is typically commercial. The tax rate per square metre for an office building having a commercial tax rate in this location is estimated at $30.32.

Attachment 11
Community Energy Initiative Commitment

COOPER

September 16, 2014

The City of Guelph
Planning, Building, Engineering & Environment
City Hall
1 Carden Street
Guelph, ON. N1H 3A1

Attention: Ms. Sylvia Kirkwood, Manager of Development

Dear Ms. Kirkwood:

Re: Zoning By-Law Amendment & Official Plan Amendment/Applications
Community Energy Initiative

In support of our Zoning By-law and Official Plan Amendments we can provide the following commitment to respect Guelph's Community Energy Initiative;

Location

- Hanlon Creek Business Park (HCBP) has been developed preserving and buffering wetland areas to maintain them in a natural condition.
- The sites in the HCBP will be serviced by Guelph Transit
- There are extensive walking trails adjacent to the site and close to the wetland areas
- The sites are serviced by an off-site common stormwater management pond which will result in efficient site plan(s)
- Site plans will comply with the HCBP environmental requirements as outlined by Natural Resource Solutions Inc., checklist adopted by the City as part of the Environmental Implementation Report.

Site Plan(s)

- Landscape plans will include native and drought resistant plant material so irrigation can be kept to a minimum
- Clean roof rainwater will be infiltrated directly into the ground to help sustain Guelph's groundwater supply
- Bicycle parking will be provided
- Plans will be coordinated with existing grading where possible minimizing the amount of earthwork on the site
- Site lighting will be directed toward the site and light spillage onto adjoin properties will be controlled
- During construction erosion and sedimentation controls will be utilized

Cooper Construction Limited
2381 Bristol Circle, Suite C200 Oakville, Ontario L6H 5S9
T 905.829.0444 F 905.829.0080 W www.coopercon.com

Building the Next Century

COOPER

Building Construction

The following design and construction methods may be used;

- Shell building design will comply with Section SB-10 of the Ontario Building Code relating to energy efficiency and increased insulation
- Low flow faucets and dual flush toilets
- Low-E Argon filled thermally broken windows
- Low VOC (volatile organic compounds) materials will be used where possible

Yours sincerely,

COOPER CONSTRUCTION LIMITED

Bill Luffman,
Vice President, Development

WL/lr

Attachment 12

Department and Agency Circulation Comments Summary

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Planning		√	Subject to conditions in Attachment 3
Engineering*		√	Subject to conditions in Attachment 3
Urban Design*		√	Subject to conditions in Attachment 3
Parks Planning*		√	Subject to conditions in Attachment 3
Environmental Planning*		√	Subject to conditions in Attachment 3
Risk Management Official*		√	Subject to conditions in Attachment 3
Guelph Hydro*		√	Subject to conditions in Attachment 3
Grand River Conservation Authority	√		
Ministry of Transportation	√		
Zoning	√		
Guelph Transit	√		
Guelph Police Service	√		
Guelph Fire	√		
Union Gas	√		

* Letters attached

Attachment 12 (continued)
Department and Agency Circulation Comments Summary

MEMO

FILE: 16.131.001

TO: Lindsay Sulatycki
FROM: Development Engineering
DEPARTMENT: Engineering Services
DATE: September 2, 2015
SUBJECT: 30 & 65 Hanlon Creek Boulevard
Official Plan and Zoning By-law Amendment (OP1403/ZC1412)

The application is for an Official Plan Amendment and Zoning By-law Amendment to permit service commercial uses on both properties as well as Office uses exclusively on 30 Hanlon Creek Boulevard.

The comments below are in response to the review of the following plans & reports:

- Concept Plan – Astrid J. Clos Planning Consultants (March 20, 2015)
- Functional Servicing and Stormwater Management Report (including drawings SW1 & SW2) – Husson Engineering and Management (April 2015)
- Traffic Impact Study – Paradigm Transportation Solutions Ltd. (April 2015)

Engineering Services provides the following comments:

1. Road Infrastructure:

Hanlon Creek Boulevard abutting the subject properties is designated as a four (4) lane local road with asphalt pavement, curb and gutter and multi-use trail of crushed limestone located on west and south side of the street. No road widenings will be required as part of the redevelopment application.

2. Traffic Study, Access, Parking and Transportation Demand Management:

The provided Transportation Impact Study (TIS) was reviewed by the City's Transportation Planning Engineer who agreed with the study findings and offers the following comments:

- The TIS assumes the land use designation for the entire development site, including Buildings I and J, as "Corporate Business Park". The trip generation rate takes into account a variety of land uses including retail and wholesale stores, restaurants, recreational areas, warehousing, manufacturing, light industrial or scientific research functions. Most of the requested Permitted Uses are covered.
- If Buildings I and J are further designated as high turnover convenient stores and/or restaurants, the Developer will be required to submit an additional traffic assessment for these two buildings through a memorandum. The assessment will address the traffic impact on adjacent roadways and the risk exposure to cyclists and pedestrians at Access 6. The assessment will also explore mitigation measures to reduce the conflict between cyclists/pedestrians and motorists at Access 6 including but not limited to appropriate traffic signage, pavement markings, and other treatments such as consolidation of access points, etc.

Engineering Services
Infrastructure, Development & Enterprise

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

MEMO

3. Municipal Services:

Existing services within the right-of-way of Hanlon Creek Boulevard are as follows:

- 1800mm diameter storm sewer;
- 375mm diameter sanitary sewer and
- 300mm diameter watermain.

According to our service records, both blocks were provided sanitary and storm sewer services from both Hanlon Creek Boulevard and Laird Road during construction of the Hanlon Creek Business Park. Should the existing services not be suitable for the development of the subject lands, the developer will be responsible to pay for the actual cost of any servicing upgrades including any curb curs or curb fills if required prior to site plan approval.

3. Storm Water Management:

The developer has demonstrated that the subject lands will be designed to contain and infiltrate the stormwater draining from "clean" water sources (i.e. roof and landscaped areas) on site to meet the targets identified in the Environmental Impact Report prepared by Bands Groundwater in May 2008. Any other post development flows to the subdivision storm sewers are limited to an allowable outlet rate determined by City Engineering staff. On-site storage and control as proposed may be required to attenuate the flows. The cost of all the storm water management works and quality controls will be the responsibility of the owner. A grading, erosion/sedimentation control and servicing plan will also have to be submitted for review and approval as part of the site plan application.

4. Environmental:

The Developer will be required to ensure that all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned prior to site grading and servicing in accordance with current MOE regulations (O.Reg. 903 as amended).

5. Staff Recommendations

1. That the Developer shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer.
2. Prior to site plan approval for each block, the Developer shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:-
    i) a stormwater management report, water balance and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
    ii) a geotechnical report certified by a Professional Engineer that analyzes the permeability and hydraulic conductivity of the soils and recommends measures to ensure that they are not diminished by the construction and development;

Engineering Services
Infrastructure, Development & Enterprise

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

iii) a grading, drainage and servicing plan prepared by a Professional Engineer for the site;

iv) a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.

3. Prior to site plan approval for any building with the proposed high-volume convenience store or restaurant use, the Developer shall provide a traffic assessment detailing the measures required to reduce conflict between cyclists/pedestrians and vehicles at any proposed accesses where it will intersect with the existing multi use trail.

4. The Developer shall be responsible for the actual cost of any service laterals required for the lands and furthermore, prior to site plan approval the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of any service laterals.

5. The Developer shall pay to the City the actual cost of the construction of the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to site plan approval, the Developer shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrance and required curb cut and/or curb fill.

6. That the Developer constructs, installs and maintains erosion and sediment control measures, satisfactory to the General Manager/City Engineer, prior to any grading or construction on the lands in accordance with a plan that has been approved by the General Manager/City Engineer.

7. That the Developer grades, develops and maintains the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.

8. That the Developer will ensure that any existing domestic wells, boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended).

9. That the Developer shall enter into a site plan agreement with the City, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer agreeing to develop the site in accordance with the approved plans and reports, prior to final site plan approval.

Terry Gayman, P. Eng.
Manager, Development and Environmental Engineering

Michelle Thalen, C.Tech
Development Technologist

Engineering Services
Infrastructure, Development & Enterprise

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

INTERNAL MEMO

DATE	April 1, 2015
TO	**Lindsay Sulatycki, Sr. Development Planner**
FROM	David de Groot, Senior Urban Designer
DIVISION	Planning Services
DEPARTMENT	Infrastructure, Development and Enterprise
SUBJECT	**30 and 65 Hanlon Creek Boulevard: Official Plan Amendment (OP143) and Zoning By-law Amendment Application (ZC1412) Urban Design Comments**

Urban Design Staff has the following comments based on the preliminary site concept plan, received March 20, 2015 from Astrid J. Clos. This is the first review.

Background

Hanlon Creek Business Park (HCBP) Urban Design Guidelines

Draft HCBP Urban Design Guidelines have been prepared for the park. These guidelines promote a high level of urban design for the park and should guide the site plan preparation as well as the refinement to the Concept Plan.

In particular, the lands at the intersection of Laird Road and Hanlon Creek Boulevard are shown as Gateway Frontage and are discussed in detail in section 2.3.2 and Figure 2.3 of the document. Gateway Frontages are identified at critical entry points into the park and require significant architectural treatments and be of the best quality in the HCBP. These blocks are key in maintaining the image of the park, both from external vantage points and from internal sight lines through and along the streetscape. They are to have the visual qualities of a "marker", which would denote the main entry point to the park. Main entrances are to be well articulated and facades are required to be well articulated including the provision of glazing.

Urban Design Action Plan

In addition, through the Urban Design Action Plan, Employment Areas were specifically addressed. The opportunity identified by the plan was to enhance new employment areas by capitalizing on and protecting the natural settings and creating consistent and attractive streetscapes.

Some key directions for Employment areas include:

3. "Gateways" to employment areas should be defined by high-quality architecture and landscape design.

7. Employee parking lots and loading areas generally should be located to the side and/or rear of buildings and screened from view from primary roads to help create attractive streetscapes.

9. Parking lots should be well landscaped and lighted to provide safe, comfortable walking environments and minimize energy waste.

11. Loading and garbage service areas should be located at the rear of buildings and screened.

16. Main building entrances should address and be accessible from a primary or secondary road.

Comments on Submitted Site Concept

As part of the site plan process and before finalization of the Concept Plan an Urban Design Brief should be prepared to refine the plan for these blocks and provide direction for the revised Concept Plan.

Based on the above, further detailed comments will be discussed through that process in order to refine the design in accordance with the guidelines. For example:

- Further design refinement of the gateway feature and frontages (i.e. composed of building design and landscaping feature facing the intersection) shown at the intersection of Laird Road and Hanlon Creek Boulevard (i.e. in the vicinity of buildings G, H, I, and J). As noted above, this area is shown as Gateway Frontage in the HCBP Urban Design Guidelines.
- Moving buildings 1, C, B, and A closer to the street.
- Removing drive aisles that are adjacent and parallel to the road (e.g. in front of buildings A, 2 and 3).
- Ensuring that loading areas are appropriately located away from the street and screened (e.g. buildings H, G and E).
- Creating appropriate landscape buffers between parking areas and Laird Road as well as Natural Heritage System.
- Ensuring roof top mechanical units are screened from Laird Road in particular.
- Provision of principal entrances facing Laird and Hanlon Creek Boulevard.

In addition, a review and finalization of building materials, landscaping materials, pedestrian network and other site plan-level design elements will be completed through the site plan process.

Next Steps:

- Submit an Urban Design Brief with a revised concept plan prior to site plan approval.

Prepared By:
David de Groot
Senior Urban Designer
519.822.1260 ext. 2358
David.deGroot@guelph.ca

STAFF REPORT

INTERNAL MEMO

DATE August 21, 2015

TO **Lindsay Sulatycki**

FROM Helen White
DIVISION Parks and Recreation
DEPARTMENT Public Services

SUBJECT **30 and 65 Hanlon Creek Boulevard – Proposed Zoning By-Law Amendment ZC1412 and Official Plan Amendment OP1403**

Park Planning has reviewed the revised Concept Plan (dated April 9, '15) and the updated Traffic Impact Study (April 2015) and offers the following comments:

Zoning Bylaw Amendment:

Park Planning and Development has no objection to the proposed Zoning By-Law and Official Plan Amendment to rezone 65 Hanlon Creek Boulevard from a B.5 Zone to a specialized B.5-? Zone, and to rezone 30 Hanlon Creek Boulevard from a specialized B.2-6 Zone to a specialized B.2-? Zone and a specialized B.5-? zone, and to add site-specific policies to the Official Plan to permit additional uses on these properties - provided that the following items are addressed:

Trails:
There are two existing City trails near the subject properties: the boulevard trail within the Hanlon Creek Blvd and Laird Road rights-of-way (currently a granular surface that will be asphalted in a future City project), and the off-road trail in the City open space (P.1) to the west of 30 Hanlon Creek Blvd.

During site development, the applicant will be required to minimize disturbance of the boulevard trail, provide accessible sloped transitions from the trail to the driveway surfaces, and to restore any disturbed areas of the boulevard trail to existing conditions.

During site development, the applicant will be required to minimize disturbance of the off-road open space trail and to restore any disturbed areas of this trail to existing conditions. A plan and cost estimate for the restoration is required and security posted prior to Site Plan approval to ensure this requirement is met.

Open Space Restoration:
According to the Functional Servicing and Stormwater Management Report (Sept 2014), the stormwater management system for the site is planned to outlet to the existing storm water management area in the City open space to the west of the subject properties. This stormwater management area was extensively landscaped during the subdivision development. During site development, the applicant will be required to minimize disturbance of this open space and to restore any disturbed areas to existing conditions. A plan and cost estimate for the restoration is required and security posted prior to Site Plan approval to ensure this requirement is met.

Buffer Strip
A landscaped Buffer Strip is required adjacent to the rear property line of 30 Hanlon Creek Boulevard – sufficient to screen the open space and off-road trail from development impacts including noise, light and visual impacts of the large parking areas and large buildings.

Please ensure that the B.2 requirement for a Buffer Strip is retained in the proposed specialized B.2-? zoning. Also note that the existing chain link fence does not fulfil the intent noted above. A landscaped buffer strip including trees is required, and to support trees the strip needs to be 3m wide. A plan and cost estimate for the buffer strip is required and security posted prior to Site Plan approval to ensure this requirement is met.

Traffic Impact Study

I am concerned about the projected traffic generated by buildings I and J crossing the boulevard trail on Laird Rd. – particularly in afternoon peak time and weekends when the trail will be frequently used for recreation. The requested additional uses include bake shop, convenience store, take-out restaurant and several other short-term uses which would potentially generate more traffic at these times than the uses in the current zoning, yet they were not listed in the report. Also – the boulevard trail is intended to be used by commuters to the business park at various times of day and will extend to Downey Road when it is fully built. Were these factors considered in the vehicular and alternate mode numbers and in regards to potential conflicts between alternate mode users and vehicles at Access 6?

If these factors are relevant and not considered in the TIS, please address them in a revised TIS and implement any of its recommendations regarding these items in the final site layout.

Conditions of Development:

I recommend the following development approval conditions:

Prior to Site Plan approval:

1. The Developer shall be responsible for the cost and implementation of **Open Space Restoration** for any work that disturbs the open space or trails to the satisfaction of the Deputy CAO of Public Services. This shall include the identification of the restoration work on Site Plan drawings to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of the Open Space Restoration for the City lands to the satisfaction of the Deputy CAO of Public Services.

2. The Developer shall be responsible for the cost and implementation of a 3m wide landscaped Buffer Strip on 30 Hanlon Creek Boulevard adjacent to the entire property line abutting the City open space to the satisfaction of the Deputy CAO of Public Services. This shall include the submission of detailed Site Plan landscape drawings for the buffer strip to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of the Buffer Strip to the satisfaction of the Deputy CAO of Public Services.

Summary:

The above comments represent Park Planning's review of the proposed development. Based on the current information provided, I would support the proposed development - subject to the submission of a revised traffic impact study that addresses our concerns and the conditions outlined above.

Regards,

Park Planner

Parks and Recreation
Community and Social Services
Location: City Hall

T 519-822-1260 x 2298
F 519-763-9240
E helen.white@guelph.ca

C Janet Sperling, Mary Angelo, Prachi Patel

File # P:\CommunityServices\Riverside_Park Planning\PLANNING\SOUTH DISTRICT\Zoning By-Law & Official Plan Amendments\30 & 65 Hanlon Creek Blvd\30 & 65 Hanlon Creek Blvd_revised plan_Park Planning comments.doc

INTERNAL MEMO

DATE August 26, 2015

TO **Lindsay Sulatycki**

FROM Prachi Patel, Environmental Planner
DIVISION Planning Services
DEPARTMENT Infrastructure, Development and Enterprise

SUBJECT **30 and 65 Hanlon Creek Boulevard (OP1403/ZC1412)**

Lindsay,
I have had opportunity to review the Functional Servicing Report (FSR) submission for an Official Plan Amendment and Zoning Bylaw Amendment for 30 and 65 Hanlon Creek Boulevard. I generally support the revised concept plan and application subject to the following comments which should be addressed during the site plan application:

1. Water Balance
   Through the OMB approval, a requirement for block by block infiltration targets was planned for the subdivision. While the assumptions documented in the Functional Servicing Report (FSR) (April 2015) which are based on the stormwater management criteria as per the Environmental Implementation Report (May 2008) are valid, it should be noted the groundwater levels noted in SWMP4 through the subsequent monitoring reports (2009-2013) are more than anticipated, and currently issues related to SWMP4 capacity and thermal regime issues with regards to the adjacent fish habitat are further being analyzed for further directions. The FSR meets the required recharge targets for the 2 blocks conceptually, however further technical studies and details will be required as part of site plan application to demonstrate the feasibility and effectiveness of the proposed measures. Further the following should also be addressed as part of detailed design:
   1. As per the EIR and Hanlon Creek Monitoring Program, there must be diligence in protecting the stream's coldwater regime and provision of shading and bioretention units within the proposed vast expanse of parking lot can be beneficial in this regard. Vegetative best management practices (BMP) such as bioretention units and additional landscape areas promote filtration and provide additional on-site stormwater water quality measures. The use of vegetative BMP between the parking spaces should be further incorporated during site plan application to promote filtration of the runoff and thereby provide on-site stormwater water quality measures.
   2. Although there is discussion on directing roof runoff to the infiltration chambers to achieve the required recharge targets for the block, the feasibility and effectiveness of these measures will be dependent on geotechnical conditions. Geotechnical Investigation Report in support of the feasibility and effectiveness of the proposed Low Impact Development (LID) measures should be submitted during site plan application.
   3. During site plan application, the available literature including but not limited to '*Evaluation of Underground Stormwater Infiltration System (2013) by TRCA for the Sustainable Technologies Evaluation Program*' should be referred and appropriate recommendations should be added to construction notes to ensure the effective functionality of the proposed storage chambers.
2. As part of the site plan application, the site plan application checklist prepared by Natural Resources Solutions Inc. should be submitted to ensure all the required documents including but not limited to 'Salt Management Plan' are submitted to the satisfaction of the City Staff.

<u>Recommended Conditions of Approval:</u>

The following conditions are recommended to be addressed as part of site plan application:

1. That the use of Vegetative Best Management Practices be incorporated as part of site plan application to promote filtration of the runoff and thereby provide on-site stormwater water quality measures as feasible

2. That Geotechnical Investigation Report in support of the feasibility and effectiveness of the proposed Low Impact Development (LID) measures be submitted as part of site plan application.
3. That appropriate recommendations from literature including but not limited to '*Evaluation of Underground Stormwater Infiltration System (2013) by TRCA for the Sustainable Technologies Evaluation Program*' be incorporated as part of site plan application to ensure the effective functionality of the proposed storage chambers.
4. That the Hanlon Creek Business Park Site Plan Checklist prepared by Natural Resources Solutions Inc. be completed and the required documents be submitted as part of site plan application.

Please feel free to contact me if you have any questions.

Thanks.

Prachi Patel

Prachi Patel
Environmental Planner - Development

Planning Services
Infrastructure, Development and Enterprise
Location: City Hall

T 519-822-1260 x 2563
E Prachi.patel@guelph.ca

cc.

Michelle Thalen
Mary Angelo
Helen White
Janet Sperling

Lindsay Sulatycki

From: Peter Rider
Sent: May 21, 2015 3:26 PM
To: Lindsay Sulatycki
Cc: Michelle Thalen; April Nix; Prachi Patel; David deGroot; Helen White
Subject: OP1403 and ZC1412 30 and 65 Hanlon Creek Blvd
Attachments: ProvincialTable9_DWAS.pdf

Hi Lindsay:

Further to your memo dated April 28, 2015, I have reviewed the above captioned development sites and offer the following information from a Source Water Protection perspective:

- The property is located in a WHPA B with vulnerability scores of 6.
- The property is not in an Issue Contributing Area for TCE or Nitrates.

I understand from the Concept Plan dated March 20, 2015, that there are a number of permitted uses including but not limited to:

- Laboratory
- Manufacturing
- Medical Clinic
- Medical office
- Print shop
- Research Establishment
- Veterinary Service
- Warehouse
- Factory Sales Outlet
- Bake Shop
- Convenience Store
- Office Supply
- Personal Service Establishment
- Postal Service
- Recreation Centre
- Rental Outlet
- Restaurant
- Restaurant (take-out)
- Tavern

Once the Source Protection Plan is approved and in effect (estimate 2016), the subject properties will be subject to the policies in the Source Protection Plan. Since the site is located within a WHPA B, the handling and storage of DNAPL (in any quantity) will require a Risk Management Plan. As such, it would be helpful to the RMO if the proponent could indicate what DNAPL products (or other potentially significant drinking water threats) will be stored or handled on the property (see attachment). If DNAPL products will be handled or stored on the subject property, a Risk Management Plan would have to be negotiated with the person(s) engaged in the activity to ensure that such products are handled and stored in a safe and environmentally secure manner.

With regard to handling and storage of snow and road salt, it is anticipated that the proponent would consider implementing a variety of best available technology and management practices for the proposed land use(s) to minimize potential impacts to the environment.

There will be opportunities for the RMO to comment on the proposed submission at a later stage in the Planning process.

Trusting this is sufficient.

Please contact me if further information or clarification is required.

Peter G. Rider, P. Geo., Risk Management Official
Engineering and Capital Infrastructure Services | Source Protection Planning
City of Guelph
T 519-822-1260 x 2368 | F 519-822-6194 | C 226-820-3608
E peter.rider@guelph.ca

guelph.ca

Guelph Hydro
Electric Systems Inc.

395 Southgate Drive
Guelph, ON N1G 4Y1
Tel: 519-837-4720
Fax: 519-822-3633
Email: mweninger@guelphhydro.com
www.guelphhydro.com

November 21, 2014

Lindsay Sulatycki
Development Planner
City of Guelph
Planning Services
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Sulatycki:

Re: 30 and 65 Hanlon Creek Boulevard (File No. OP1403/ZC1412)

We would like to submit the following comments concerning this proposal:

1. The hydro services for this development should be underground except for pad-mounted transformers.

2. A minimum distance of 3.0 metres must be maintained between any dwelling units and pad-mounted transformers.

3. A minimum distance of 1.5 metres must be maintained between any driveways/entrances and distribution or street light poles or pad-mounted equipment. Any relocations required would be done at the owner's expense.

4. Hydro supply for the 30 Hanlon Creek Boulevard development will be from Hanlon Creek Boulevard and Laird Road.

5. Hydro supply for the 65 Hanlon Creek Boulevard development will be from Hanlon Creek Boulevard.

6. An area of 6.5 metres by 5.0 metres will be required at 30 Hanlon Creek Boulevard and at 65 Hanlon Creek Boulevard for each three-phase, pad-mounted transformer as required to service these developments.

Sincerely,

GUELPH HYDRO ELECTRIC SYSTEMS INC.

Michael Wittemund, P.Eng.
Director of Engineering
MW/gc

Attachment 13
Summary of Written Correspondence Received from the Public

RESPONDENT	KEY ISSUES/CONCERNS
Dr. Scott Gillingham	Car Wash and Vehicle Gas Bar uses and previous OMB settlement and impact on groundwater
Dr. Emil Frind and Michael Frind	Car Wash and Vehicle Gas Bar uses and previous OMB settlement and impact on groundwater
Laura Murr	Car Wash and Vehicle Gas Bar uses and previous OMB settlement and impact on groundwater

Attachment 14
Public Notification Summary

September 22, 2014	Applications received by the City of Guelph
October 16, 2014	Applications deemed "complete"
October 31, 2014	Notice of Complete Application mailed to prescribed Agencies and surrounding property owners within 120 metres
January 15, 2015	Public Meeting Notice advertised in the Guelph Tribune
January 19, 2015	Notice of Public Meeting mailed to prescribed Agencies And surrounding property owners within 120 metres
February 9, 2015	Statutory Public Meeting of City Council
April 9, 2015	Revised Concept Plan received
October 23, 2015	Notice of Decision Meeting mailed to individuals/agencies who signed in at the Public Meeting or who requested notice
November 9, 2015	City Council Meeting to consider staff recommendation