THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2017)-20179

A by-law to amend the Official Plan for the City of Guelph as it affects the Paisley/Imperial Mixed Use Node lands, City of Guelph (OP1502).

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 60 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 TWELTH day of JUNE 2017.

CAM GUTHRIE - MAYOR

TINA AGNELLO- DEPUTY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2017)-20179

1. By-law Number (2017)-20179 has the following purpose and effect:

   The purpose of the proposed Official Plan Amendment application is to increase the overall permitted gross floor area (GFA) in the Paisley/Imperial Node by 4,400 m^2.

   Policy 7.4.12 of the Official Plan currently permits a maximum 'new' retail GFA of 42,000m^2 in this Node, which does not include the GFA of 10,600 m^2 that existed in this Node prior to the adoption of OPA 29 in 2006. Total retail GFA in this Node is therefore currently limited to 52,600 m^2. Each of the five (5) properties within the Paisley/Imperial Node is assigned a certain portion of the overall GFA within the Node. The assignment of GFA is controlled through the Zoning By-law and/or approved site plans.

   Through this application, policy 7.4.12 will be amended to allow the Paisley/Imperial Mixed Use Node to have a maximum 'new' retail GFA of 46,400 m^2. This will allow the total GFA of all retail development in this Node (which will include the GFA that existed prior to 2006, being 10,600 m^2 plus the current permissible amount of 42,000m^2 plus the additional GFA requested through this application of 4,400 m^2) to be 57,000 m^2.

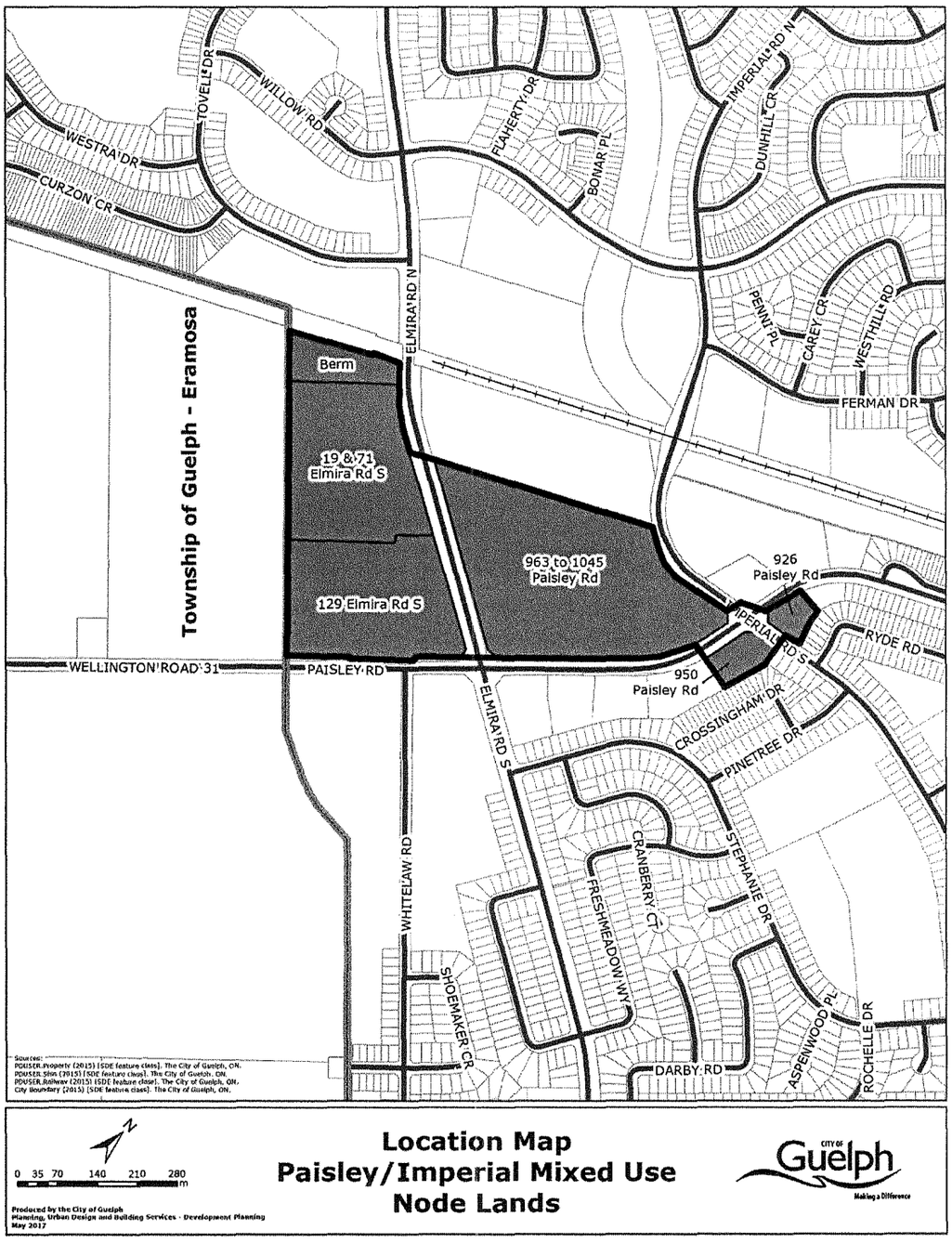
   The proposed Official Plan Amendment was considered by Guelph City Council at a Public Meeting held on March 7, 2016 and was approved by Guelph City Council on June 12, 2017 (File #OP1502).

   Further information may be obtained by contacting Infrastructure, Development and Enterprise at 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 (2017)-20179 applies:

KEY MAP



AMENDMENT NO. 60

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. 60
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. 60 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan No. 60 is to increase the overall permitted gross floor area (GFA) in the Paisley/Imperial Node by 4,400 m^2. The Official Plan will be amended as follows:

Delete the following sentence from Policy 7.4.12:

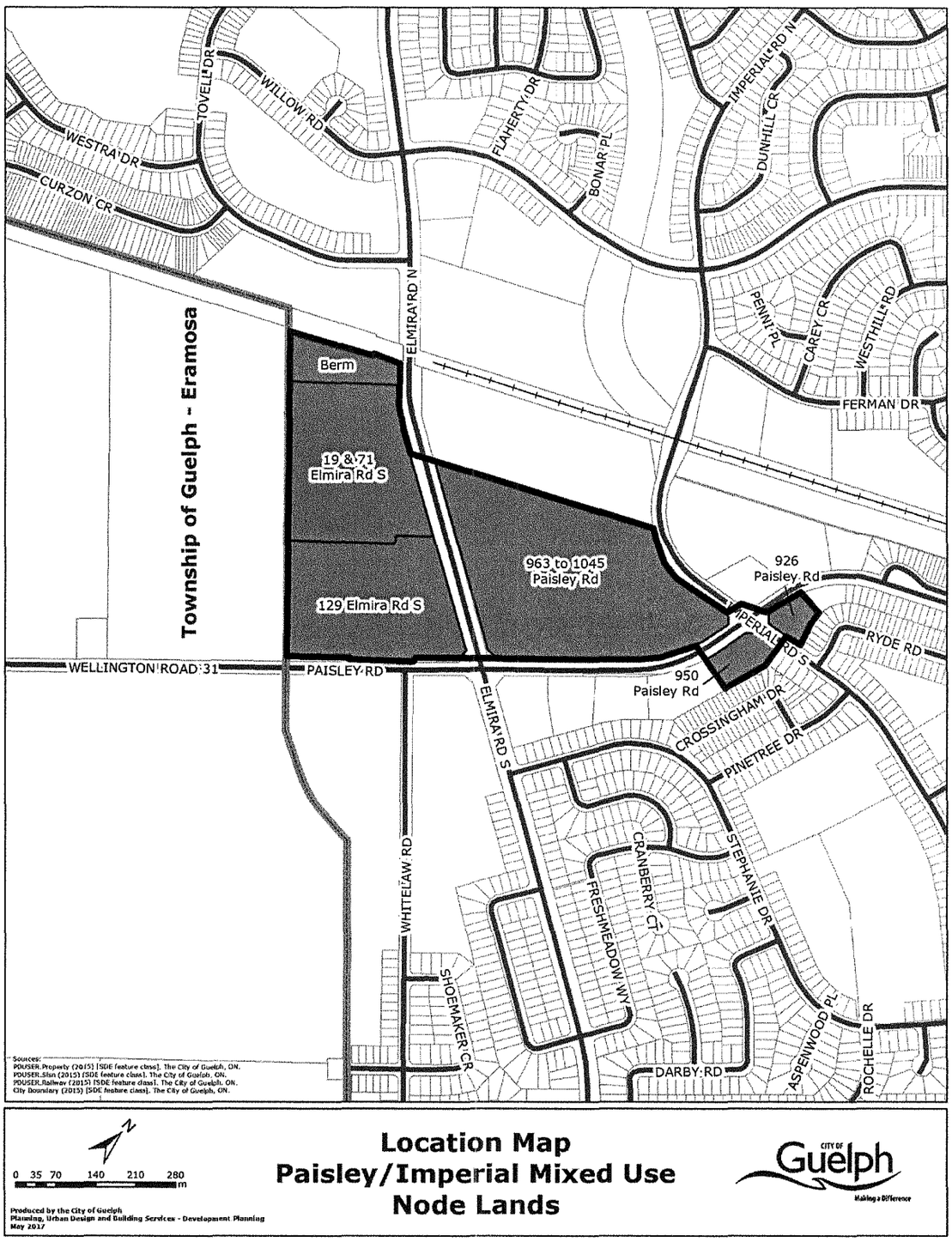
- Paisley/Imperial Node: 42,000 sq.m.

Replace with the following sentence in Policy 7.4.12:

- Paisley/Imperial Node: 46,400 sq.m."

LOCATION

The subject lands affected by this proposed amendment are the Paisley/Imperial Mixed Use Node lands (see Location Map below).



BASIS

Five (5) distinct properties make up the Paisley/Imperial Node lands as follows:

Municipal Address	Area (ha)	Zoning	Existing/Future Development	Permitted Gross Floor Area (m^2)
926 Paisley Road	0.4533	Neighbourhood Shopping Centre (NC)	Paisley Plaza	929
950 Paisley Road	0.7717	Neighbourhood Shopping Centre (NC)	Former Scotiabank and future commercial buildings	1820
963 to 1045 Paisley Road	10.96	Specialized Community Shopping Centre (CC-26)	West Hills Plaza	20,851
129 Elmira Road South	5.9	Specialized Community Shopping Centre (CC-24)	Proposed Lowe's and future commercial retail units	14,500
19 & 71 Elmira Road South	5.78	Specialized Community Shopping Centre (CC-23)	Costco and Gas Bar	14,500
				Total: 52,600

Surrounding land uses include:

- To the north: West End Recreation Centre, Canadian National Railway line;
- To the south: Paisley Road, beyond which are lands zoned for residential purposes;
- To the east: lands zoned for residential purposes;
- To the west: agricultural lands located within the Township of Guelph-Eramosa.

The Official Plan land use designation that applies to the subject lands is "Mixed Use Node". The "Mixed Use Node" land use designation is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole. The intent of the 'Mixed Use Node' designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location.

The current Official Plan reflects and implements the results of the City's last comprehensive commercial policy review (2006) which evaluated and revised the policy framework for commercial development throughout the City. Official Plan Amendment 29 (OPA 29) updated the commercial policy framework contained within the City's current Official Plan resulting from a comprehensive commercial policy review process.

The Official Plan currently sets out a maximum of 42,000 m^2 of 'new' retail gross floor area (GFA) in this Node, which does not include the GFA of 10,600 m^2 that existed in this Node prior to the adoption of OPA 29 in 2006. 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. Additionally, the applicant submitted a Market Impact Study as per Official Plan policy 7.4.48, in support of the proposed amendment. The Market Impact Study was prepared by Kircher Research Associates Ltd. and was peer reviewed by Watson and Economists Ltd. Both the Market Impact Study and peer review concluded that the market could support an additional 4,400 m^2 of GFA with no impact to other Nodes or the Central Business District.

The proposed Official Plan Amendment will facilitate the on-going development of a variety of retail, service, commercial and entertainment uses within this Node and will facilitate the full build-out of the lands within the Node.

PART B - THE AMENDMENT

All of this section entitled "Part B – The Amendment," constitutes Amendment No. 60 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:

Delete the following sentence from Policy 7.4.12:

"• Paisley/Imperial Node: 42,000 sq.m.

Replace with the following sentence in Policy 7.4.12:

• Paisley/Imperial Node: 46,400 sq.m."

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. 60, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: June 12, 2017 Infrastructure, Development and Enterprise Services Decision Report

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. 60

PUBLIC PARTICIPATION

November 10, 2015	Applications received by the City of Guelph
December 4, 2015	Applications deemed "complete"
December 17, 2015	Notice of Complete Application mailed to prescribed Agencies and surrounding property owners within 120 metres
December 17, 2015	Notice of Complete Application advertised in the Guelph Tribune
February 11, 2016	Public Meeting Notice mailed to prescribed Agencies and surrounding property owners within 120 metres
February 11, 2016	Public Meeting Notice advertised in the Guelph Tribune
March 7, 2016	Statutory Public Meeting of City Council
May 31, 2017	Notice of Decision meeting sent to those who requested to be notified
June 12, 2017	City Council Meeting to consider staff recommendation

APPENDIX 2

TO OFFICIAL PLAN AMENDMENT NO. 60

INFRASTRUCTURE, DEVELOPMENT AND ENTERPRISE SERVICES DECISION REPORT 17-67 DATED JUNE 12, 2017

Attached

Staff Report

To	**City Council**
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, June 12, 2017
Subject	**Decision Report Paisley/Imperial Node Proposed Official Plan Amendment and Zoning By-law Amendment (Files: OP1502 and ZC1515) Ward 4**
Report Number	IDE 17-67

Recommendation

1. That the application submitted by Walker, Nott, Dragicevic Associates Limited on behalf of the owner, Armel Corporation to amend the Official Plan for the Paisley/Imperial Node lands, comprised of five (5) properties, municipally known as 926 Paisley Road, 950 Paisley Road, 963 to 1045 Paisley Road, 19 and 71 Elmira Road South, and 129 Elmira Road South, City of Guelph, to increase the overall permitted gross floor area in the Paisley/Imperial Node by 4,400 m^2 from 52,600 m^2 to 57,000 m^2 be approved in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report 17-67 dated June 12, 2017.

2. That the application submitted by Walker, Nott, Dragicevic Associates Limited on behalf of the owner, Armel Corporation to amend the Zoning By-law for the property municipally known as 963 to 1045 Paisley Road to increase the maximum permitted gross floor area from 20,851m^2 to 25,251m^2, be approved, in accordance with ATT-4 of the Infrastructure, Development and Enterprise Report IDE 17-67, dated June 12, 2017.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve an Official Plan Amendment and Zoning By-law Amendment to increase the overall permitted retail gross floor area (GFA) in the Paisley/Imperial Node by 4,400 m^2 from 52,600 m^2 to 57,000 m^2 and assign this additional GFA to the property municipally known as 963 to 1045 Paisley Road.

Key Findings

Planning staff support the proposed Official Plan Amendment outlined in ATT-3 and support the proposed Zoning By-law Amendment subject to the recommended conditions and zoning regulations in ATT-4.

Financial Implications

Estimated Development Charges: based on the 2017 non-residential development charge rate of $104.24 per square metre of gross floor area, an estimated $458,656 could be collected for an additional 4,400 m^2.

Estimated Annual Taxes: based on assumptions and information available at this time approximately $75,000 - $100,000 in additional tax revenue (this number may differ significantly from the final assessment).

Report

Background

Official Plan and Zoning By-law Amendment Applications have been received from Walker, Nott, Dragicevic Associates Limited on behalf of Armel Corporation to amend the Official Plan and Zoning By-law for the Paisley/Imperial Node lands, comprised of five (5) properties as shown in ATT-1 (Location Map) and ATT-2 (Orthophoto). The applications were received by the City on November 13, 2015 and deemed to be complete on December 4, 2015. The statutory public meeting was held for these applications on March 7, 2016.

Location

Paisley/Imperial Node: The Node contains a total of five (5) properties as follows:

Municipal Address	Area (ha)	Zoning	Existing/Future Development	Permitted Gross Floor Area (m^2)
926 Paisley Road	0.4533	Neighbourhood Shopping Centre (NC)	Paisley Plaza	929
950 Paisley Road	0.7717	Neighbourhood Shopping Centre (NC)	Former Scotiabank and future commercial buildings	1820
963 to 1045 Paisley Road	10.96	Specialized Community Shopping Centre (CC-26)	West Hills Plaza	20,851
129 Elmira Road South	5.9	Specialized Community Shopping Centre	Proposed Lowe's and future commercial retail	14,500

		(CC-24)	units	
19 & 71 Elmira Road South	5.78	Specialized Community Shopping Centre (CC-23)	Costco and Gas Bar	14,500
				Total: 52,600

Surrounding land uses include:

- To the north: West End Recreation Centre, Canadian National Railway line;
- To the south: Paisley Road, beyond which are lands zoned for residential purposes;
- To the east: lands zoned for residential purposes;
- To the west: agricultural lands located within the Township of Guelph-Eramosa.

Official Plan Land Use Designation and Policies

The Official Plan land use designation that applies to the subject lands is "Mixed Use Node". The "Mixed Use Node" land use designation is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole. The intent of the 'Mixed Use Node' designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location.

The current Official Plan reflects and implements the results of the City's last comprehensive commercial policy review (2006) which evaluated and revised the policy framework for commercial development throughout the City. Official Plan Amendment 29 (OPA 29) updated the commercial policy framework contained within the City's current Official Plan resulting from a comprehensive commercial policy review process.

The Official Plan currently sets out a maximum of 42,000m^2 of retail gross floor area (GFA) in this node, which does not include the GFA of 10,600 m^2 that existed in this node prior to the adoption of OPA 29 in 2006. The relevant policies for the applicable land use designation are included in ATT-5.

Official Plan Amendment 48 Land Use Designation and Policies

Official Plan Amendment 48 (OPA 48) (under appeal), a comprehensive update to the City's Official Plan, proposes to designate the subject lands as "Community Mixed-use Centre". Community Mixed-use Centres are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a node. These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole. The intent of the Community Mixed-use Centre designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location.

Policy 9.4.2.15 of OPA 48 reflects the maximum permitted GFA of this node of 52,600 m^2 which includes the 42,000 m^2 identified through OPA 29 and the 10,600 m^2 that existed prior to 2006. Staff must have regard for the Council adopted policies and designations of OPA 48 even though it is currently under appeal. The relevant policies for the "Community Mixed-use Centre" land use designation are included in ATT-6.

Existing Zoning

The subject lands are currently zoned as follows:

Municipal Address	Zoning
926 Paisley Road	Neighbourhood Shopping Centre (NC)
950 Paisley Road	Neighbourhood Shopping Centre (NC)
963 to 1045 Paisley Road	Specialized Community Shopping Centre (CC-26)
129 Elmira Road South	Specialized Community Shopping Centre (CC-24)
19 & 71 Elmira Road South	Specialized Community Shopping Centre (CC-23)

Description of Proposed Official Plan Amendment and Proposed Zoning By-law Amendment

The Official Plan currently permits a maximum retail gross floor area (GFA) of 52,600 m^2 in the Paisley/Imperial Node. Each of the five (5) properties within the Paisley/Imperial Node is assigned a certain portion of the overall GFA within the Node. The assignment of GFA is controlled through the Zoning By-law and/or approved site plans.

The purpose of the proposed Official Plan Amendment application is to increase the overall permitted GFA in the Paisley/Imperial Node by 4,400 m^2 from 52,600 m^2 to

57,000 m^2. The purpose of the proposed Zoning By-law Amendment application is to increase the permitted GFA on the property municipally known as 963 to 1045 Paisley Road from 20,851m^2 to 25,251 m^2. If approved, the applications will allow for the development of the remaining phase of the West Hills Plaza (963 to 1045 Paisley Road).

The proposed Official Plan Amendment is included in ATT-3. The proposed zoning regulations are included in ATT-4.

Proposed Development
If these applications are approved, the site plan application for the remaining phase of the West Hills Plaza (963 to 1045 Paisley Road) can proceed and the ultimate build out of the plaza will be achieved.

Supporting Documents
The following reports and material were submitted in support of these applications:

1. Planning Justification Report, prepared by Walker, Nott, Dragicevic Associates Limited, dated November 2015.
2. West Hills Layout Concept Plan, prepared by BJC Architects Inc., dated November 10, 2015.
3. Retail Expansion Study Paisley/Imperial Node, prepared by Kircher Research Associates Ltd., dated October 23, 2015.
4. Peer Review of Retail Expansion Study, Watson & Associates Economists Ltd., 2016/2017.

Staff Review/Planning Analysis

The staff review and planning analysis for this application is provided in ATT-10. The analysis addresses all relevant planning considerations, including the issues that were raised by Council at the statutory Public Meeting held on March 7, 2016 and other issues raised through review of the applications. The issues generally include:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluate how the application conforms to the applicable Official Plan land use designation and policies including any related amendments;
- Review of the proposed Official Plan Amendment;
- Review of the proposed Zoning By-law Amendment;
- Consideration of the Retail Expansion Study for the Paisley/Imperial Node;
- Evaluation of the proposal against the Urban Design Concept Plans, Principles and Illustrative Diagrams for the Paisley/Imperial Mixed Use Node;

- Review of servicing and traffic issues, including vehicular/pedestrian connections between the West End Community Centre and Elmira Road;
- Confirm support for the Community Energy Initiative.

Staff Recommendation
Planning staff are satisfied that the recommended Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement and conforms to the Places to Grow Plan. In addition, the zoning amendment conforms to the objectives and policies of the Official Plan. Planning staff are recommending that Council approve the Official Plan Amendment outlined in ATT-3 and approve the Zoning By-law Amendment subject to the conditions and regulations outlined in ATT-4.

Financial Implications

Estimated Development Charges: based on the 2017 non-residential development charge rate of $104.24 per square metre of gross floor area, an estimated $458,656 could be collected for an additional 4,400 m^2.

Estimated Annual Taxes: based on assumptions and information available at this time approximately $75,000 - $100,000 in additional tax revenue (this number may differ significantly from the final assessment).

Consultations

The Notice of Complete Application was circulated on December 17, 2015 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Complete Application was advertised in the Guelph Tribune on December 17, 2015. The Notice of Public Meeting was circulated on February 11, 2016 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was advertised in the Guelph Tribune on February 11, 2016. Notice of the Zoning By-law Amendment application has also been provided by signage on the site. The Notice of Decision meeting was sent on May 31, 2017 to one individual who provided comments on the applications. A Notice of Adoption and Notice of Passing will be sent to all interested parties and advertised in the Guelph Tribune within 15 days of Council's decision on the applications.

Corporate Administrative Plan

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

Overarching Goals
Service Excellence

Service Area Operational Work Plans

Our People- Building a great community together

Our Resources - A solid foundation for a growing city

Attachments

ATT-1	Location Map and 120m Circulation
ATT-2	Orthophoto
ATT-3	Proposed Official Plan Amendment
ATT-4	Proposed Zoning Regulations and Recommended Site Plan Conditions
ATT-5	Official Plan Land Use Designation and Policies
ATT-6	Official Plan Amendment No. 48 Land Use Designation and Policies
ATT-7	Existing Zoning and Details
ATT-8	Existing and Conceptual Development Plan
ATT-9	Paisley/Imperial Community Mixed-use Node Urban Design Concept Plan
ATT-10	Staff Review and Planning Analysis
ATT-11	Community Energy Initiative Commitment
ATT-12	Department and Agency Circulation Comments Summary
ATT-13	Public Notification Summary

Departmental Approval
Not applicable

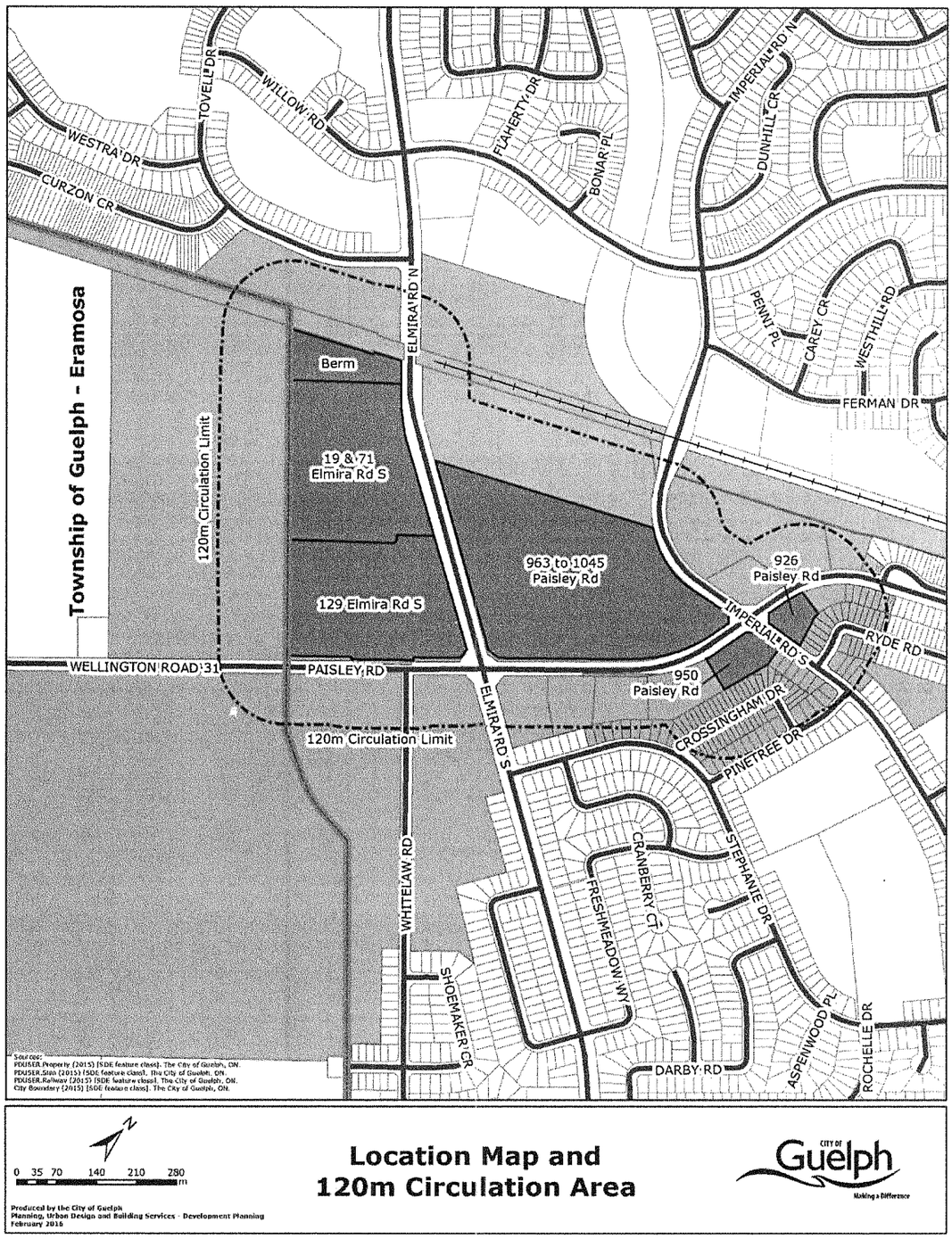
Report Author
Lindsay Sulatycki
Senior Development Planner

Approved By
Sylvia Kirkwood
Manager of Development Planning

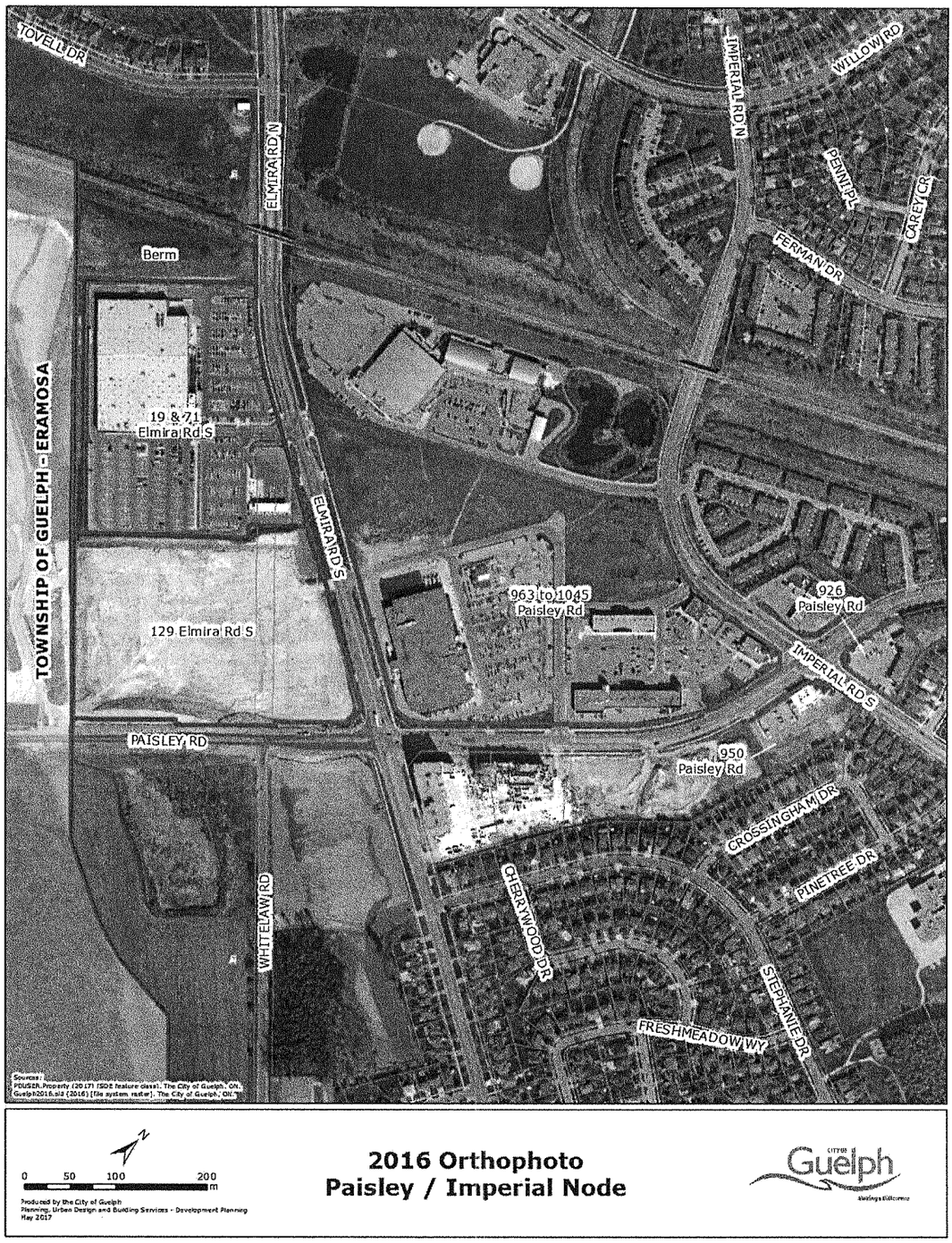
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ATT-1
Location Map and 120m Circulation



ATT-2
Orthophoto



0 50 100 200 m

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
May 2017

2016 Orthophoto
Paisley / Imperial Node

ATT-3
Proposed Official Plan Amendment

Policy 7.4.12 of the Official Plan currently sets out a maximum of 42,000m^2 of 'new' retail gross floor area (GFA) in this node, which does not include the GFA of 10,600 m^2 that existed in this node prior to the adoption of OPA 29 in 2006.

Policy 9.4.2.15 of OPA 48 reflects the maximum permitted GFA of retail development in this node of 52,600 m^2 which includes the 42,000 m^2 identified through OPA 29 and the 10,600 m^2 that existed prior to 2006.

To reflect the above, the Official Plan will be amended as follows:

"Policy 7.4.12 of the Official Plan is amended as follows:

Delete the following sentence from Policy 7.4.12:

- Paisley/Imperial Node: 42,000 sq.m.

Replace with the following sentence in Policy 7.4.12:

- Paisley/Imperial Node: 46,400 sq.m."

Note: This will allow the total GFA of all retail development (which will include the GFA that existed prior to 2006, being 10,600 sq.m plus the current permissible amount of 42,000 sq.m. plus the additional GFA requested through this application of 4,400 sq.m.) to be 57,000 sq.m.

Once OPA 48 is in full force and effect, staff will incorporate all of the Official Plan Amendments adopted during the time period from when OPA was adopted by Council and approved by the Board.

Therefore Policy 9.4.2.15 of OPA 48 will recognize the Paisley/Imperial Node to have a total gross floor area of 57,000 sq.m.

ATT-4
Proposed Zoning Regulations and Recommended Site Plan Conditions

The proposed Zoning By-law Amendment applies to property municipally known as 963 to 1045 Paisley Road.

Part A: Zoning Regulations – 963 to 1045 Paisley Road
The Zoning on the subject lands shall be amended as follows:

CC-xx - (Proposed Zoning)

Maximum Gross Floor Area
Despite Row 10 of Table 6.2.2, the maximum Gross Floor Area shall be 25,251 m^2.

Excerpt of Table 6.2.2 – Regulations Governing Commercial Shopping Centres

1		**Community Shopping Centre (CC)**
2	Minimum Lot Area	7,500 m^2
3	Maximum Lot Area	50,000 m^2
4	Minimum Lot Frontage	50 metres
5	Minimum Front and Exterior Side Yard	3 metres and in accordance with Section 4.24.
6	Minimum Side Yard	One-half the Building Height but not less than 3 metres.
7	Minimum Rear Yard	One-half the Building Height but not less than 3 metres.
8	Maximum Building Height	3 storeys to a maximum of 15 metres and in accordance with Sections 4.16 and 4.18.
9	Minimum Gross Floor Area	1,875 m^2
10	Maximum Gross Floor Area	12,500 m^2
11	Minimum Landscaped Open Space	9% of the Lot Area
12	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the Street Line, except for those areas required for entry ramps.
13	Buffer Strips	Where it abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.

14	Off-Street Parking	In accordance with Section 4.13.
15	Off-Street Loading	In accordance with Section 4.14.
16	Enclosed Operations	In accordance with Section 4.22.
17	Accessory Buildings or Structures	In accordance with Section 4.5.
18	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
19	Fences	In accordance with Section 4.20.

Part B: Recommended Site Plan Conditions

The following conditions are provided as information to Council and will be imposed through site plan approval of the West Hills Phase III (963 to 1045 Paisley Road) site plan and a site plan agreement with the City registered on title:

1. That the Owner/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 City Engineer, prior to any construction or grading on the lands.

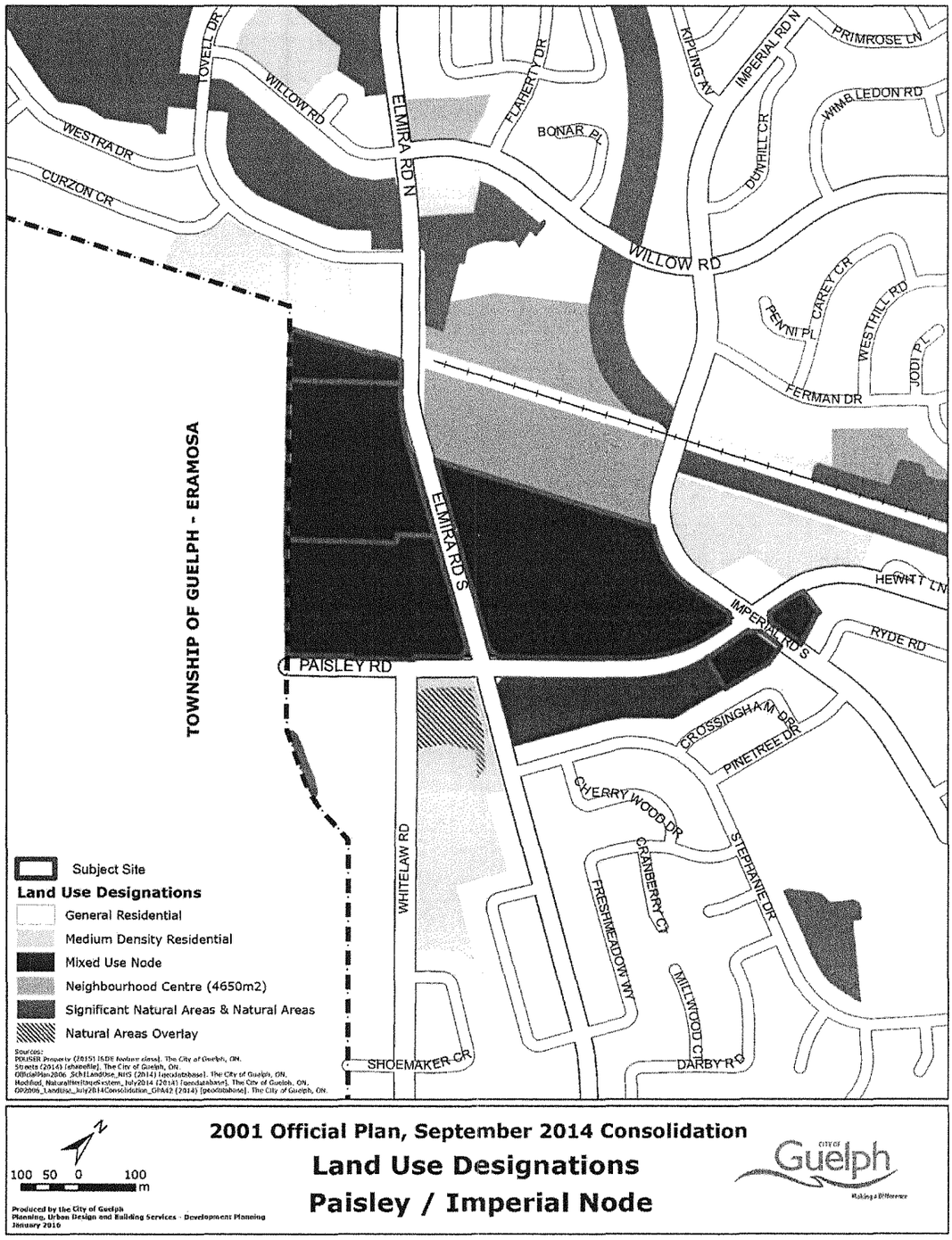
   a. Further, the Owner/Developer agrees that the layout and design for the development shall generally be in compliance with the Urban Design Concept Plans, Principles and Illustrative Diagrams for the Paisley/Imperial Mixed Use Nodes to the satisfaction of the General Manager of Planning, Urban Design and Building Services.

2. That the Owner/Developer shall provide a Traffic Impact Study, if deemed to be required, to the satisfaction of the General Manager/City Engineer prior to site plan approval.

3. That the Owner/Developer shall be responsible for the cost of design and development of the demarcation of the West End Community Centre lands in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval 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 development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.

4. The Owner/Developer shall be responsible for the cost of design, construction and maintenance of two accessible pedestrian connections to the West End Community Centre to meet City standards. This shall include the submission of drawings completed by a Professional Engineer and a full member with seal of OALA for approval to the satisfaction of the Deputy CAO of Public Services and the City Engineer.

ATT-5
Official Plan Land Use Designation and Policies



Mixed Use Node

7.4.5 The 'Mixed Use Nodes' identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

7.4.6 The intent of the 'Mixed Use Node' designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.

7.4.7 It is intended that where there are adjacent properties within the node that the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Mixed Use Node will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

7.4.8 The boundaries of the 'Mixed Use Node' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of Section 9.2, proposals to expand a 'Mixed Use Node' beyond these boundaries or to establish a new node shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.

7.4.9 The 'Mixed Use Node' is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2. Only small scale professional and medically related offices shall be permitted in this designation in order to direct major offices to the CBD, Intensification Area, Corporate Business Park and Institutional designations.

7.4.10 The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single

use building in excess of 5,575 square metres (60,000 sq. ft) of *gross leasable floor area*, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total *gross leasable floor area* within the overall development.

7.4.11 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of *Zoning By-laws* and *site plans* used to regulate *development* within the 'Mixed Use Node' designation to ensure such consistency.

7.4.12 The 'Mixed Use Nodes' incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. In order to promote a mixture of land uses within each 'Mixed Use Node' designation it is the intent of this Plan that new *retail development* will be limited to the following floor area cumulatively of all buildings within the node:

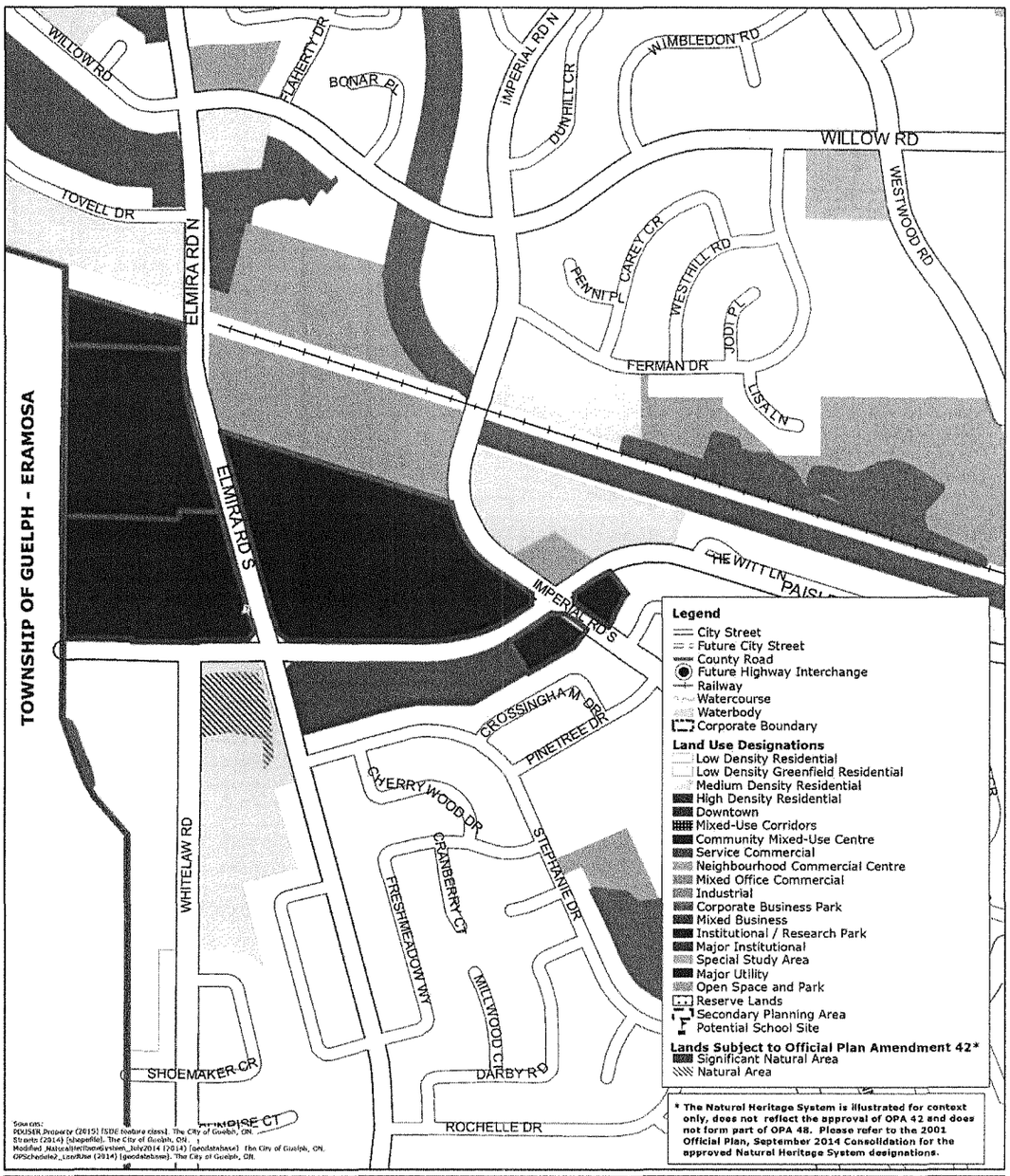
- Woodlawn / Woolwich Street Node: 42,000 sq. m.
- Paisley / Imperial Node: 42,000 sq. m.
- Watson Parkway / Starwood Node 28,000 sq. m.
- Gordon / Clair Node 48,500 sq. m.
- Silver Creek Junction: 22,760 sq.m (245,000 square feet) subject to the specific restrictions set out in Section 7.18.5.1.

7.4.13 No individual 'Mixed Use Node' shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of *gross leasable floor area*.

7.4.14 In accordance with Section 9.2, any proposal to exceed the retail floor area limitations within a 'Mixed Use Node' established in policy 7.4.12 or the number of large retail uses in policy 7.4.13 shall require impact studies as outlined in policies 7.4.48 to 7.4.52.

ATT-6

Official Plan Amendment No. 48 Land Use Designation and Policies



9.4.2 Community Mixed-use Centre

The following Community Mixed-use Centres are designated on Schedule 2:
- Woodlawn/Woolwich
- Paisley/Imperial
- Watson/Starwood
- Gordon/Clair
- Silvercreek Junction

Objectives

a) To promote Community Mixed-use Centres as areas that support a mix of uses including concentrations of commercial, residential and complementary uses serving the immediate neighbourhood and the wider community.

Policies

1. The Community Mixed-use Centres identified on Schedule 2 of this Plan are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within the designation. These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

2. The intent of the Community Mixed-use Centre designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing Zoning By-laws may include mechanisms, such as minimum height and density requirements and maximum parking standards, to promote the efficient use of the land base.

3. Development will be comprehensively planned and integrated with the overall Community Mixed-use Node and in accordance with any applicable concept plans or urban design studies as per the policies of Section 3.11.

4. Where residential uses are incorporated into Community Mixed-use Centres, they are intended to be developed as mixed-use buildings or multiple-unit residential buildings.

5. Properties within the Community Mixed-use Centre will be integrated through internal access roads, entrances from public streets, access to common parking areas, open space, grading and stormwater management systems. Furthermore, it is intended that individual developments within the Community Mixed-use Centre will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

6. Community Mixed-use Centres are strongly encouraged to incorporate Main Street type development in strategic locations. Main street areas, as identified through concept plans as per Section 3.1.1, will be planned and designed to reflect the following:

    i) multi-storey buildings fronting onto the main street;
    ii) ground floor retail and service uses are strongly encouraged;
    iii) office uses at ground floor should be limited;
    iv) residential uses should be provided primarily above commercial uses in addition to some free-standing residential buildings;
    v) rhythm and spacing of building entrances and appropriately sized storefronts to encourage pedestrian activity;
    vi) urban squares, where appropriate; and
    vii) on-street parking.

7. Large free-standing buildings should be integrated with smaller-scale stores to create a Main Street-type environment or located on peripheral sites within the designation, which are directly linked to the Main Street.

8. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and any applicable urban design guidelines while recognizing the unique context of individual Community Mixed-use centres. Measures may be incorporated into development approvals to ensure consistency.

9. The boundaries of the Community Mixed-use Centre designation are intended to clearly distinguish the Community Mixed-use Centre as a distinct entity from adjacent land use designations. Proposals to expand a Community Mixed-use Centre beyond these boundaries or to establish a new Community Mixed-use Centre shall require an Official Plan Amendment supported by a Market Impact Study in accordance with the policies of this Plan.

10. Development within the Community Mixed-use Centre designation is subject to the policies of Section 3.11 of this Plan.

Permitted Uses

11. The following uses may be permitted in Community Mixed-use Centres, subject to the applicable provisions of this Plan:

    i) commercial, retail and service uses;
    ii) live/work uses;
    iii) small-scale professional and medically related offices;
    iv) entertainment and recreational commercial uses;
    v) community services and facilities;
    vi) cultural, educational and institutional uses;
    vii) hotels;
    viii) multiple unit residential; and
    ix) urban squares and open space.

12. Vehicle repair and vehicle service stations shall only be permitted as accessory uses.

13. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of gross floor area, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross floor area within the overall development.

14. No individual Community Mixed-use Centre shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of gross floor area.

Height and Density

15. The Community Mixed-use Centres incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. To promote a mixture of land uses within each Community Mixed-use Centre, retail development will be limited to the following total gross floor area cumulatively of all buildings within the designation:

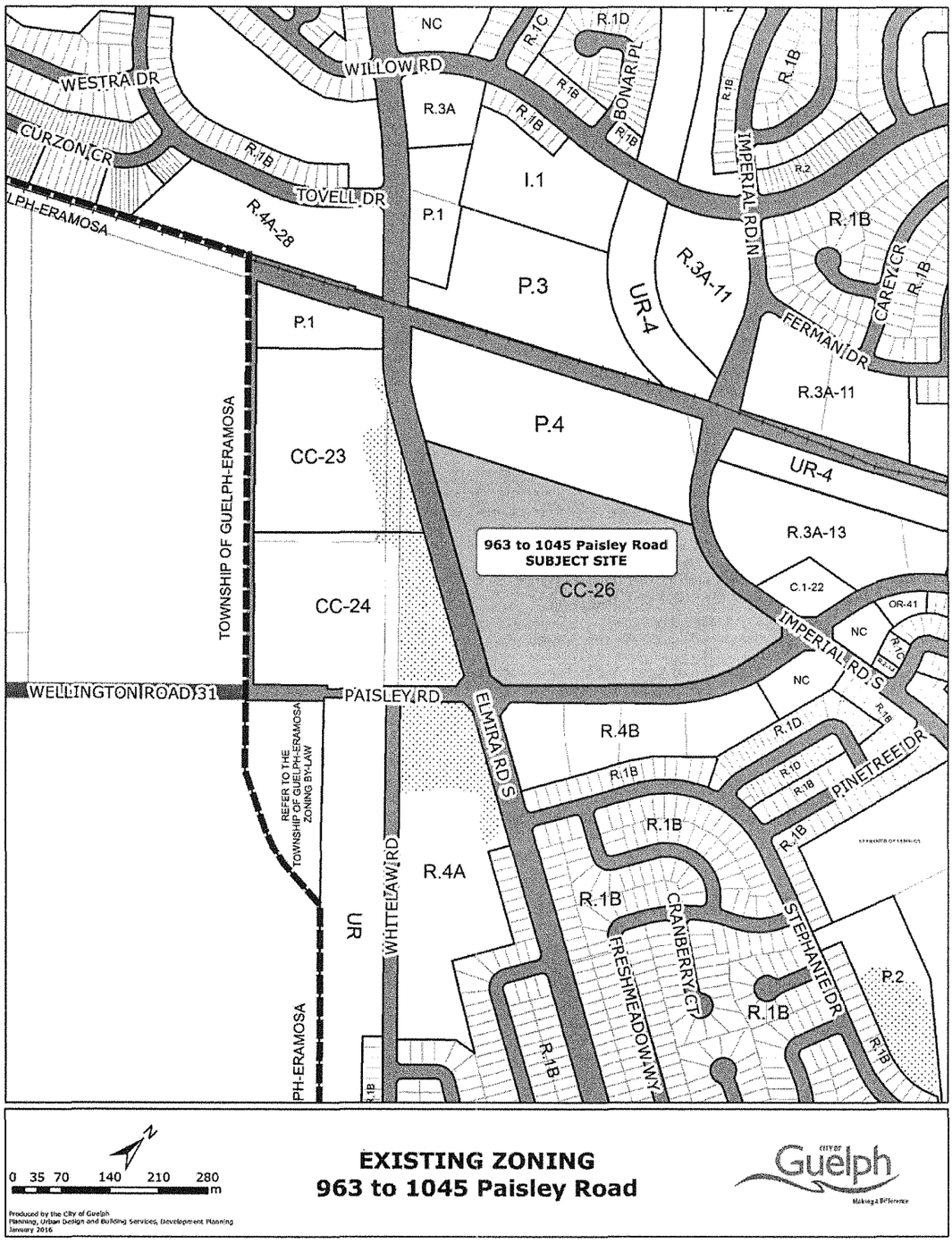
Mixed-use Centre	Total Gross Floor Area
Gordon/Clair	48,500 sq. m
Woodlawn/Woolwich	56,000 sq. m
Paisley/Imperial	52,600 sq. m
Watson Parkway/Starwood	28,000 sq. m
Silvercreek Junction	22,760 sq. m

16. The maximum height is ten (10) storeys.

17. For freestanding residential development, the maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare.

18. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

ATT-7
Existing Zoning and Details



ATT-7 (continued)
Existing Zoning and Details

CC-26 - 963 to 1045 Paisley Road (Existing Zoning)

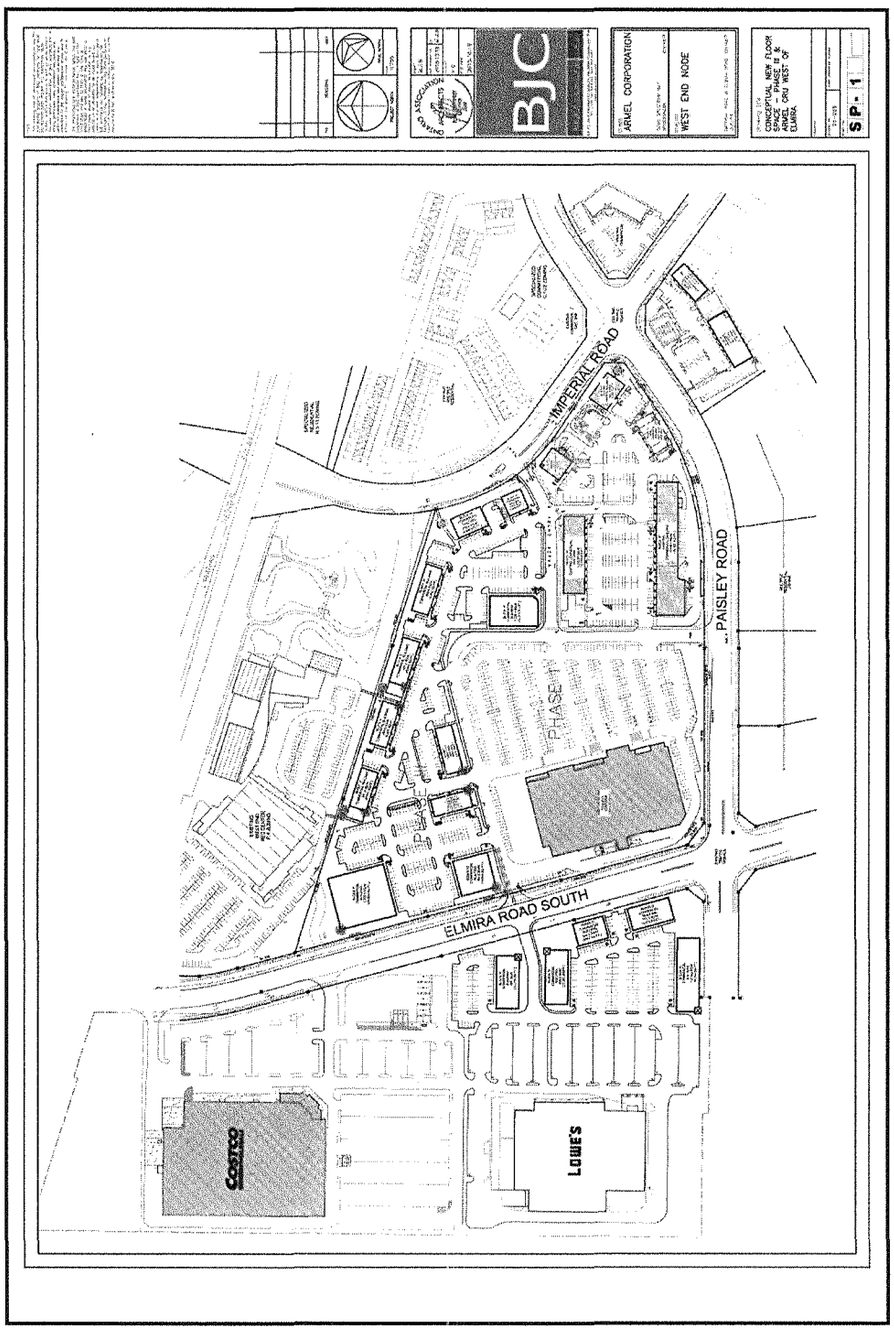
Maximum Gross Floor Area

Despite Row 10 of Table 6.2.2, the maximum Gross Floor Area shall be 20,851m^2.

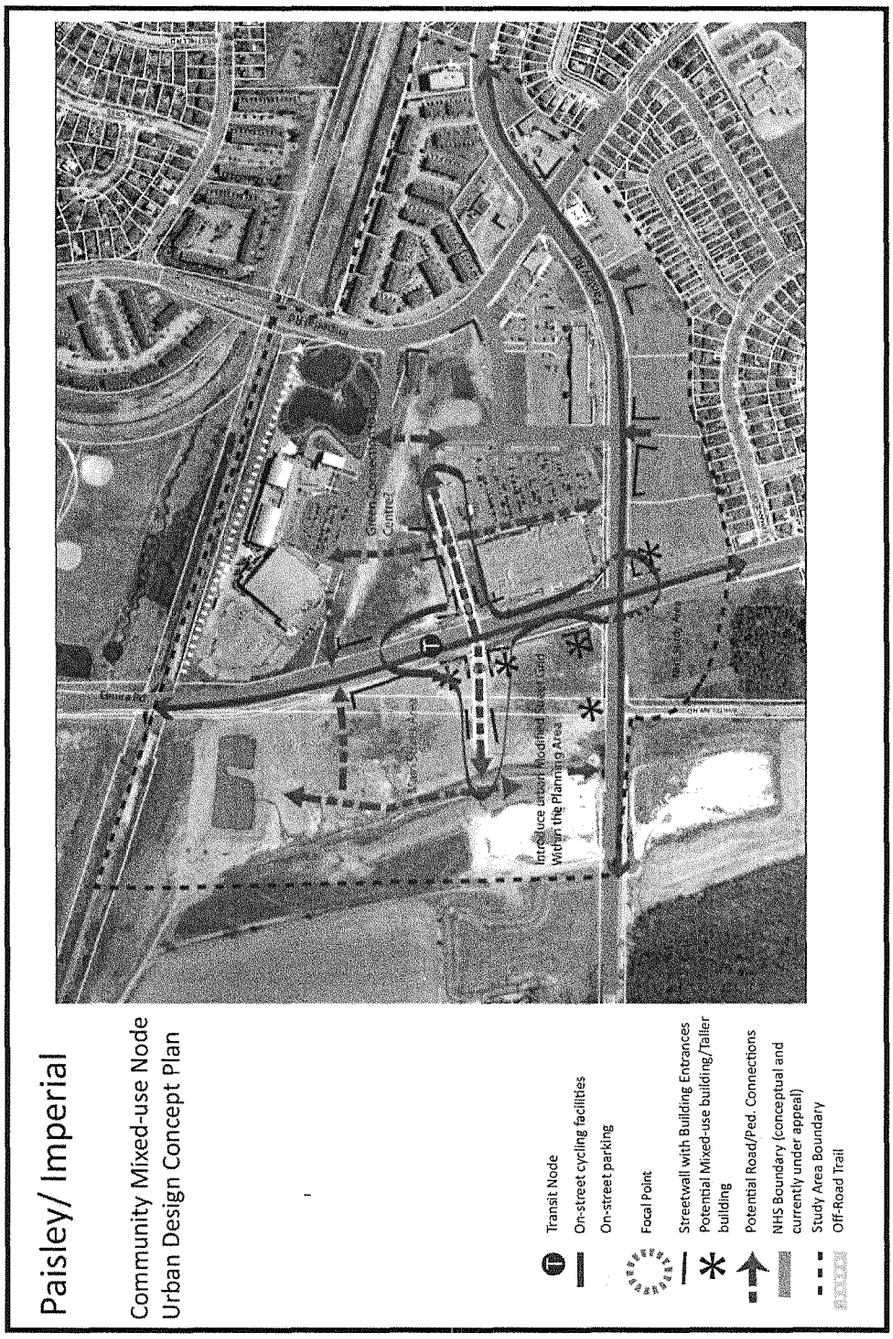
Excerpt of Table 6.2.2 – Regulations Governing Commercial Shopping Centres

1		**Community Shopping Centre (CC)**
2	Minimum Lot Area	7,500 m^2
3	Maximum Lot Area	50,000 m^2
4	Minimum Lot Frontage	50 metres
5	Minimum Front and Exterior Side Yard	3 metres and in accordance with Section 4.24.
6	Minimum Side Yard	One-half the Building Height but not less than 3 metres.
7	Minimum Rear Yard	One-half the Building Height but not less than 3 metres.
8	Maximum Building Height	3 storeys to a maximum of 15 metres and in accordance with Sections 4.16 and 4.18.
9	Minimum Gross Floor Area	1,875 m^2
10	Maximum Gross Floor Area	12,500 m^2
11	Minimum Landscaped Open Space	9% of the Lot Area
12	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the Street Line, except for those areas required for entry ramps.
13	Buffer Strips	Where it abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.
14	Off-Street Parking	In accordance with Section 4.13.
15	Off-Street Loading	In accordance with Section 4.14.
16	Enclosed Operations	In accordance with Section 4.22.
17	Accessory Buildings or Structures	In accordance with Section 4.5.
18	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
19	Fences	In accordance with Section 4.20.

ATT-8
Existing and Conceptual Development Plan



ATT-9
Paisley/Imperial Mixed-use Node Urban Design Concept Plan



ATT-10
Staff Review and Planning Analysis

2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Key objectives of the PPS include: building strong communities; wise use and management of resources; and protecting public health and safety. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" the policy statement.

The proposal will facilitate the development of the remaining phase of the West Hills plaza. Policy 1.1 of the PPS states that:

7.4.40 Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreations and open space uses to meet long-term needs.

Policy 1.1.2 provides further direction that sufficient land shall be made available to accommodate an appropriate range of employment opportunities and mix of land uses to meet the needs for up to 20 years. The Paisley/Imperial Mixed Use Node is intended to provide employment opportunities and community-serving commercial land uses over the long-term. The proposed increase in GFA will allow the full build-out of the remaining phase of the lands, which will contribute to the development of complete communities consisting of residential, a variety of commercial, and community uses within close proximity of each other within a designated settlement area.

The proposed amendments are consistent with the 2014 Provincial Policy Statement.

Provincial Growth Plan for the Greater Golden Horseshoe (Places to Grow)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for managing growth in the Greater Golden Horseshoe, including:

- directing growth to built-up area where capacity exists to best accommodate population and employment growth; and
- promoting transit supportive densities and a healthy mix of residential and employment uses.

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.

Policy 2.2.6 provides direction to municipalities to promote economic development and 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 amendments will facilitate development that is in keeping with the goals and vision of the Growth Plan as it will contribute to the development of land uses within the Paisley/Imperial Node. Mixed land uses in a location within a broader residential community provide opportunities for various modes of transport, as well as provide support to the City's economic base through job opportunities.

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 9.4.2, as outlined below:

a) The conformity of the proposal to the goals and objectives of this Plan.

The intent of the 'Mixed Use Node' land use designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. The proposed Official Plan Amendment will facilitate the on-going development of a variety of retail, service, commercial and entertainment uses within this Node.

b) Suitability of the site or area for the proposed use, especially in relation to other sites or areas of the City.

The Paisley/Imperial lands are designated as "Mixed Use Node" and are comprised of five (5) distinct properties. The proposed Official Plan Amendment will allow the remaining phase of West Hills plaza to build-out. The Node is the appropriate and suitable area for increased GFA.

c) Compatibility of the proposed use with adjacent land use designations.

The increase in GFA will allow for permitted uses that serve adjacent residential developments to develop. There is no change in land use proposed through this amendment.

d) The need for the proposed use, in light of projected population and employment targets.

The applicant submitted a Market Impact Study prepared by Kircher Research Associates Ltd. The Market Impact Study was peer reviewed by Watson and Economists Ltd. Both the Market Impact Study and peer review concluded that the market could support an additional 4,400m^2 of GFA with no impact to other nodes or the Central Business District.

e) The market feasibility of the proposed use.

The Market Impact Study and peer review concluded that the from a market perspective, given the context of the proposal and the size of the market (Northwest Guelph Zone), the impact of an additional 10% of retail space comprised of several different retail units (based on the conceptual site plan) would have a limited impact spread over a retail base in the Northwest Guelph Zone.

f) The extent to which the existing areas of the City designated for the proposed use are developed or are available for development.

The proposed Official Plan Amendment will apply to lands designated as "Mixed Use Node" which are intended for commercial, service and high density residential uses.

g) The impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the natural environment.

Stormwater management, site servicing, grading/drainage and traffic geometrics and solid waste management will be analyzed through the site plan approval process. Engineering Services has no concerns with the Official Plan Amendment as it will not have any expected negative impacts to the municipal infrastructure.

h) The financial implications of the proposed development.

The proposed Official Plan Amendment is technical in nature and is not specifically proposing a development. However, as a result of the increase in GFA, the Owner/Developer can proceed with their site plan application for the remaining phase of the West Hills plaza. Development Charges will be collected and there will be an increase in taxes for the property.

Official Plan Land Use Designation and Policies

The Official Plan land use designation that applies to the subject lands is "Mixed Use Node". The "Mixed Use Node" land use designation is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole. The intent of the 'Mixed Use Node' designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location.

The intent of the Official Plan in regards to the allocation of retail GFA to the mixed use nodes, is to encourage a mixture of land uses. The Market Impact Study recommended and identified a demand for service space (comprising 11.4% to 15.4% of the total GFA in the Node) which could accommodate complementary non-retail uses such as medical/dental office, daycare and related facilities. Additionally, high density residential uses are being developed adjacent to the Node lands on the south side of Paisley Road. The increase in GFA does not prohibit the development of high density residential uses on the subject lands.

The proposed Official Plan Amendment and implementing Zoning By-law will facilitate the on-going development of a variety of retail, service, commercial and entertainment uses within this Node which support the surrounding residential community. The proposed increase in GFA will support and enhance the role and function of this Node as a well-defined focal point. The applications are consistent with the "Mixed Use Node" land use designation and policies.

The Official Plan also contains guiding policies for the "Mixed Use Node" land use designation in terms of urban design, layout and transition between adjacent land uses. The Official Plan contains general urban design policies to specifically address the Commercial and Mixed Use Areas designation. Through Official Plan Amendment 39, five major Commercial Mixed Use Nodes were identified as part of the structuring elements of the City containing multiple land use designations such as high density residential in combination with permitting shopping and service uses. The proposed development supports this vision to transform, over time, the Paisley/Imperial Community Node into a distinct "urban village", characterized as mixed use, transit and pedestrian oriented places that provide focal points for civic life, higher density housing, retail and live-work opportunities.

Official Plan Amendment 48 Land Use Designation and Policies

Official Plan Amendment 48 (OPA 48) (under appeal), a comprehensive update to the City's Official Plan, proposes to designate the subject lands as "Community Mixed-use Centre". Community Mixed-use Centres are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a node. These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole. The intent of the Community Mixed-use Centre designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location.

Policy 9.4.2.15 of OPA 48 reflects the maximum permitted GFA of this node of 52,600 m^2 which includes the 42,000 m^2 identified through OPA 29 and the 10,600 m^2 that existed prior to 2006. Staff must have regard for the Council adopted policies and designations of OPA 48 even though it is currently under appeal.

OPA 48 finalized the Five Year Update to the Official Plan and, among other items, updated the land use designations. OPA 48 provides additional direction regarding implementing the vision for the Mixed Uses Nodes over the long-term. The land use designations on Schedule 2 of the Official Plan provide the range and mix of permitted uses that would achieve the vision of pedestrian-oriented and transit-supportive development with amenities and commercial uses in proximity to residential neighbourhoods. Medium and high density residential uses are designated within walking distance of the Paisley/Imperial Community-Mixed Centre.

The subject applications to increase the GFA in the Node will allow for the full build-out of the permitted uses. The Urban Design Concept Plan for the Paisley/Imperial Node is a key tool for implementing the policies. Although, no specific development is proposed through these applications, the increase in GFA will allow for the West Hills Phase III site plan to proceed. The vision of the Urban Design Concept Plan can be achieved through the site plan approval process which is discussed later in this report. The proposed applications are consistent with the policies and designations of OPA 48.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment application is to increase the permitted GFA on the property municipally known as 963 to 1045 Paisley Road from 20,851m^2 to 25,251 m^2. If approved, the applications will allow for the development of the remaining phase of the West Hills Plaza (963 to 1045 Paisley Road). The proposed Zoning By-law Amendment is in-line with the proposed Official Plan Amendment. As a result of the increase in GFA on 963 to 1045 Paisley, the GFA on all lands within the Node would equal the maximum permitted assigned GFA by the Official Plan, as proposed to be amended.

No other regulations associated with the existing zoning on the subject property are proposed to be amended as part of this application. Based on the supporting documentation provided through these applications and the Official Plan policies, the proposed Zoning By-law Amendment is considered to be appropriate and staff recommend approval.

Review of the Retail Expansion Study for the Paisley/Imperial Node

Official Plan policy 7.4.48, requires a Market Impact Study to be submitted as part of a complete application when applications are proposing:

b) "to exceed the retail floor area limitations within a 'Mixed Use Node' established in policy 7.4.12 or the number of large retail uses in policy 7.4.13;"

The Official Plan provides further direction as to what the market impact study should demonstrate.

Policy 7.4.49 states that,

"An appropriate market impact study shall demonstrate that:

a) the proposal can be justified without detriment to the overall function or economic vitality of the 'Central Business District' or the key component functions that contribute to the C.B.D.'s overall vitality;

b) the achievement of the City's Major Goals, the Urban Form policies or the Commercial and Mixed Use policy objectives of the Official Plan will not be compromised; and

d) the ability of existing designated commercial or mixed use lands to achieve their planned function will not be compromised."

e) the ability of existing designated commercial or mixed use lands to achieve their planned function will not be compromised."

Policy 7.4.50 further states that,

"A market impact study shall include:

a) An assessment of the current market situation, and the future potential for the expansion of retail facilities in light of projected population and employment growth;

b) An evaluation of the economic feasibility of the proposal on the basis of current market demand or retail market opportunity;

c) An indication the scale of any adverse affects on the economic viability of the C.B.D., the key functions that contribute to the C.B.D.'s overall vitality, and on any existing or planned designated commercial or mixed use lands provided for in this Plan.

d) An assessment of the implications of the proposal relative to the City's approved Commercial Policy Review Study and the objectives and implementing policies of this Plan."

A Market Impact Study and Addendum were prepared by Kircher Research Associates Ltd. Watson & Associates Economists Ltd. (Watson) was retained to complete a peer review of the Market Impact Study and Addendum.

Kircher's Market Impact Study was based on extensive research including an inventory of competitive facilities, a license plate survey in the Node to determine the market area, demographics, income and retail expenditure analysis. Kircher's Study concluded the increase in allowable GFA by 4,400 m^2 to be minor as it would allow for a full and efficient build-out of the site, thereby enabling completion of the Node as envisioned in the Official Plan. The Study also concluded that the minor amount of additional GFA would not be detrimental to any existing or planned competitive retail developments or the Central Business District.

Watson's peer review concluded that based on their review of vacancy rates across the major retail areas of the City, the retail market reflects a healthy market and it would not be unreasonable to expect that the retail market in Guelph could absorb a sales transfer from existing commercial operations of an additional 4,400m^2 of retail space without undermining the performance of the market. Further, Watson agreed that the additional space requested would have no significant impact on the Central Business District as this area has evolved into a multi-function area with a wide range of uses. Watson also notes that currently two large retailers, Costco (membership only store) and Zehrs, comprise 80% of the retail GFA in the Paisley/Imperial Node. Additional retail GFA within the Node would provide a greater range of competitive retail options for residents in the local area.

Commercial Policy Review

The subject applications are independent of and are proceeding in advance of the City's recently initiated Commercial Policy Review. Staff do not have any concerns with these applications proceeding in advance of the Commercial Policy Review given the minor nature of the increase in GFA requested, within the existing designated Mixed Use Node and the conclusions of the Watson Peer Review.

Land Requirements for Vehicular Access to West End Community Centre

The West End Community Centre is a major City-owned centre which contains a fire station, recreation facilities, library and transit terminus. There is a triangular piece of land owned by the Owner/Developer which would facilitate the construction of the desired vehicular driveway and pedestrian connection from the West End Community Centre to Elmira Road. As part of the Costco development, street lights and curbs were constructed. The Owner/Developer has previously offered to gift this triangular piece of land to the City upon site plan approval of the final phase of the West Hills plaza. Once owned by the City, the City can complete this vehicular and pedestrian access.

Through Official Plan and Zoning By-law Amendment applications, the City can not legally require the Developer to dedicate land to the City as it is neither identified as a road widening or intersection improvement in the Official Plan.

Official Plan policies allow for the City to require land dedications for road widenings and intersection improvements as described in Tables 8.1 and 8.2, as a condition of the following:

a) A draft plan of subdivision;
b) A *Consent* by the *Committee of Adjustment*;
c) A site plan approval for *development* as required by subsection 9.9.1 to 9.9.4 of this Plan.

Since October 2007, the Owner/Developer has indicated their willingness to gift this land to the City upon site plan approval of their West Hills Phase III development. City staff will continue to work with the Owner/Developer to finalize the land transfer upon site plan approval of West Hills Phase III.

Urban Design Concept Plans, Principles and Illustrative Diagrams for the Paisley/Imperial Mixed Use Node

In 2012, Council endorsed the "Urban Design Concept Plan, Principles and Illustrative Diagram for the Paisley/Imperial Mixed Use Node" (as shown in ATT-9). Council directed staff to use the Urban Design Concept Plans, Principles and Illustrative Diagrams to guide the review of development applications within the node. The purpose of the Urban Design Concept Plan is to provide a high-level illustration of the main principles and structure of the Node that is intended to implement Council adopted Official Plan policies.

The Urban Design Concept Plans establish the general principles for the development of the node. They will be used to provide guidance for staff to evaluate development applications within the node. Development proposals within the area will be required to demonstrate how the proposal is generally consistent with and reflect the Urban Design Concept Plans to the satisfaction of staff. Furthermore, the principles established will guide the development of implementation tools (e.g. Zoning By-law Amendments or updates). This being said, the Concept Plans, Principles and Illustrations are by their nature conceptual and issues such as building size/placement may be refined and changes proposed through the development process so long as the development is generally consistent with Urban Design Concept and principles.

The following land use designations (as shown in OPA 48) are permitted:
Community Mixed-Use Centre, High Density Residential (south of Paisley) and Medium Density Residential (existing and east of Imperial).

The following key ideas are proposed as part of the Urban Design Concept Plan for the Paisley/Imperial Node:

- The Main Street area for the Node will be located along a new east-west street north of the existing Zehrs store on both sides of Elmira Road. Ensure a clear/comfortable pedestrian link between the Main Street Area and the large format retail uses.
- The commercial focus of the Main Street Area will generally be in the vicinity of the Main Street/Elmira intersection.
- An attractive on-street Transit Node will be developed (i.e. generally bus bays) near the intersection of the new Main Street and Elmira Road including upgraded amenities for transit users.

- Taller buildings will generally be located at or near the intersection of the Main Street/Elmira Road as well as at Elmira Road/Paisley Road.
- Buildings heights, massing, and uses will provide an appropriate transition to the adjacent single-detached dwellings.
- Introduce a modified grid road pattern that creates adaptable urban blocks and that promotes connectivity and pedestrian/cyclist movement. Road cross-sections, including any private streets, will also be designed to ensure comfort for cyclists/pedestrians.
- Improve pedestrian connections to the West End Recreation Centre that connect to the high density residential land use buildings south of Paisley.
- Establish convenient and comfortable connections between the Trail System and the pedestrian circulation system within the node.
- Introduce public art component on the west side of Elmira either at the intersection of Elmira/Paisley or Elmira/new Main Street that commemorates the impact of area settlers on Guelph's agricultural heritage.
- On-street cycling facilities will be established along Elmira and Paisley Road.

The subject applications are technical in nature and will allow the West Hills Phase III site plan to be approved. Through site plan approval of West Hills Phase III, staff will work with the Developer to ensure that the proposed development is consistent with and implements key design elements of the Urban Design Concept Plan for the Paisley/Imperial Community Mixed Use Node. Staff are recommending a condition in ATT-4 to this effect.

Servicing and Traffic

Engineering has previously provided comments to the Owner/Developer as part of the West Hills Phase III site plan application. Stormwater management, site servicing, grading/drainage and traffic geometrics will be analyzed and any costs associated with municipal infrastructure improvements, if required, will be collected through the site plan approval process. Engineering Services has no concerns with these applications as they will not have any expected negative impacts to the municipal infrastructure.

Cumulative Traffic Impact
The Zoning By-law Amendment application for 129 Elmira Road South (Lowe's Development) contained a number of "prior to site plan approval" conditions related to traffic. As part of the previous application, a Traffic Impact Study and Addendum were provided that assumed background traffic related from other area developments to the 2020 and 2025 horizon. As a result of the previous approvals, staff are continuing to monitor traffic in the area to determine when traffic counts will warrant the installation of additional traffic control signals. When traffic control signals are installed, they will be coordinated with the existing traffic control signals at the Costco main driveway. Staff are recommending a condition through the West Hills Phase III site plan approval that a Traffic Impact Study be prepared, if required, to the satisfaction of the General Manager/City Engineer prior to Site Plan Approval of West Hills Phase III.

Community Energy Initiative Considerations
The proposed development will contribute towards implementing the Community Energy Initiative in recognition that it satisfies many of the objectives and policies outlined in Section 3.8 of the Official Plan that promote energy conservation. Allowing an increase in GFA will allow for the complete build-out of the property and completion of the Node.

The applicant has submitted information outlining energy efficiency initiatives that are proposed in association with the completion of the West Hills Phase III site plan (see ATT-11).

Summary
The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement, conform to the Growth Plan, satisfy Official Plan Amendment criteria, will allow for the full build-out of the final phase of the West Hills plaza which will help achieve the Official Plan vision for the Node. Staff recommend approval of the applications.

Statutory Public Meeting Comments
The Statutory Public Meeting was held on March 7, 2016. Issues raised by Council at the public meeting are summarized and addressed below. No members of the public spoke at the public meeting, however, one letter of correspondence was received and is summarized and addressed below:

What is the internal road network between West Hills Plaza and the West End Community Centre?
Through the review of the site plan application for the West Hills Phase III, pedestrian connections will be required. A vehicular connection between the two

sites is being explored and will be finalized through site plan approval if it is possible. The Developer is currently exploring the possibility of adjusting the grades on the West Hills plaza to be able to achieve the vehicular connection.

Will traffic lights be synchronized to assist with traffic flow?
The City has installed the underground ductwork to allow future traffic signals at Paisley/Whitelaw. These signals will be connected to the signals at Paisley/Elmira to ensure they are synchronized. The underground ductwork that will be installed with the Paisley reconstruction will go from Paisley/Whitelaw to Paisley/Elmira. The Paisley/Whitelaw signals will not be directly connected to the Elmira/Costco lights. They could connect through the Paisley/Elmira lights/signal controller. Future signals will be installed when the warrants are met. If the warrant requirements are fulfilled, the traffic lights will be installed and they will co-ordinate with the traffic lights to facilitate with traffic flow.

What are the impacts of increasing the GFA in this Node on other Nodes?
As discussed earlier in this report and in more detail, the Market Impact Study and peer review concluded that the increase in GFA could be supported from a market perspective without impacting the other designated Nodes or impacting the Central Business District.

The current applications work against the mixed-use function of the Node.
OPA 48 distinguishes the Node from the land use designation whereby the community mixed-use centre provides the concentration of commercial land uses and the full mix of land uses is provided within the Node through various land use designations in walking distance to the commercial centre.

How will drive-throughs be laid out?
The conceptual site plan does not show any drive-throughs on the West Hills Phase III plaza. However, a drive-through is permitted in the Zoning By-law. The Official Plan contains policies for drive-through facilities and does not permit them between the building and the street line or the building and an intersection of streets. Additionally, any development proposed in the Node has to be consistent with the Council endorsed "Urban Design Concept Plan, Principles and Illustrative Diagram for the Paisley/Imperial Mixed Use Node".

What is the GFA of the gas station at the north-east corner of Paisley/Imperial Road South?
The gas station/carwash/convenience store located at the north-east corner of the Paisley/Imperial Road South intersection is 461m^2. This property is designated as "General Residential" in the Official Plan and therefore the GFA is not included in the maximum permitted GFA of the Mixed Use Node.

ATT-11
Community Energy Initiative Commitment

Armel

May 9th, 2017

ATTENTION: Lindsay Sulatycki, MCIP, RPP
Senior Development Planner

Planning, Urban Design and Building Services
City of Guelph
1 Carden St.
Guelph, ON
N1H 3A1

Dear Ms Sulatycki:

Armel Corporation has been developing commercial properties in the City of Guelph for the past 30 years. It is Armel's goal to construct commercial properties and buildings that stand the test of time and function in an efficient operational manner. This approach will be carried forward in the proposed development at West Hills Phase III.

Our building design team and tenant partners will work collaboratively to adhere to Ontario Building Code Energy Efficiency requirements, utilizing practices such as:

- Specifying insulation values that equal or exceed the prescriptive values noted in SB-10 of the OBC and Ashrae 90.1 2010.
- Increased thermal performance of fenestration through upgraded tint and argon filled double glazed units.
- LED fixtures will be specified for the parking lot lighting, building mounted lighting and lighting within the tenant spaces.
- High efficiency roof top units will be specified for all buildings
- Low flow toilets will be installed in each tenant space

Yours truly

ARMEL CORPORATION
Per:

CHRIS COROSKY
Vice President

ARMEL CORPORATION
COMMERCE COURT WEST · 199 BAY STREET · SUITE 2900 · P.O. BOX 459 · TORONTO, ONTARIO M5L 1G4
TELEPHONE (905) 206-8800 · FACSIMILE (905) 206-8801

ATT-12
Department and Agency Circulation Comments Summary

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Planning		√	Subject to conditions in Attachment 4.
Parks Planning*		√	Subject to conditions in Attachment 4.
Engineering	√		
Guelph Transit	√		
Zoning Services	√		
Guelph Police Service	√		
Upper Grand District School Board	√		
GWDA	√		
Guelph Hydro	√		
Urban Design	√		
Environmental Planning	√		

*Comments Attached

INTERNAL MEMO

CITY OF Guelph
Making a Difference

DATE May 26, 2017

TO **Lindsay Sulatycki**

FROM Helen White
DIVISION Parks and Recreation
DEPARTMENT Public Services

SUBJECT Paisley/Imperial Node – Proposed Official Plan Amendment OP1502 and Zoning By-Law Amendment ZC1515

Park Planning has reviewed the Notice of Complete Application dated December 17, 2015, Notice of Public Meeting dated February 11, 2016, Planning Justification Report dated November 2015, West Hills Layout Concept Plan dated November 10, 2015, and Retail Expansion Study Paisley/Imperial Node dated October 23, 2015 for the above noted development offers the following comments:

Official Plan Amendment and Zoning Bylaw Amendment:

Park Planning and Development has no objection to the proposed Official Plan Amendment to increase the overall permitted GFA in the Paisley/Imperial Node by 4,400m^2 from 52,600m^2 to 57,000 m^2 and the Zoning By-Law Amendment to increase the permitted GFA on the property municipally known as 963 to 1045 Paisley Road from 20,851m^2 to 25,251m^2 - provided that the following items are addressed in the final developments:

Connections to City trails and the West End Community Centre:

There are Secondary City trails in the Guelph Trail Master Plan adjacent to the Paisley/Imperial Node lands within the Imperial Road and Elmira Road rights of way and the West End Community Centre (WECC) lands. Active transportation (walking, cycling, etc.) connections are required from the remaining commercial developments to these trails to support the Guelph Trail Master Plan goal "to develop a cohesive city-wide trail system that will connect people and places through a network that is off-road, wherever possible, and supported by on-road links where necessary."

The Official Plan policies regarding Community Mixed Use Nodes state that "...community mixed use nodes will be planned and designed to be well served by transit and facilitate pedestrian and cycling traffic" (s. 2.4.9.1). The Provincial Policy Statement (2014) supports "development patterns which promote the use of *active transportation* and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas." (s. 1.8.1b.)

The WECC is a major City-owned centre which contains a fire station, recreation facilities, library and transit terminus. Two of its main walkways lead toward the subject lands. As such, two permanent, public, disabled-accessible pedestrian connections on 963 to 1045 Paisley Road to the WECC lands are required to be designed, constructed and maintained at no cost to the City – similar to other required pedestrian connections to the public roadways adjacent to the site. (Planning Act R.S.O. 1990 c. P.13 41(7)(a), paragraph 4 and s. 41(7)(b)). The development will also benefit from direct customer access from the busy community centre. The City will be responsible for the cost of construction and maintenance of the portions of these connections on City lands.

A driveway and sidewalks from Elmira Road to the WECC to provide improved site circulation, active transportation and trail connectivity, emergency services and transit access has also been planned for many years. The connection cannot be constructed unless a portion of the subject lands is transferred to the City. The developer has previously offered to gift this land to the City (October 15, 2007 letter from Armel Corporation; March 12, 2014 letter from BJC Architects Inc.).

The developer has provided a design for this driveway and sidewalks that will be reviewed and revised if needed to ensure that it meets current City standards to confirm the configuration of the transfer lands. Our department is willing to construct and maintain these works when appropriate funding is available. The developer has previously indicated that a portion of the WECC land may be required to complete their development (October 15, 2007 letter from Armel Corporation). Our department is willing to consider this as a potential "land swap" for the driveway lands - contingent on final Site Plan designs for the land that meet City requirements.

Buffer Strip
A buffer strip is required on the subject lands adjacent to the WECC lands in accordance with the City's Zoning By-law and Site Plan Guidelines. The content of the buffer strip will be determined during Site Plan process.

Demarcation:
Property demarcation on the WECC lands along the boundary of subject lands is required in accordance with the City's Property Demarcation Policy. The type of demarcation will be determined during Site Plan process.

Conditions of Development:

Prior to Site Plan approval:

I recommend the following development approval conditions for 963 to 1045 Paisley Road:

Prior to Site Plan approval:

1. The Developer shall be responsible for the cost of design and development of the **demarcation** of the West End Community Centre lands in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval 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 development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.

2. The Developer shall be responsible for the cost of **design, construction and maintenance of two accessible pedestrian connections** to the West End Community Centre to meet City standards. This shall include the submission of drawings completed by a Professional Engineer and a full member with seal of OALA for approval to the satisfaction of the Deputy CAO of Public Services and the City Engineer.

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 comments and conditions outlined above.

Regards,

Helen White, OALA, CSLA
Park Planner

Parks and Recreation
Community and Social Services
Location: City Hall

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C Janet Sperling, Mary Angelo

File # P:\CommunityServices\Riverside_Park Planning\PLANNING\WEST DISTRICT\Zoning By Law & Official Plan Amendments\Paisley & Elmira - West Hills Centre\Paisley_Imperial Node\Paisley_Imperial Node_P Planning comments))_rev.doc

ATT-13
Public Notification Summary

November 10, 2015	Applications received by the City of Guelph
December 4, 2015	Applications deemed "complete"
December 17, 2015	Notice of Complete Application mailed to prescribed Agencies and surrounding property owners within 120 metres
December 17, 2015	Notice of Complete Application advertised in the Guelph Tribune
February 11, 2016	Public Meeting Notice mailed to prescribed Agencies and surrounding property owners within 120 metres
February 11, 2016	Public Meeting Notice advertised in the Guelph Tribune
March 7, 2016	Statutory Public Meeting of City Council
May 31, 2017	Notice of Decision meeting sent to those who requested to be notified
June 12, 2017	City Council Meeting to consider staff recommendation