



SUBJECT: Site Plan Application 2025 Guelph Line Supercenter Plaza

TO: Planning and Development Committee

FROM: Planning and Building Department

Report Number: PB-31-17

Wards Affected: 6

File Numbers: 535:016/16

Date to Committee: May 30, 2017

Date to Council: June 12, 2017

Recommendation:

Redelegate to the Director of Planning and Building the authority to approve the site plan application for 2025 Guelph Line, to permit the construction of 3 new commercial buildings, amended driveway location and parking areas consistent with the site plan drawing attached to this report.

Purpose:

The purpose of this report is to:

1. Summarize the findings from the public consultation for this site plan application;
2. Provide the site plan for Council and the public; and
3. Redelegate the site plan approval to the Director for finalization of the site plan agreement.

Background and Discussion:

The subject property has the following characteristics:

- Located on the northwest corner of Upper Middle Road and Guelph Line (See Appendix A – Location / Zoning Sketch). Surrounding land uses consist of:
 - North: Residential
 - East: Residential
 - South: Commercial

- West: School
- The property is approximately 6.84 hectares (16.89 acres) in size and currently supports a large commercial plaza.
- The property has access to Guelph Line, Upper Middle Road, and Upland Drive.
- The property is zoned “CC1-64 – Site-Specific Community Commercial” under Zoning By-law 2020 (see Appendix A – Location / Zoning Sketch).

The applicant applied for a rezoning on November 4, 2015 and a by-law was approved on February 13, 2017 to permit three additional buildings. Council undelegated the approval authority for the site plan application and requested an additional public meeting to be held.

A public meeting was held on March 20th, 2017. It included a walking tour of the site and a discussion of the various issues raised by adjacent land owners. The applicant also brought displays of the development plans to assist with the conversation. The applicant, their consultants, and City staff attended the public meeting to answer questions and provide clarity on the proposed development. Four main issues were raised during the meeting:

1. Upland Drive driveway access location;
2. Landscaping along the Upland Drive frontage;
3. Pedestrian connections from the Upland Drive and the Upper Middle Road intersection; and,
4. The rear parking area.

The walking tour was very helpful as attendees were able to explain their concerns directly and have an open discussion regarding opportunities to improve the proposed plans.

Upland Drive driveway access location

Several issues were identified regarding the driveway location on Upland Drive such as delivery trucks using this access and traffic congestion problems.

Through the site plan agreement, Transportation staff will be requiring the driveway on Upland Drive to be realigned to the north and that the exit be restricted to a Right-Out only while maintaining all movements inbound. The benefits of this modification to the driveway on Upland Drive will reduce cut through traffic through the residential neighbourhood and ease traffic congestion.

Landscaping along the Upland Drive frontage

The landscaping treatment along Upland Drive was identified by adjacent landowners as a significant concern. Their concerns relate to privacy in their rear yards, the possibility of headlights shining in their windows, and the loss of mature vegetation. The challenges of retaining trees within or adjacent to construction sites and ensuring meaningful year round landscaping was also discussed.

Adjacent land owners also expressed concern regarding the proposed decorative fence and feel that a solid board fence would provide an enhanced visual and sound buffer from the on-site activities (especially headlights from parked cars). The elevation difference between the parking lot and the adjacent residences along Upland Drive validates this issue. As a result, the site plan will include a revised landscape plan showing an improved fence, coniferous trees and vegetation along Upland Drive.

The Pedestrian Connections from the Upland Drive and the Upper Middle Road intersection

The corner of Upland Drive and Upper Middle Road was identified as a location for enhanced pedestrian connections to the site. Through the site plan review process, the landscape feature at the intersection and the south facing sidewalk along Retail Buildings C and D are redesigned to provide pedestrian access and enhanced landscaping opportunities. The existing grades along Upper Middle Road make it impractical to construct an accessible connection to the site as the slope is too steep to meet AODA requirements. As such, an accessible pedestrian connection will be provided at the relocated entrance from Upland Drive.

The Rear Parking Area

Community members and employees of the businesses of the plaza identified safety issues with respect to the rear parking area. Through the site plan agreement, a lighting plan is required to ensure the area is well lit and that the lighting does not spill onto adjacent properties. Although outside the scope of a site plan application, staff are encouraging the applicant to consider additional measures to ensure safety in the rear parking area .

Strategy/process

The public meeting incorporated a high level of participation and offered the community and staff an opportunity for shared understanding of the issues and what types of measures can be used to address the issues. The site plan application was undelegated by Council to ensure this discussion occurred.

An undelegated site plan application results in increased time for the applicant as the timeline to get a report on a Council agenda creates a significant delay in processing time. The higher level of participation offered at the public meeting held on March 20th, 2017 informed staff, the applicant, the Ward Councillor, and the community of the various issues with the proposed development. This improved understanding allows staff to address these concerns. As such, the goal for the site plan application to be undelegated has been achieved and it is appropriate to redelegate the site plan to the Director for finalization. The plan attached to this report is reflective of the community discussion and will be the basis of finalizing the site plan and the site plan agreement.

Options considered

This report recommends that the site plan application be redelegated back to staff for approval. Should council choose to retain the approval authority for the site plan application, the earliest the staff report could be before council is July 10th, 2017.

Financial Matters:

The proposed site plan application has received all required application fees. Payment of securities and development charges will be required later.

Public Engagement Matters:

A community meeting was held on March 20th, 2017 from 6pm to 7:30 pm on the subject lands. The meeting included a walking tour and a discussion of community concerns with adjacent land owners, city staff, the applicant, and their consultants.

Conclusion:

Staff recommend that the site plan application for 2025 Guelph Line be delegated back to staff for approval. The meeting held on March 20th, 2017 illuminated the community concerns with the proposed development. The applicant and staff are working together to address all community concerns.

Respectfully submitted,

Kristen Boulard
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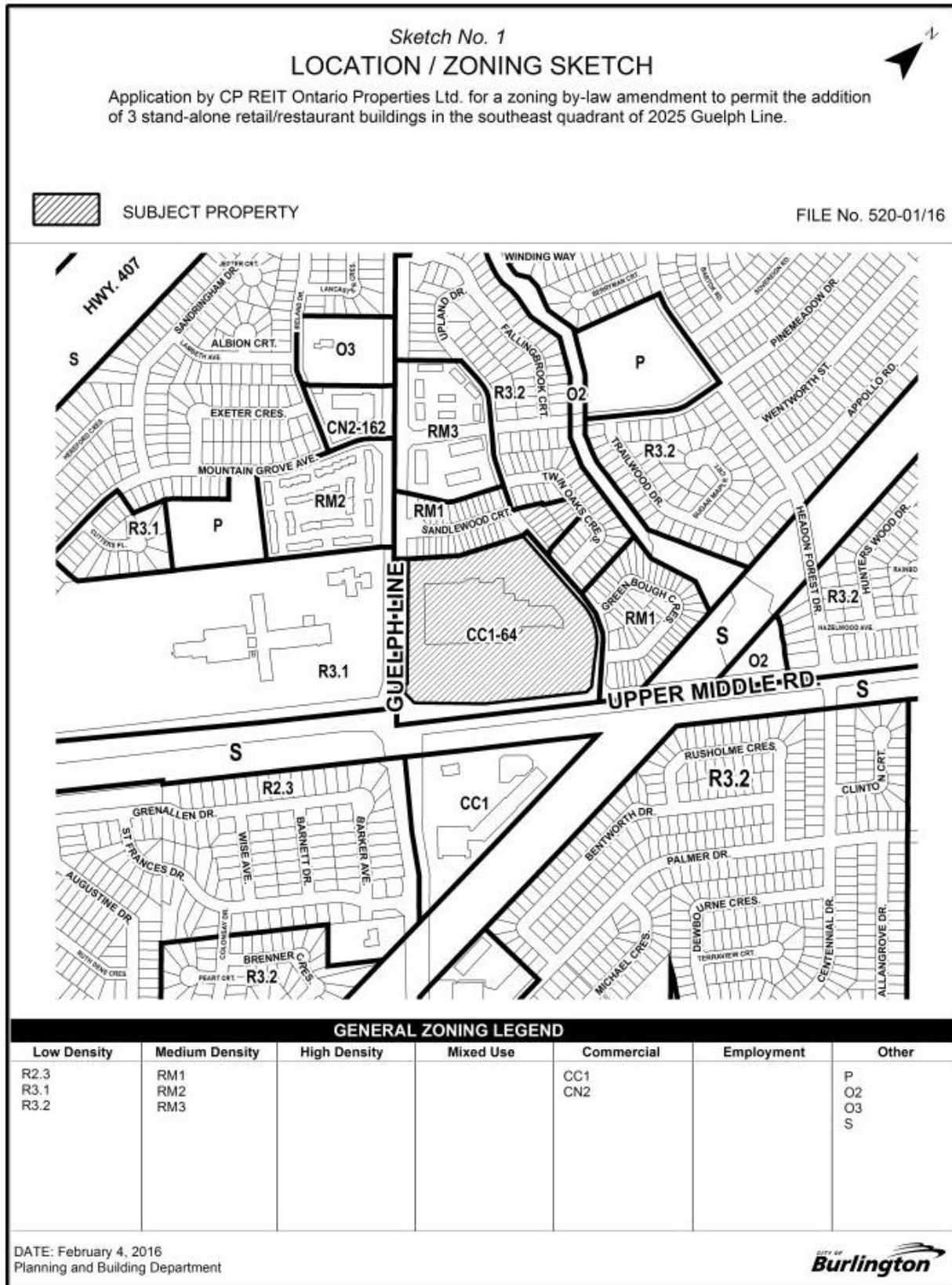
Appendices:

- a. Location Sketch
- b. Landscape Plan
- c. Landscape Details and Pedestrian Access
- d. Tree Preservation Plan

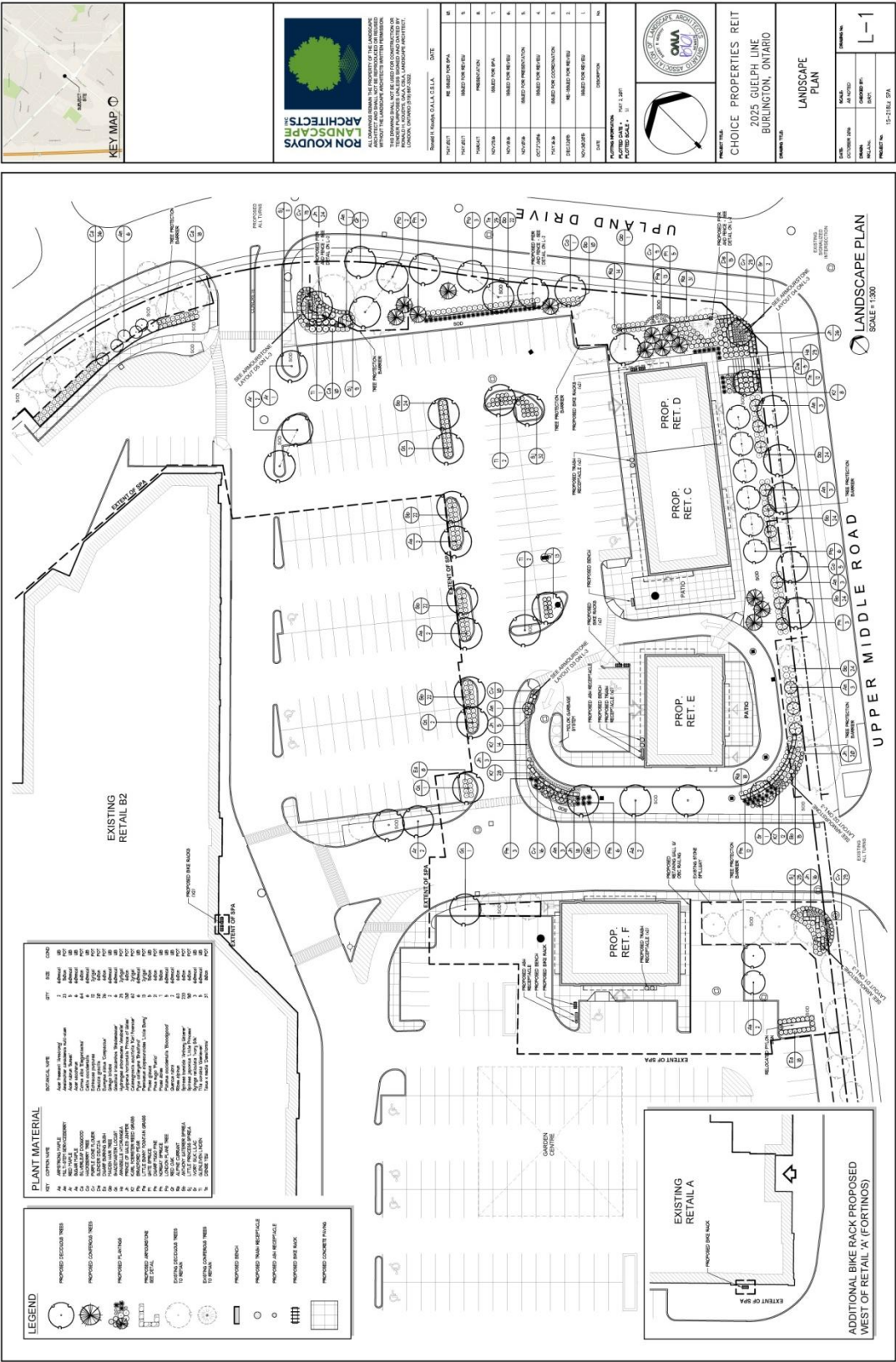
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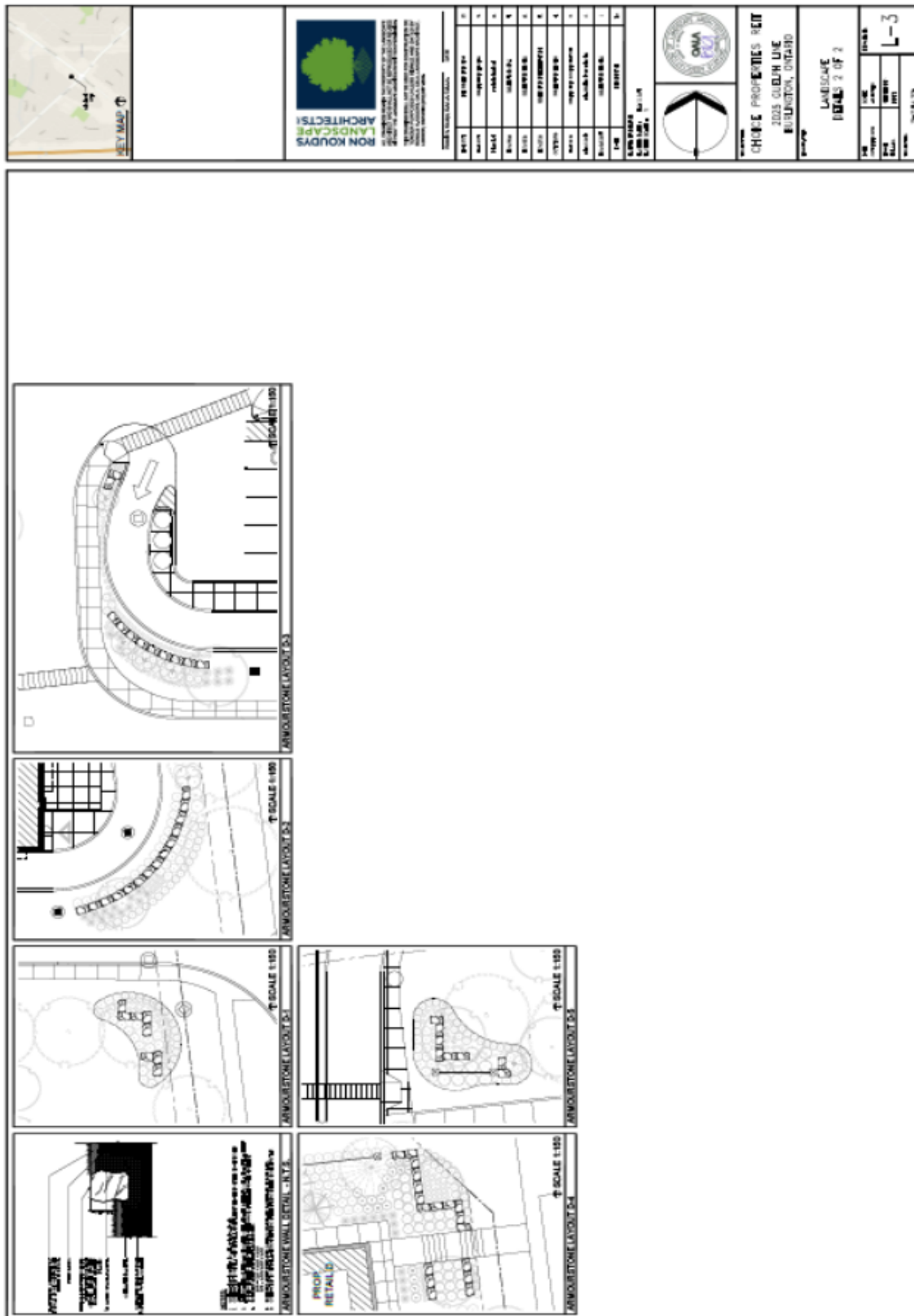
All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

Appendix A



Appendix B





Appendix D

