

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 25, 2021
Subject	Decision Report 120 Huron Street Proposed Official Plan and Zoning By-law Amendments (File OZS20-005) Ward 1

Recommendation

1. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Official Plan Amendment to permit the development of a fifth storey containing an additional 30 apartment units to an existing four storey apartment building, be approved in accordance with Attachment 2 of Report 2021-09 dated January 25, 2021.
2. That the application from GSP Group Inc., on behalf of the owner, Alice Block Inc., on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), City of Guelph, for approval of an Zoning By-law Amendment to permit the development of a fifth storey and an additional 30 apartment units to an existing four storey, apartment building be approved in accordance with Attachment 3 of Report 2021-09 dated January 25, 2021.
3. That in accordance with Section 34 (17) of the Planning Act, City Council as determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 120 Huron Street.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve an Official Plan Amendment and a Zoning By-law Amendment to permit the development of a fifth storey and an additional 30 apartment units to an existing four storey apartment building on the 120 Huron Street property.

Key Findings

Planning staff support the proposed Official Plan Amendment as shown in Attachment 2 and the Zoning By-law Amendment subject to the recommended zoning regulations and conditions in Attachment 3.

Financial Implications

Estimated Development Charges: \$432,330 based on 2020 rates

Estimated Annual Taxes: \$72,525 based on the 2020 tax rate for 30 apartment units

Report

Background

The subject site, 120 Huron Street, is part of a recent rezoning application (ZC1709) approved on January 28, 2019 for 120 – 122 Huron Street (By-law (2019)-20362) to permit the reuse of the existing four storey industrial building at 120 Huron for an 87 unit residential apartment building, with the remainder of the previous industrial site (122 Huron Street) rezoned to permit the development of 59 townhouse units.

Applications for an Official Plan Amendment and a Zoning By-law amendment were received for 120 Huron Street from GSP Group Inc. on behalf of the property owner, Alice Block Inc. The applications were received by the City on June 30, 2020 and were deemed to be complete on July 29, 2020. A statutory public meeting was held on September 14, 2020 to discuss the application. Following the public meeting, the applicant made some minor revisions to the proposed application, clarifying the proposed use, increasing the size of units the size of the fifth floor slightly and updating their requested specialized zoning regulations. The applicant provided these changes and additional supporting information to the City on October 28, 2020. This revised submission material was circulated to agencies and the public on November 3, 2020.

Location

The subject site is approximately 0.88 hectares in size and located on the southeast corner of the intersection of Huron Street and Alice Street (see Attachment 1 for Location Map and Aerial Photograph). The site currently contains a vacant four storey former industrial building. Surrounding land uses include:

- To the north, across Alice Street, a variety of single and semi-detached dwellings;
- To the east, a spur line that connects to the Guelph Junction Railway;
- To the south of the site is currently vacant and planned to be developed shortly as 59 cluster townhouse units;
- To the west, there are two small scale apartment buildings, and a variety of single detached dwellings;
- To the northwest, on the opposite corner of the intersection, is Sacred Heart Catholic Church.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is “Mixed Office/Commercial”. The Mixed Office/Commercial designation is intended to accommodate a variety of freestanding small-scale commercial, office, residential or mixed use buildings; with residential uses permitted with a maximum density of 100 units per hectare. Further details of this designation are included in Attachment 4.

Proposed Official Plan Amendment

The applicant is proposing a site specific Official Plan Amendment to permit a maximum height of five (5) storeys and a maximum net density of 133 units per hectare.

Existing Zoning

The subject site is currently zoned R.4A-53, a specialized General Apartment Zone. It was rezoned to this zone as noted above in 2019 for the previously proposed 87 unit development in the existing four storey building. The existing zoning is shown in Attachment 5.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current R.4A-53 (Specialized General Apartment Zone) to a Specialized High Density Apartment Zone (R.4B-??) to permit the addition of a fifth storey containing 30 additional apartment units. Existing specialized regulations in the R.4A-53 Zone are proposed to be carried over into this new zone. New specialized regulations are required for reductions in common amenity area, landscaped open space, parking and Floor Space Index. See Attachment 6 for more details of the proposed regulations.

Proposed Development

The applicant has proposed to continue to develop the existing four storey industrial building into an 87 unit apartment building, while adding a fifth storey containing an additional 30 apartment units that are intended to be affordable and containing supportive amenities for the residents.

The proposed site concept plan is shown in Attachment 7. Proposed building elevations are shown in Attachment 8.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment 9. The analysis addresses relevant planning considerations, including the issues raised by the public and Council. Final comments on the revised proposal from agencies and internal City departments are included in Attachment 11.

Staff Recommendation

Planning staff are satisfied that the recommended Official Plan Amendment and Zoning By-law Amendment are consistent with the 2020 Provincial Policy Statement and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The proposed Official Plan and Zoning By-law amendments conform to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate for the development of the site and its surrounding

context. Planning staff recommend that Council approve the Official Plan Amendments as proposed in Attachment 2 and the Zoning By-law Amendment subject to the specialized zoning regulations outlined in Attachment 3.

Staff note that the applicant made minor modifications to the proposed development in response to comments received, that resulted in additional specialized zoning regulations being recommended. These changes are considered to be minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the *Planning Act*.

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Consultations

The Notice of Complete Application and Public Meeting was mailed August 13, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on August 20, 2020. Notice of the applications have also been provided by signage on the property, which was installed on August 14, 2020. All supporting documents and drawings received with the applications have been posted on the City's website. A summary of public notification dates is included in Attachment 12.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows.

Alignment

The proposed development applications are in conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development, so Planning staff recommend approval. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows. A review of how the proposed development applications are in conformity with the City's Official Plan can be found in the Planning Analysis in Attachment 9.

Attachments

Attachment-1 Location Map and Aerial Photograph

Attachment-2 Recommended Official Plan Amendment

Attachment-3 Recommended Zoning Regulations and Conditions

Attachment-4 Existing Official Plan Designation

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Proposed Conceptual Site Plan

Attachment-8 Proposed Building Elevations

Attachment-9 Planning Analysis

Attachment-10 Community Energy Initiative: Energy Modelling Report Summary

Attachment-11 Departmental and Agency Comments

Attachment-12 Public Notification Summary

Departmental Approval

Not applicable

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