

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, February 8, 2021
Subject	Statutory Public Meeting Report 721 Woolwich Street Proposed Zoning By-law Amendment File: OZS20-015 Ward 2

Recommendation

1. That report 2021-24 regarding a proposed Zoning By-law Amendment application (File OZS20-005) by MHBC Planning Ltd., on behalf of the Guelph (M.O.G) Welcome Drop in Centre Corporation to permit the existing motel building to be converted into 32 supportive apartment units on the lands municipally known as 721 Woolwich Street and legally described as Lots 1, 2, 3 & 4, Plan 485 and Lot 5, Plan 485, Except Part 1 On 61R-4968; Subject to Ro689274; City of Guelph, from Infrastructure, Development and Enterprise dated February 8, 2021, be received.

Executive Summary

Purpose of Report

To provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 721 Woolwich Street to permit the existing motel building to be converted into 32 apartment units. This report has been prepared in conjunction with the Statutory Public Meeting for the application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Report

Background

An application for a Zoning By-law amendment has been received for the property municipally known as 721 Woolwich Street from MHBC Planning Ltd., on behalf of

2395279 Ontario Inc. in partnership with the Guelph (M.O.G) Welcome Drop in Centre Corporation. The application was received by the City on December 18, 2020 with additional materials submitted on January 12, 2020, and was deemed to be complete on January 15, 2020.

Location

The subject site is approximately 0.4 hectares in size and located on the northeast corner of the intersection of Woolwich Street and Marilyn Drive (see Attachment-1 and Attachment-2 for Location Map and Orthophoto). The site contains a one storey motel building. Surrounding land uses include:

- To the north, along Woolwich Street are a variety of service and commercial uses;
- To the east, adjacent to the site is a medium density apartment building, with higher density apartment buildings to the north east and further east and south east is Riverside Park
- To the south, across Marilyn Drive is a townhouse development;
- To the west, directly across Woolwich Street is the Woodlawn Memorial Cemetery and south west along Woolwich Street are a variety of commercial and retail uses.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is "Mixed Use Corridor". The Mixed-Use Corridor designation permits a range of commercial and retail uses together with medium and high density multiple residential buildings and apartments at a maximum height of six (6) storeys and a maximum density of 150 units per hectare. Further details of this designation are included in Attachment 3.

Existing Zoning

The subject site is currently zoned SC.1-11, a Specialized Service Commercial Zone which only permits a hotel. The existing zoning is shown in Attachment-4.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning to a Specialized General Apartment Zone (R.4A-??) to permit the conversion of the existing motel building into 32 supportive housing units. The applicant has added supportive housing, social housing and special needs housing as uses, including definitions for supportive housing and social housing. There are also site-specific regulations requested for a reduction in the amount of parking, as well as reductions in minimum front yard, exterior side yard and rear yard that reflect the existing building location.

See Attachment-5 for more details of the proposed regulations.

Proposed Development

The applicant has proposed to convert the existing motel into 32 bachelor apartment units that are intended to be affordable, together with supportive amenities for the residents.

The proposed site concept plan is shown in Attachment-6.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by MHBC Planning Ltd., dated December, 2020;

- Conceptual Site Plan, Floor Plans and Building Elevations, prepared by Fryett Turner Architects Inc, dated December 2020;
- Functional Servicing and Stormwater Management Brief, prepared by MTE Consultants Inc., dated December 15, 2020;
- Noise Impact Study, prepared by Acoustic Engineering Inc, dated November 26, 2020.
- Phase I Environmental Site Assessment, prepared by Chung & Vander Doelen Engineering Ltd., dated May 26, 2020.

Staff Review

The review of these applications will address the following issues:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed zoning, including the need for specialized regulations;
- Review of site servicing;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update, and
- Address all comments and issues raised during the review of the applications.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Consultations

The Notice of Complete Application and Public Meeting was mailed January 18, 2021 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 January 14, 2021. Notice of the applications have also been provided by signage on the property, which was installed on January 19, 2021. All supporting documents and drawings received with the applications have been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable City as Guelph grows.

Alignment

The review of these development applications will include an assessment of its conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows.

Priority

Working together for our future

Direction

Improve how the City communicates with residents and delivers services.

Alignment

The Public Meeting being held on the proposed development applications provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Official Plan Land Use Designation and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning and Details

Attachment-6 Proposed Site Concept Plan and Building Elevation

Attachment-7 721 Woolwich St. Public Meeting Staff Presentation

Departmental Approval

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