



Grace  
Gardens

# Statutory Public Meeting

## Proposed Supportive Housing Development

GRACE GARDENS | 721 Woolwich Street, Guelph

February 8, 2021



## PROJECT TEAM

**Gail Hoekstra**, *Guelph (M.O.G) Welcome Drop in Centre Corporation*

**Suzanne Swanton**, *Tim Welch Consulting*

**Andrea Sinclair**, *MHBC Planning*

**Michelle Baya**, *MHBC Planning*

**Chelsea Hiebert**, *MTE*

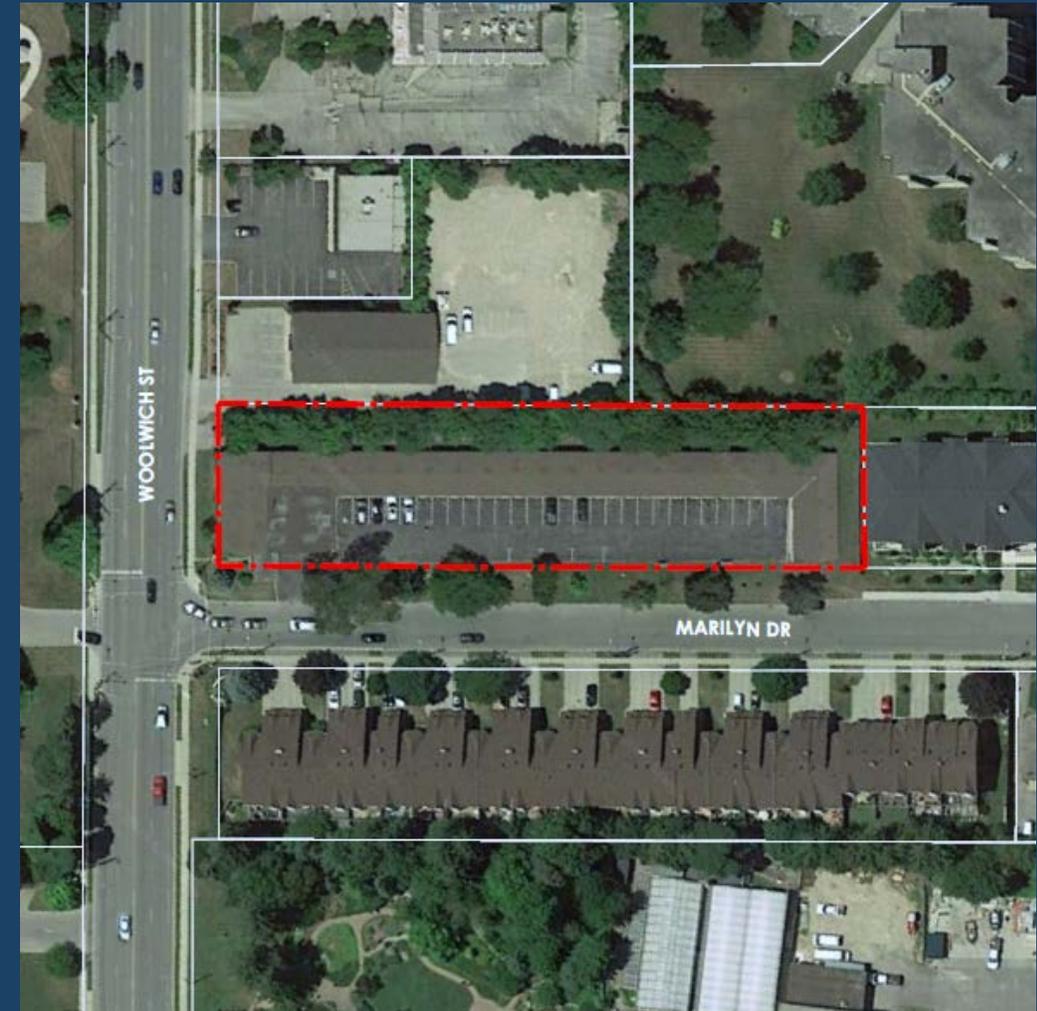
**David McAuley**, *Fryett Turner Architects*

**James Fryett**, *Fryett Turner Architects*

**Anastasia Renaud**, *Fryett Turner Architects*

# LOCATION

721 Woolwich Street, Guelph

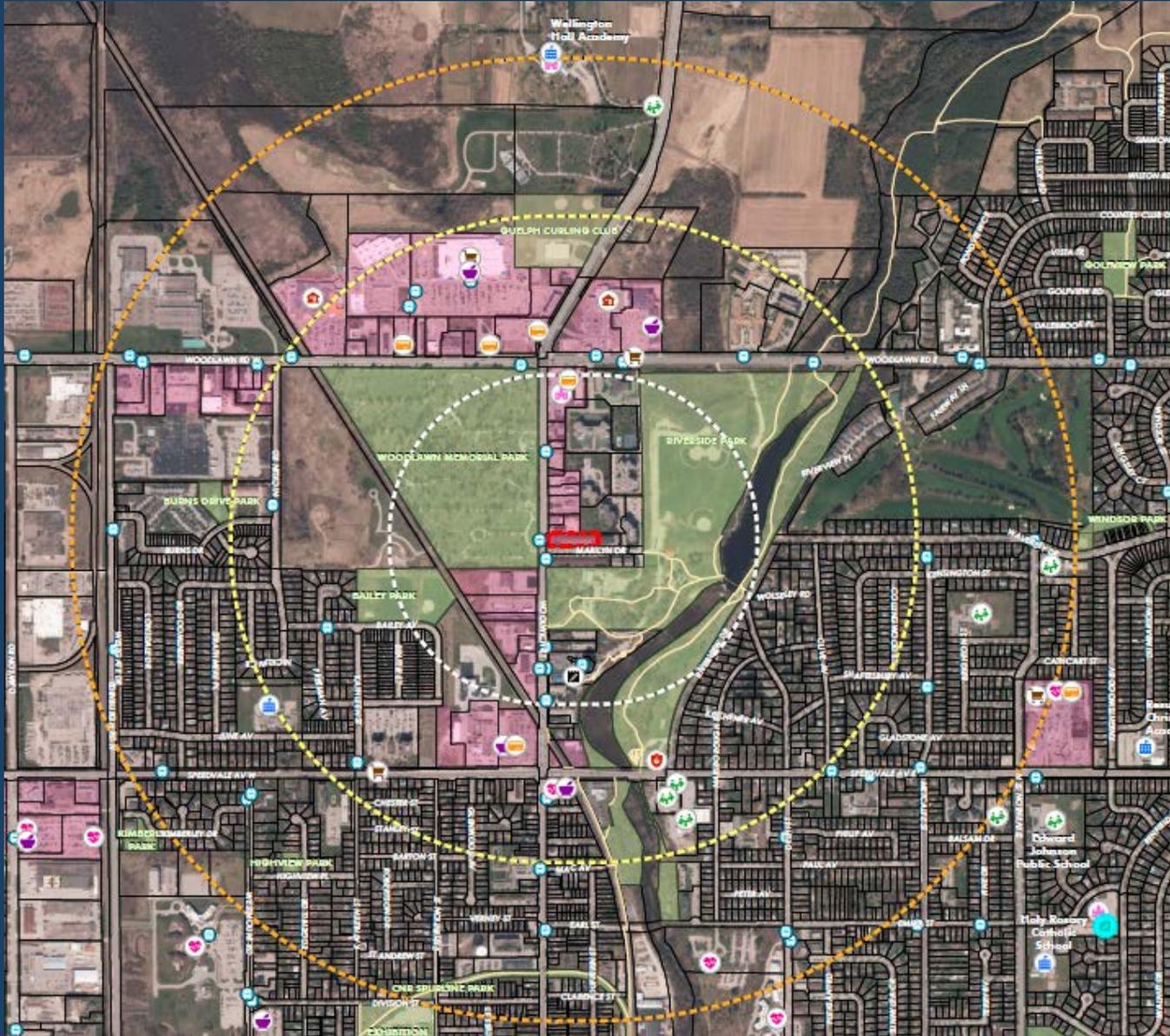


# LOCATION

721 Woolwich Street, Guelph

Within walking distance of key services and amenities including:

- Transit
- Trails/Active Transportation
- Grocery/Convenience Stores
- Food Bank
- Health Clinic
- Mental Health Centre
- Pharmacy
- Places of Worship



# GRACE GARDENS | PROPOSAL



- 32 studio apartments – small, self-contained units suited for one-person households
- Common space for shared activities, programs and support services
- Tenants governed by landlord-tenant legislation
- Long-term supportive housing option for people experiencing homelessness
- 24/7 staffing
- Operated by the Drop In Centre

# BENEFITS OF PROPOSAL

<b>Current Use of 721 Woolwich</b>	<b>Benefits of Grace Gardens Proposal</b>
Overflow Shelter Location	Permanent Supportive Housing where tenants fall under the LTA
No supports on site	24/7 Supports on site
Shelter within an existing motel with minimal oversight	A project designed to inform;  1) Safety for residents, staff and neighbourhood  2) Creation of shared space to build community and have a space for 24/7 staffing and supports to meet with tenants

# PLANNING APPLICATIONS

- Pre-Submission Meeting: November 10, 2020
- Zoning By-law Amendment Submitted December 18, 2020
- Application included all required technical reports
- Site Plan Pre-Submission Meeting January 13, 2021
- Application deemed 'Complete' on January 15, 2021
- Notice signs posted January 20, 2021
- Informal Neighbourhood Open House held January 26, 2021

# PLANNING APPLICATIONS

## PURPOSE OF PLANNING APPLICATIONS

Adaptive reuse project to convert the existing motel/overflow shelter into 32 supportive housing units.

### EXISTING ZONE:

*Specialized Service Commercial 1 (SC.1-11) Zone*

*The existing zone implemented the previous Service Commercial Official Plan designation. The lands are now designated Mixed Use Corridor.*



### PROPOSED ZONE:

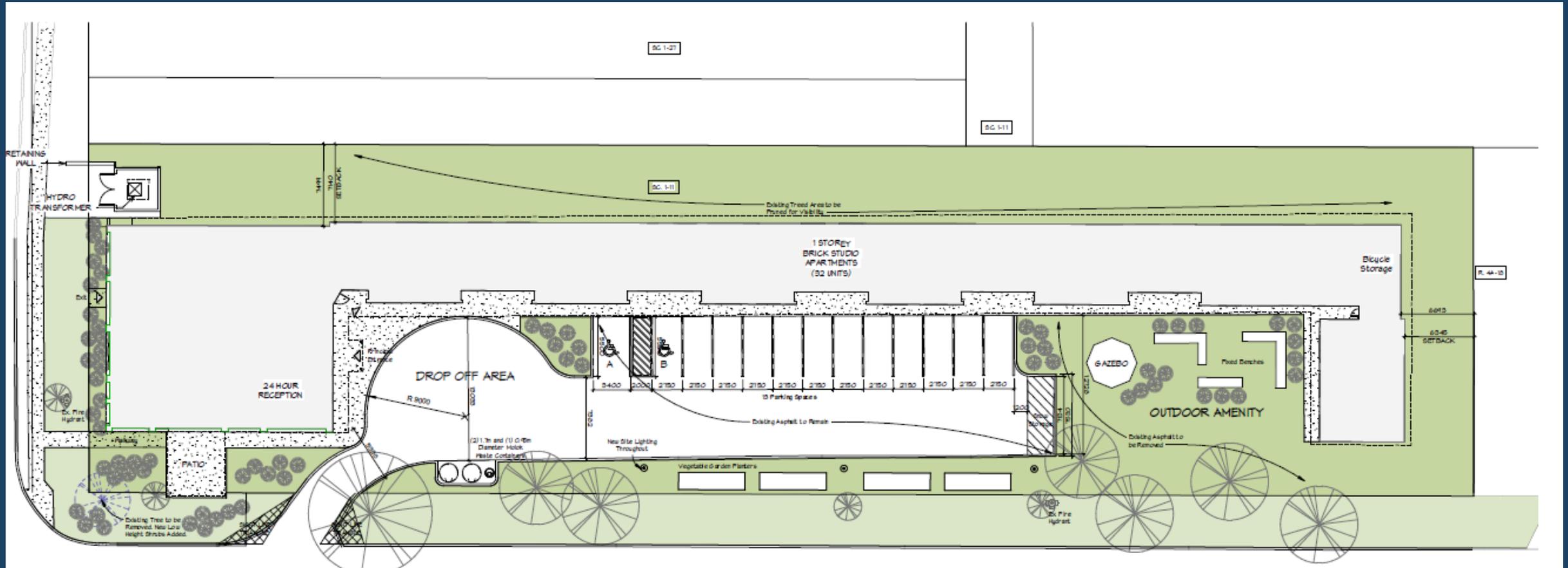
*Specialized General Apartment (R.4A-xx) Zone with specialized regulations related to use and reductions in parking, front yard, exterior side yard and rear yard.*

*The proposed zone is consistent with the abutting property to the east. Through the City's comprehensive zoning review a mixed-use zone may be applied in the future.*

# POLICY CONFORMITY

- Proposed zoning consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan and City of Guelph Official Plan.
  - PPS requires planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected market based and affordable housing needs.
  - The Growth Plan requires municipalities to establish targets for affordable ownership housing and rental housing.
- City of Guelph Official Plan (OP) policies:**
- Confirm the City will make provision for an adequate range of housing types and affordability options **by permitting and facilitating all forms of housing** required to meet social, health and well-being requirements, including special needs requirements of current and future residents.
  - Direct that **the City will actively participate in, encourage and promote affordable housing opportunities** funded by Provincial and/or Federal programs to ensure a supply of new affordable housing.
- Require the City to ensure an **adequate supply, geographic distribution** and range of housing types **including affordable housing and supporting amenities**, are provided.
  - Recommend that the City consider giving **priority** to development applications that provide the type, size and tenure of **housing required to meet the social and economic needs** of the City's residents.
  - Allow City Council to **establish alternative development standards** for affordable housing which minimize the cost of housing.
  - Confirm that investment in new affordable housing shall be encouraged through a **coordinated effort** from all levels of government and **appropriate partnerships** with non-government organizations and through the implementation of a range of strategies including incentives.
  - Encourage affordable housing to **locate** where served by **transit and other services** such as shopping, parks and other community facilities. Housing proposed in Downtown and **Mixed-use designations is strongly encouraged** for affordable housing.

# SITE PLAN CONCEPT | GRACE GARDENS



Adaptive reuse of existing building for 32 supportive housing units. Reduced parking to provide for outdoor amenity area. New sidewalk connection from front entrance to Woolwich Street. Site plan application to include landscape and lighting plans.

# PROPOSED IMPROVEMENTS



Improvements to Woolwich Street façade including larger windows and new signage. A sidewalk connection from the public sidewalk along Woolwich Street to the proposed building entrance is also proposed.

# PROPOSED IMPROVEMENTS



Removal of existing sign and parking under carport. Carport parking to be replaced by patio area with seating.

# PROPOSED IMPROVEMENTS



Accessible (barrier free) main entrance with large windows and weather protection. Indoor secure bicycle parking proposed.

# PROPOSED IMPROVEMENTS



Vehicular entrance to remain in the same location with best efforts to retain mature trees along the Marilyn Drive frontage. The main entrance to the development will be located on the side of the building facing the parking area.

# PROPOSED IMPROVEMENTS



Existing surface parking lot decreased in size to accommodate new outdoor amenity area.

# IN CONCLUSION

- The proposed zone change is consistent with the PPS and conforms to the Provincial Growth Plan. The proposed zone change conforms with the City's Official Plan.
- The proposed use is **permitted** by the Official Plan and the zoning by-law is implementing this permission.
- The proposed zoning recognizes existing setbacks and requests reduced parking (which is supported by Official Plan Policy)
- The location for the proposed use is appropriate and considers Official Plan direction to locate affordable housing in proximity to transit and services and within a Mixed-Use area.
- The property has a history of being a place that supports the City's most vulnerable population and has operated as an emergency overflow shelter since the 1980's. The proposal will continue to support this vulnerable population by providing a more permanent supportive housing solution with 24/7 staffing and on-site supports.
- Improvements are proposed to the building and site and will be reviewed by City staff through the formal site plan process. This includes improvements to landscaping and lighting, the provision of bicycle parking and an outdoor amenity area.
- **On behalf of the Drop In Centre, we thank Council and Planning staff for the continued support and all of the efforts to process this application efficiently.**

An architectural rendering of a modern, single-story building with a white facade and large glass windows. The building is surrounded by greenery, including trees and a well-maintained lawn. A paved walkway leads to the entrance. Two people are walking on the path. The sky is blue with light clouds. A semi-transparent blue banner is overlaid on the right side of the image, containing the text 'THANK YOU'.

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**THANK YOU**