

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, February 8, 2021
Subject	Statutory Public Meeting Report 265 Edinburgh Road North Proposed Official Plan and Zoning By-law Amendment File: OZS20-012 Ward 3

Recommendation

1. That report 2021-02 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-012) by GSP Group on behalf of the owner, 2479281 Ontario Inc., to permit two, seven storey apartment buildings with a total of 141 residential units as well as a separate two storey commercial building on the lands municipally known as 265 Edinburgh Road North and legally described as Part of Lots 4, 5, 6, and 7, Range 4, Division 'A', Geographic Township of Guelph, City of Guelph, County of Wellington from Infrastructure, Development and Enterprise dated February 8, 2021, be received.
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Executive Summary

Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications submitted for the lands municipally known as 265 Edinburgh Road North to permit two, seven storey apartment buildings with a total of 141 residential units as well as a separate two storey commercial building. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

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 Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

Applications for an Official Plan Amendment and Zoning By-law Amendment have been received for the property municipally known as 265 Edinburgh Road North from GSP Group on behalf of the property owner, 2479281 Ontario Inc. The applications were received by the City on November 17, 2020 and were deemed to be complete on December 1, 2020.

Location

The subject lands are located on the east side of Edinburgh Road North, north of London Road and south of Willow Road (see Attachment-1 – Location Map and Attachment-2 – Aerial Photo). The subject lands have an area of approximately 1.61 hectares, with a frontage of 189.6 metres along Edinburgh Road North.

The subject lands are currently vacant and include a paved parking area that was associated with a former commercial building that has been demolished.

Surrounding land uses include:

- To the north: lands zoned for institutional uses (part of Our Lady of Lourdes Secondary School lands), beyond which is a cemetery;
- To the east: lands zoned for institutional uses, including Our Lady of Lourdes Secondary School and associated sports fields, walkways and parking areas;
- To the south: service commercial uses along Edinburgh Road North; and
- To the west: Edinburgh Road North and a Canadian National (CN) rail line, beyond which residential uses including apartments and cluster townhouses accessed off Bagot Street.

Existing Official Plan Land Use Designations and Policies

The Official Plan designation that applies to 265 Edinburgh Road North is "Service Commercial" (see Attachment-3). The "Service Commercial" land use designation permits highway oriented and service commercial uses that do not normally locate within Downtown or in a shopping centre because of large site area or highway exposure needs. Such commercial uses may be of an intensive nature that can conflict with residential land uses. Complementary uses such as small-scale offices, convenience uses, institutional and commercial recreation are also permitted, provided they do not interfere with the overall form, function and development of the specific area for service commercial related purposes. Residential uses are not permitted within the "Service Commercial" designation.

The relevant policies for the applicable land use designations are included in Attachment-3.

Proposed Official Plan Amendment

The Official Plan Amendment is proposing to change the land use designation for the subject lands from "Service Commercial" to "Medium Density Residential".

The Medium Density Residential designation permits multiple unit residential buildings such as townhouses and apartments at a net density between 35 and 100 units per hectare. The height range for residential buildings in this designation is between a minimum of two and maximum of six storeys.

The applicant has also requested to add two site specific policies through the proposed Official Plan Amendment. First, as the apartment buildings are both proposed to be seven storeys in height, the applicant has requested to add a site-specific policy to increase the maximum height from six to seven storeys. Second, to permit a smaller commercial building between the two apartment buildings, the applicant has requested to permit convenience commercial uses up to a maximum gross floor area of 440 square metres.

Details on the proposed Official Plan Amendment can be found in Attachment-4.

Existing Zoning

The subject lands are currently zoned "Service Commercial One" (SC.1) according to Zoning By-law (1995)-14864, as amended. The SC.1 zone permits a variety of service commercial related uses as well as certain retail sales.

The existing zoning map is included in Attachment-5.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment would change the zoning from the current "Service Commercial One" (SC.1) zone to a "Specialized General Apartment" (R.4A-?) zone.

The applicant has requested to redevelop the property in accordance with the permitted regulations of the standard R.4A zone, with the following site-specific exceptions and regulations:

- That in addition to the uses permitted within the R.4A zone, the following uses also be permitted:
 - Day Care Centre;
 - Convenience Store;
 - Personal Service Establishment;
 - Restaurant;
 - Florist;
 - Bake Shop; and
 - Artisan Studio.
- To permit a minimum side yard of 3.0 metres, whereas a minimum side yard of 13.11 metres is required (one half the building height of 26.22 metres);
- To permit a minimum landscaped open space of 35.5% of the lot area (5,660.40 square metres), whereas a minimum landscaped open space of 40% of the lot area (6,459 square metres) is required;
- To permit a maximum floor space index (FSI) of 1.01, whereas a maximum FSI of 1.0 is required; and
- To permit a maximum angular plane to Edinburgh Road North (centreline) of 49 degrees, whereas the angular plane to the centreline of Edinburgh Road is 45 degrees.

The proposed zoning and the requested specialized regulations are included in Attachment-6.

Proposed Development

The property owner is proposing to redevelop the subject lands to a mixed use development containing two, seven-storey apartment buildings with a total of 141

dwelling units as well as a one, two-storey commercial building to a maximum floor area of 440 square metres. The conceptual site plan shows the apartment buildings spaced out on the site, with one situated at the northwest corner (Block 1 – 69 units) and the other opposite at the southwest corner (Block 2 – 72 units), both situated parallel to Edinburgh Road North. The commercial building is situated between the two apartment buildings. The conceptual site plan provided by the applicant indicates the commercial building will be a single unit and occupied by a day care facility for 54 children. An exterior common amenity area is located in the northeast corner of the subject lands.

The site is proposed to be accessed off Edinburgh Road North from two driveways, one allowing full movements and the other restricted to right-in, right-out only. A total of 218 off-street parking spaces are provided for the site, with 155 of the parking spaces located at grade behind the residential and commercial buildings and the remaining 63 underground (predominantly below Apartment Block 1). When allocated among the proposed land uses in the development, a total of 200 parking spaces are provided for the apartment buildings and a total of 18 parking spaces are provided for the commercial building (day care). The Zoning By-law requires a minimum of 182 parking spaces total for an apartment development with 141 units and 7 parking spaces for a daycare licensed for up to 60 children (189 total parking spaces).

The conceptual site plan is included in Attachment-7 and elevations of the buildings are included in Attachment-8.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by GSP Group, dated November 2020;
- Conceptual Site Plan, Building Elevations and Floor Plans, prepared by Technoarch Architects + Designers, dated November 16, 2020;
- Urban Design Brief, prepared by GSP Group, dated November 2020;
- Streetscape Plan, prepared by GSP Group, dated November 16, 2020;
- Commercial Function Study, prepared by Ward Land Economics Inc., dated November 2020;
- Functional Servicing and Stormwater Management Report, prepared by GM Blueplan Engineering Limited, dated November 10, 2020;
- Grading, Servicing, Erosion and Sediment Control Plans, prepared by GM Blueplan Engineering Limited, dated November 10, 2020;
- Transportation Study, prepared by Trans-Plan Transportation Inc., dated November 11, 2020;
- Noise and Vibration Study, prepared by SLR Consulting (Canada) Ltd., dated November 15, 2020;
- Phase One Environmental Site Assessment, prepared by GeoPro Consulting Limited, dated August 31, 2020;
- Phase Two Environmental Site Assessment, prepared by GeoPro Consulting Limited, dated November 4, 2020; and
- Community Energy Initiative Commitment Letter, prepared by 2479281 Ontario Inc., dated November 17, 2020.

Staff Review

The review of these applications will address the following:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1, which came into effect August 28, 2020);
- Evaluation of the proposal's conformity with the Official Plan, including the proposed Official Plan Amendment;
- Review of the proposed zoning, including the requested and any other required specialized regulations;
- Review of the overall layout and design of the development;
- Review of the redevelopment proposal's compatibility with adjacent and established land uses and overall built form;
- Review of site servicing and grading;
- Review of traffic impacts on abutting and surrounding roadways and the need for any traffic improvements influenced by the development;
- Review how the proposed development complies with and contributes to implementing the City's Affordable Housing Strategy; and
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the public 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 was emailed on December 1, 2020 to local boards and agencies, City service areas, property owners within 120 metres of the subject lands, and other individuals and parties who requested notice in writing. The Notice of Public Meeting was emailed to local board and agencies, City service areas, property owners within 120 metres and other individuals and parties who requested notice in writing on January 15, 2021, and was advertised in the Guelph Mercury Tribune on January 24, 2021. Notice of the application has also been provided by signage on the property, which was installed on December 14, 2020. All supporting documents and drawings submitted with the application 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 and set of policies 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 prior to any decisions being made.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designation Map and Policies

Attachment-4 Proposed Official Plan Land Use Designation Map and Policies

Attachment-5 Existing Zoning Map

Attachment-6 Proposed Zoning Map and Details

Attachment-7 Proposed Site Plan

Attachment-8 Building Elevations

Attachment-9 Public Meeting Presentation

Departmental Approval

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