

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, March 8, 2021
Subject	Statutory Public Meeting Report 85 and 89 Willow Road Proposed Zoning By-law Amendment File: OZS21-001 Ward 3

Recommendation

1. That report 2021-48 regarding a proposed Zoning By-law Amendment application (File OZS21-001) by Skydev Inc., on behalf of the property owners, Skyline Real Estate Holdings Inc. and D.D. 89 Willow Ltd., to permit the development of a five storey building containing 32 supportive housing units on a portion of the lands municipally known as 85 and 89 Willow Road and legally described as Part Lot 8, Plan 593, as in MS73909; City of Guelph; and Part Lot 8, Plan 593, as in ROS636516, City of Guelph, from Infrastructure, Development and Enterprise dated March 8, 2021, be received.
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Executive Summary

Purpose of Report

To provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 85 and 89 Willow Road to permit the development of a five storey building containing 32 supportive housing 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.

Background

An application for a Zoning By-law amendment has been received for the properties municipally known as 85 and 89 Willow Road from Skydev Inc., on behalf of the property owners, Skyline Real Estate Holdings Inc. and D.D. 89 Willow Ltd., in partnership with Kindle Communities. The application was received by the City on January 19, 2021 and was deemed to be complete on February 12, 2021.

Location

The subject site in its entirety is approximately 1.07 hectares in size and located on the north side of Willow Road, between Dawson Road and Applewood Crescent (see Attachment-1 and Attachment-2 for Location Map and Orthophoto). The site consists of two properties, 85 and 89 Willow Road, each property contains a six storey apartment building with access to Willow Road. Surrounding land uses include:

- To the north, is the Shelldale Family Gateway a multiuse building that operates as a community hub with a variety of programs and supports meant to serve the needs of the neighbourhood;
- To the east, a six storey residential apartment building;
- To the south, across Willow Road are two small 2 storey apartment buildings, surrounding by more low density residential uses;
- To the west, is a daycare centre (Willowdale Child Care) and Willow Road Public School.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is "High Density Residential". The High Density Residential designation permits multi-residential buildings generally in the form of apartments, between 3 and 10 storeys in height and a density range of 100 to 150 units per hectare. Further details of this designation are included in Attachment-3.

Existing Zoning

The subject site is currently zoned R.4B, a High Density Residential Apartment Zone which permits apartment buildings up to 10 storeys high, with a density range of 100 to 150 units per hectare. 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 from the standard R.4B (High Density Residential Apartment) Zone to three new specialized R.4B-?? Zones, one for each existing property (85 and 89 Willow Road) and one to permit the rear or northerly portion of the subject site to be developed as a five storey building containing 32 supportive housing units. The applicant has added supportive housing as a use for this new building, including a definition for supportive housing. The rear portion of the site also requires specialized regulations for reduced parking, lot frontage off of a private lane, and reduced minimum side and rear yards.

Specialized regulations are also required for each of the existing apartment building sites. Both 85 and 89 Willow Road require reductions in parking, that no buffer strip be required and reductions to minimum side yard, minimum common amenity area and minimum landscaped open space.

See Attachment-5 for more details of the proposed specialized regulations for each portion of the site.

Proposed Development

The applicant has proposed to create a new parcel at the rear of both 85 and 89 Willow Road to develop a five storey building containing 32 supportive housing units. The building is proposed to have support offices and common amenity on the main floor and supportive housing units on the upper four floors. A common amenity space, proposed to be shared with the residents of 89 Willow Road, is proposed along the west side of the site.

This new development would have access onto a private lane that runs along the rear of the site from Parkwood Drive to Shelldale Crescent. The development proposes to have 8 parking spaces on site and an additional 6 spaces through an easement along the laneway between the site and Shelldale Crescent.

The proposed site concept plan and proposed building elevations are shown in Attachment-6.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by GSP Group, dated January, 2021;
- Conceptual Site Plan, prepared by KWA, dated December 16, 2020;
- Architectural Plans and Renderings, prepared by SRM Architects Inc, dated January 2021;
- Functional Servicing and Stormwater Management Report, Site Servicing and Grading Plans, prepared by KWA., dated January 8, 2021;
- Landscape Concept and Tree Management Plan, prepared by GSP Group, dated January, 2021.
- Traffic Geometric Plan, prepared by Paradigm Transportation Solutions Ltd., dated December, 2020;
- Topographic and Legal Survey, prepared by Van Harten Surveying Inc., dated November 11, 2020;
- Parking Review Letter, prepared by Paradigm Transportation Solutions Ltd., dated December 15, 2020;
- Noise and Vibration Impact Study, prepared by RWDI, dated November 30, 2020;
- Geotechnical Investigation Report, prepared by Golder Associates Ltd, dated December 2, 2020.
- Phase I Environmental Site Assessment, prepared by Pinchin Ltd, dated April 9, 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 February 15, 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 February 11, 2021. Notice of the applications have also been provided by signage on the property, which was installed on February 15, 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 85 and 89 Willow Road Public Meeting Staff Presentation

Departmental Approval

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