

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, April 12, 2021
Subject	Decision Report 721 Woolwich Street Proposed Zoning By-law Amendment File: OZS20-015 Ward 2

Recommendation

1. That the application from MHBC Planning Ltd., on behalf of the Guelph (M.O.G) Welcome Drop in Centre Corporation, 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, for approval of a Zoning By-law Amendment to permit the development of 32 supportive housing units, be approved in accordance with Attachment 2 of Report 2021-75 dated April 12, 2021.
 2. That in accordance with Section 34 (17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 721 Woolwich Street.
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Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit the development of 32 supportive housing units on the 721 Woolwich Street property.

Key Findings

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

Financial Implications

Estimated Development Charges: Discussions on development charges (DC) continue with the City's DC consultant. These will be determined at building permit stage.

Estimated Annual Taxes: \$26,000. Based on the 2021 tax rate, this will be a reduction of approximately half of what the property is currently paying.

Report

Background

An application for a Zoning By-law amendment was received by the City on December 18, 2020 with revised application materials being received on January 14, 2021, 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. This application was deemed complete on January 15, 2020. A Statutory Public Meeting was held on February 10, 2021 to discuss the application.

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 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 northeast and further east and southeast 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 southwest 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. Specialized zoning is recommended to limit uses in the zone to the supportive housing use proposed, as well as permit the hotel use to continue. A definition of supportive housing is included, together with site specific regulations for a reduction in the amount of parking. In addition, reductions in minimum front yard, exterior side yard and rear yard, and a maximum building height of one storey are requested to reflect the existing building's attributes and location on the property.

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

Proposed Development

The applicant has proposed to convert the existing motel into supportive housing. Supportive housing is generally described as permanent housing linked to a range of support services designed to enable residents to maintain stable housing and be integrated into the community. The applicant is proposing to redevelop the site as 32 studio apartment units together with office space for support staff and supportive amenities for the residents provided at the front of the building. Site access is provided via Marilyn Drive to a small parking area intended for staff and visitors. An outdoor common amenity area for residents is proposed between the parking area and the east end of the building.

The proposed site concept plan is shown in Attachment-6 and proposed building elevations are shown in Attachment-7.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment-8. 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-9.

Staff Recommendation

Planning staff are satisfied that the recommended Zoning By-law Amendment is consistent with the 2020 Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The proposed Zoning By-law amendment also conforms 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 Zoning By-law Amendment subject to the specialized zoning regulations outlined in Attachment-2.

Staff note that the applicant made minor modifications to the proposed development in response to comments received, that resulted in some specialized uses being removed and an additional specialized zoning regulation 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*.

Financial Implications

Estimated Development Charges: Discussions on appropriate development charges (DC) continue with the City's DC consultant. These will be determined at building permit stage.

Estimated Annual Taxes: \$26,000. Based on the 2021 tax rate, this will be a reduction of approximately half of what the property is currently paying.

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 was provided by signage on the property, which was installed on January 19, 2021. Notice of Decision Meeting was mailed to all parties who requested notification on

March 22, 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 Aerial Photograph

Attachment-2 Recommended Zoning Regulations and Conditions

Attachment-3 Existing Official Plan Designation

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning

Attachment-6 Proposed Conceptual Site Plan

Attachment-7 Proposed Building Elevations

Attachment-8 Planning Analysis

Attachment-9 Departmental and Agency Comments

Attachment-10 Public Notification Summary

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Katie Nasswetter, MCIP, RPP, Senior Development Planner

This report was approved by:

Krista Walkey, MCIP, RPP
General Manager, Planning and Building Services
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2395
krista.walkey@guelph.ca

This report was recommended by:

Stephen O'Brien
Acting Deputy Chief Administrative Officer
Infrastructure, Development and Enterprise Services
519-822-1260 extension 5644
stephen.obrien@guelph.ca