

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, May 10, 2021
Subject	Decision Report 85 and 89 Willow Road Proposed Zoning By-law Amendment File: OZS21-001 Ward 3

Recommendation

1. That the application from by Skydev Inc., on behalf of the property owners, Skyline Real Estate Holdings Inc. and D.D. 89 Willow Ltd., 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, for approval of a Zoning By-law Amendment from the "R.4B" (High Density Residential) Zone to the "R.4B-26" (Specialized High Density Residential) Zone, the "R.4B-27" (Specialized High Density Residential Zone) and the R.4B-28(H) (Specialized High Density Residential Zone with a Holding Provision) to permit the development of a five storey building containing 32 supportive housing units, be approved in accordance with Attachment 2 of Report 2021-111 dated May 10, 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 85 & 89 Willow Road.
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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 a five storey building containing 32 supportive housing units at 85 & 89 Willow Road.

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: \$383,800 based on the rate on March 1, 2021.

Estimated Annual Taxes: \$47,600, based on the 2021 tax rate.

Report

Background

An application for a Zoning By-law amendment was 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. A Statutory Public Meeting was held on March 8, 2021. Additional submission materials were provided to the City to address comments raised by staff and agencies on April 14, 2021 and April 16, 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 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 Centre, 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 northeast is an industrial site that fronts onto Dawson Road
- To the east, immediately adjacent is the amenity area of a six storey apartment building that fronts onto Willow Road, then a four storey residential apartment building that fronts onto Dawson Road;
- 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 site 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 (R.4B-26, R.4B-27, and R.4B-28(H)), 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 on a separate property. 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. A Holding Provision (H) is required on the zoning for the supportive housing development to ensure the new lot and easements are created and the site servicing and stormwater management are complete prior to the zoning coming into effect.

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 85 and 89 Willow Road, is proposed along the west side of the site.

This new development would be accessed by a private lane that is part of the 20 Shelldale Crescent (the Shelldale Centre) property and 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 is shown in Attachment-7 and proposed building elevations are shown in Attachment-8.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment-9. 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-11.

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 minor changes to vehicular access and staff have also recommended additional specialized zoning

regulations. 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: \$383,800 based on the rate on March 1, 2021.

Estimated Annual Taxes: \$47,600, based on the 2021 tax rate.

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 was provided by signage on the property, which was installed on February 16, 2021. Notice of Decision Meeting was sent to all parties who requested notification on April 20, 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 Original Conceptual Site Plan (January 2021)

Attachment-7 Revised Conceptual Site Plan (April 2021)

Attachment-8 Proposed Building Elevations

Attachment-9 Planning Analysis

Attachment 10 Community Energy Commitment

Attachment-11 Departmental and Agency Comments

Attachment-12 Public Notification Summary

Departmental Approval

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