

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, May 10, 2021
Subject	Statutory Public Meeting Report 65 Delhi Street Proposed Zoning By-law Amendment File: OZS21-004 Ward 2

Recommendation

1. That report 2021-132 regarding a proposed Zoning By-law Amendment application (File OZS21-004) by MHBC Planning Ltd, on behalf of The County of Wellington, to permit the reuse of the existing building as transitional housing, on a portion of the lands municipally known as 65 Delhi Street and legally described as Part 1 and Part 3 of Lot 40, Registered Plan 133, City of Guelph, from Infrastructure, Development and Enterprise dated May 10, 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 65 Delhi Street to permit the existing building to be converted into transitional housing. 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.

Report

Background

An application for a Zoning By-law amendment has been received for the property municipally known as 65 Delhi Street from MHBC Planning Ltd., on behalf of The County of Wellington. The application was received by the City on April 12, 2021

with additional materials submitted on April 16, 2020, and was deemed to be complete on April 19, 2021.

Location

The subject site is approximately 0.53 hectares in size and located to the northwest of the intersection of Delhi Street and Eramosa Road, with frontage along Eramosa Road and access to Delhi Street via a right-of-way over the property to the northwest (see Attachment-1 and Attachment-2 for Location Map and Orthophoto). The site contains a two storey building. Surrounding land uses include:

- To the north, City owned parkland, with single detached dwellings on the other side of the parkland;
- To the east, across Eramosa, are a variety of single detached dwellings;
- To the south, along Delhi Street, are a mix of medical offices, single detached dwellings and a funeral home;
- To the west, are medical office buildings, and further to the west is the Guelph General Hospital.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designations that apply to the subject site is predominantly "Low Density Residential" with a small part along the western edge of the site designated "Major Institutional". The "Low Density Residential" designation is meant for residential areas in the built-up area of the City that are predominantly low-density in character. "Major Institutional" recognizes and allows for large-scale institutional uses including the Guelph General Hospital.

Further details of these designations are included in Attachment 3.

Existing Zoning

The subject site is currently zoned "P.3-1", a specialized Community Park Zone which permits a range of recreational uses. 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 Infill Apartment Zone (R.4D-??) to permit the conversion of the existing building into the proposed transitional housing use, with a new definition of transitional housing, as well as allowing the potential use of the site as an emergency shelter or daycare. Specialized zoning is needed to permit these uses in the R.4D Zone.

A specialized regulation is also request to permit up to 36 beds for either transitional housing or for an emergency shelter.

There are also site-specific regulations requested for a reduction in minimum frontage, an increase in building setback from the front yard and permission for parking in the front yard, and a reduced minimum rear yard which would recognize the existing building location and site layout.

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

Proposed Development

The applicant has proposed to convert the existing building into transitional housing. The applicant has defined transitional housing as:

Housing that is an intermediate step between an emergency crisis shelter and permanent housing. Transitional housing is intended to support time-limited stays of three months to three years and establishes a safe, supportive environment where residents can begin to rebuild their support network, with services including but not limited to counselling, job training and placement, community activities, and help with life skills.

The existing two storey building is proposed to contain 36 suites, common spaces, shared kitchens and washrooms as well as office space. The site has frontage on Eramosa Road but the site is accessed via a right of way from Delhi Street to the west end of the site. The parking area is proposed to remain unchanged and contains 41 parking spaces along the north side of the site.

The proposed site concept plan is shown in Attachment-6.

Supporting Documents

The following information was submitted in support of the application:

- Planning Justification Report, prepared by MHBC Planning Ltd., dated April, 2021;
- Conceptual Site Plan, Floor Plans and Building Elevations, prepared by +VG Architects, dated April 9, 2021;
- Cultural Heritage Resource Impact Assessment, prepared by +VG Architects, dated April 9, 2021;

Staff Review

The review of this application 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 the Cultural Heritage Resource Impact Assessment;
- 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 April 20, 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 advertised in the Guelph Mercury Tribune on April 15, 2021. Notice of the applications have also been provided by signage on the property, which was installed on April 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 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 65 Delhi St. Public Meeting Staff Presentation

Departmental Approval

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