

Staff Report



To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, July 12, 2021

Subject **Decision Report
65 Delhi Street
Proposed Zoning By-law Amendment
File: OZS21-004
Ward 2**

Recommendation

1. That the application from MHBC Planning Ltd., on behalf of the County of Wellington, on 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, to permit a 36 bedroom supportive housing development be approved in accordance with Attachment 2 of Report 2021-191 dated July 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 65 Delhi Street.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit the redevelopment of the site into a 36 bedroom supportive housing development on the 65 Delhi 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

Total City development charges for this project are \$443,448, and \$102,276 for Education DCs, based on the current proposal; a redevelopment credit of \$175,440 is being applied due to the change from institutional use to residential. Therefore, the net DC charge is \$268,008 for this development, as the County is exempt under the City of Guelph By-Law and so will not be required to pay this amount. As with all exemptions, the City is required to ensure the DC collections are made whole and therefore, a combination of tax and rate funded reserve funds will be used to fund this exemption.

Estimated Annual Taxes

Once the property is renovated and occupied the Municipal Property Assessment Corporation will assess and determine a value and tax class for the property. It is very likely that this development, as it is owned and operated by the County of Wellington, will be exempt from property taxes.

Report

Background

An application for a Zoning By-law amendment was received by the City on April 12, 2021, with additional materials received on April 16, 2021, for the property municipally known as 65 Delhi Street from MHBC Planning Ltd., on behalf of the County of Wellington. This application was deemed complete on April 19, 2021. A Statutory Public Meeting was held on May 10, 2021 to discuss the application. Some minor changes to the application were provided to the City on June 4, 2021 and the applicant provided a website detailing proposed operational information for the site on June 17, 2021. An information meeting on the operations of the site was held on June 29, 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 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

Originally, the application proposed to change the zoning to a Specialized Infill Apartment Zone (R.4D-??) to permit the existing building to be renovated into a 36 bedroom transitional housing development or to permit an emergency shelter or daycare use on site.

The applicant revised their proposal to a Specialized Infill Apartment Zone (R.4D-11(H)) to permit the conversion of the existing building into a 36 bedroom supportive housing use. Specialized zoning is needed to permit this use, with a revised definition of supportive housing added to the specialized R.4D-11 Zone, and to permit up to 36 beds for supportive housing and to recognize existing conditions related to building setbacks and parking location on site. A holding provision is also recommended to ensure that a noise study is completed prior to the zoning coming into effect.

See Attachment-2 for the recommended zoning regulations and Attachment-5 for more details on the proposed regulations.

Proposed Development

The existing two storey building is proposed to be redeveloped for transitional housing, which is a type of supportive housing that is meant to house residents on an interim basis while providing the supports they need to stay housed. The building is proposed to contain 36 bedrooms, together with common spaces, shared kitchens and washrooms as well as office space. The site has frontage on Eramosa Road but 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 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 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

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Estimated Annual Taxes

Once the property is renovated and occupied the Municipal Property Assessment Corporation will assess and determine a value and tax class for the property. It is very likely that this development, as it is owned and operated by the County of Wellington, will be exempt from property taxes.

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 also advertised in the Guelph Mercury Tribune on April 15, 2021. Notice of the applications was provided by signage on the property, which was installed on April 22, 2021. Notice of Decision Meeting was mailed to all parties who requested notification on June 23, 2021. All supporting documents and drawings received with the applications have been posted on the City's website. See Attachment-10 for a complete public notification summary.

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

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