

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, July 12, 2021
Subject	Statutory Public Meeting Report 93 Arthur Street South Proposed Zoning By-law Amendment File: OZS21-007 Ward 1

Recommendation

1. That report 2021-182 regarding a proposed Zoning By-law Amendment application (File OZS21-007) by 2278570 Ontario Inc/5 Arthur St Developments, to permit the development of a 194 unit, 14 storey apartment building with ground floor commercial with revised regulations, on the lands municipally known as 93 Arthur Street South, from Infrastructure, Development and Enterprise dated July 12, 2021, be received.
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Executive Summary

Purpose of Report

The purpose of this report is to provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 93 Arthur Street South to permit the development of a 194 unit apartment building with revised regulations. 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 93 Arthur Street South by the owner, 2278570 Ontario Inc/5 Arthur St Developments. The application was received by the City on May 25, 2021 and was deemed to be complete on June 15, 2021.

Location

The subject site is approximately 0.47 hectares in size and located to the northwest of the intersection of Arthur Street South and Cross Street, with frontage on Arthur Street South, Cross Street and Neeve Street. (see Attachment-1 and Attachment-2 for Location Map and Orthophoto). The site is currently vacant.

The site is part of a larger six phase, mixed use development known as Metalworks, that runs along Arthur Street South from MacDonell Street to Cross Street, bounded on the west side by the Speed River. The first two residential phases of the development are complete (53 and 63 Arthur Street), together with the redevelopment of the heritage building phase (43 Arthur Street S). The third residential phase is close to completing construction (73 Arthur Street S). This site is considered the fourth phase of the development and a fifth phase is located at the north end of the site, closest to the intersection of Arthur and Elizabeth Streets and currently contains the sales centre for the site.

Surrounding land uses include:

- To the north, Phase 3 of the Metalworks development, a 10 storey apartment building;
- To the east, across Arthur Street, are a variety of single detached dwellings;
- To the south, across Cross Street, is a 3 storey apartment building (the Mill Lofts), and two storey row houses that front onto Neeve Street and a three storey apartment building across Neeve Street;
- To the west, the site is bounded by the Speed River.

Existing Official Plan Land Use Designations and Policies

The site is designated as "Residential 2" within the Downtown Secondary Plan, which is intended for high density residential uses in the downtown area and can be combined with small scale commercial uses. The site also has an overlay showing a portion of the floodway on the site closest to the river and the Special Policy Area overlay associated with the floodplain shown on the remainder of the site.

Further details of the land use designations are included in Attachment 3.

Existing Zoning

The subject site is currently zoned "R.4B-15 (H)", a specialized High Density Apartment Zone with a holding provision. The existing zoning is shown in Attachment-4.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to amend the regulations within the existing "R.4B-15 (H)" Zone by requesting new site specific regulations to allow for a reduction in parking, for some parking to be provided off-site at 92 Arthur Street South, to allow common amenity area in the front yard and permit an accessory building in the front yard and to increase maximum floor plate sizes.

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

Proposed Development

The applicant proposes to develop a 14 storey mixed use building containing 193 apartment units, a guest suite and two ground floor commercial units with a total of

162 square metres of Gross Floor Area. The site has one level of underground parking and two levels of above grade parking for a total of 128 parking spaces on site. The applicant also proposes that a property across the street, 92 Arthur Street South, which is currently a parking lot, provide an additional 68 parking spaces for the development, for a total of 196 parking spaces.

The site also contains two publicly accessible squares. Mill Square is located near the intersection of Arthur Street South and Cross Street, and River Square, near the intersection of Cross and Neeve Streets, and also at the end of the Riverwalk, a publicly accessible walkway between the Metalworks development and the Speed River.

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

Supporting Documents

The following information was submitted in support of the application:

- Planning Justification Report, prepared by GSP Group, dated May, 2021;
- Site Plan, prepared by Kirkor Architects and Planners, dated March 10, 2021;
- Site Servicing Plan, prepared by Valdor Engineering, dated March 18, 2021;
- Stormwater Management Brief, prepared by Valdor Engineering, dated February, 2021;
- Wastewater Survey, prepared by Valdor Engineering, dated February 16, 2021;
- Conceptual Grading and Servicing Plans, prepared by Chung & Vander Doelen Engineering Ltd, dated January 8, 2021;
- Parking Supply Study, prepared by BA Group, dated May 19, 2021;
- Urban Design Brief, prepared by GSP Group, dated May, 2021;
- Shadow Study, prepared by Kirkor Architects and Planners, dated March 8, 2021;
- Pedestrian Level Wind Study, prepared by Gradient Wind, dated February 16, 2021.

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against 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 concept plan;
- Review of the proposed zoning, including the need for any specialized regulations;
- Evaluation of the proposal against the Community Energy Initiative (CEI) Update;
- Review of supporting documents submitted in support of the application; and,
- Address all comments and issues raised during the review of the application.

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 June 16, 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 June 17, 2021. Notice of the applications have also been provided by signage on the property, which was installed on June 21, 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 93 Arthur Street South Public Meeting Staff Presentation

Departmental Approval

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