

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, December 13, 2021
Subject	Statutory Public Meeting Report 601 Scottsdale Drive Proposed Zoning By-law Amendment File: OZS21-012 Ward 5

Recommendation

1. That report 2021-349 regarding a proposed Zoning By-law Amendment application (File OZS21-012) by MHBC Planning, on behalf of the applicant, FEP Real Estate Development, to permit the conversion of the existing hotel into a 151 suite and 13 apartment unit student residence, on the lands municipally known as 601 Scottsdale Drive, dated December 13, 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 601 Scottsdale Drive to permit the conversion of the existing hotel building to a student resident containing 151 suites and 13 apartment units. 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 601 Scottsdale Drive by MHBC Ltd., on behalf of the applicant, FEP Real Estate Development Ltd., and the owner, University of Guelph.

The application was received by the City on October 29, 2021 and was deemed to be complete on November 9, 2021.

Location

The subject site is approximately 2.2 hectares in size and located to the northwest of the intersection of Scottsdale Drive and Stone Road West (see Attachment-1 and Attachment-2 for Location Map and Aerial Photograph). The site contains a four-storey hotel, a Holiday Inn until recently, which is proposed to be converted and renovated into a student residence.

Surrounding land uses include:

- To the north, is a small commercial plaza fronting on Scottsdale Drive, a vacant lot zoned for high density apartments fronting on Janefield Avenue and a religious establishment fronting on Torch Lane;
- To the east, across Scottsdale Drive, is Stone Road Mall;
- To the south, across Stone Road is a gas station and commercial plaza accessed via Scottsdale Drive and three single detached lots fronting onto Stone Road;
- To the west, the site is bounded by the Hanlon Expressway.

Existing Official Plan Land Use Designations and Policies

The site is designated as Mixed Use Corridor in the Official Plan. This designation allows for a variety of commercial, institutional, and medium to high density residential uses. A maximum height of six storeys and a maximum residential density of 150 units per hectare are permitted in this designation.

Further detail of the land use designation is included in Attachment-3.

Existing Zoning

The subject site is currently zoned "SC.1-40", a specialized Service Commercial Zone that limits the use permitted on site to 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 add the proposed student residence and apartment uses to the existing "SC.1-40" Zone.

See Attachment-5 for details of the proposed uses and regulations.

Proposed Development

The applicant proposes to redevelop the subject site by converting the existing hotel building into a student residence. A total of 151 suites are proposed to be created, which would be private bedrooms and bathrooms, together with 13 two-bedroom apartment units. The site currently contains 261 parking spaces which is proposed to be reduced to 210 parking spaces. Vehicular access to the site is proposed to remain via two accesses to Scottsdale Drive, with a drop off area on the façade that fronts onto Stone Road West. Some minor changes are proposed to the building, converting the existing conference facilities into new suites, adding windows for those suites, the addition of amenity areas for residents and revised building façades.

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 MHBC Planning, dated October, 2021;
- Proposed Site Plan, Existing Site Plan, and Building Elevations, prepared by COM_N, dated October, 2021;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions, dated October, 2021;
- Functional Servicing and Stormwater Management Brief, prepared by MTE Consultants, dated October 29, 2021;
- Salt Management Plan, prepared by MTE Consultants, dated October 29, 2021;
- Site Survey, prepared by Van Harten Surveying, dated July 21, 2021;
- Phase One Environmental Site Assessment, prepared by Watters Environmental Group, dated October, 2020.

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 zoning;
- Review of the proposed concept plan;
- Review of any changes to the site servicing and grading and traffic movement.
- Evaluation of the proposal's impact in terms of 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 November 19, 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 November 16, 2021. Notice of the application has also been provided by signage on the property, which was installed on November 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 application 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 Plan and Building Elevation

Attachment-7 601 Scottsdale Drive Public Meeting Staff Presentation

Departmental Approval

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