

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, February 14, 2022
Subject	Statutory Public Meeting Report 145 Speedvale Avenue West Proposed Zoning By-law Amendment File: OZS21-013 Ward 3

Recommendation

1. That the Statutory Public Meeting Report regarding a proposed Zoning By-law Amendment application submitted by AJ Lakatos Planning Consultant Ltd. on behalf of the owner, 145 Guelph Inc. to change the zoning from the "Specialized Convenience Commercial" (C.1-17) Zone to a new "Specialized Convenience Commercial" (C.1-xx) Zone to allow for the redevelopment of the existing vehicle gas bar and convenience store and to add an automatic car wash as a permitted use on the property municipally known as 145 Speedvale Avenue West and legally described as Lots 127 and 128, Registered Plan 532, City of Guelph, from Infrastructure, Development and Enterprise dated February 14, 2022 be received.
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Executive Summary

Purpose of Report

To provide planning information on a Zoning By-law Amendment application for the property municipally known as 145 Speedvale Avenue West to allow for the redevelopment of the existing vehicle gas bar and convenience store and to add an automatic car wash as a permitted use. This report has been prepared in conjunction with the Statutory Public Meeting for this 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 Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

An application for a Zoning By-law Amendment has been received for the property municipally known as 145 Speedvale Avenue West from AJ Lakatos Planning Consultant Ltd. on behalf of the owner, 145 Guelph Inc., to allow for the redevelopment of the existing vehicle gas bar and convenience store and to add an automatic car wash as a permitted use. The application was received by the City on November 22, 2021 and deemed to be complete on December 21, 2021.

Location

The subject property is located at the north-east corner of Edinburgh Road North and Speedvale Avenue West (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The property is approximately 0.32 hectares in size with 53.71 metres of frontage along Speedvale Avenue West and 32.92 metres of frontage along Edinburgh Road North. The property is currently developed with a vehicle gas bar with eight (8) pumps under a canopy and a convenience store with approximately 140 square metres of gross floor area.

Surrounding land uses include:

- To the north: low density residential uses including single detached and semi-detached dwellings;
- To the south: Speedvale Avenue West, beyond which are lands zoned for neighbourhood commercial uses and apartments;
- To the east: residential uses including apartments; and,
- To the west: Edinburgh Road North, beyond which is the Canadian National Rail line and industrial uses.

Existing Official Plan Land Use Designations and Policies

The subject property is designated as "Neighbourhood Commercial Centre" in the Official Plan. Permissible uses within this land use designation include commercial, retail and service uses, small-scale offices, community services and facilities, live/work, multiple unit residential within mixed-use buildings and urban squares.

Details of the existing land use designations and policies are provided in Attachment-3.

Existing Zoning

The subject property is currently zoned "Specialized Convenience Commercial" (C.1-17) according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are provided in Attachment-4.

Proposed Zoning By-law Amendment

The existing zoning permits a vehicle gas bar and allows for buildings or structures which existed legally prior to the passing of the Zoning By-law. The site-specific zone states that any extension or enlargement of existing building or structures requires an amendment to the Zoning By-law.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Specialized Convenience Commercial" (C.1-17) Zone to a new "Specialized Convenience Commercial" (C.1-xx) Zone to allow for the

redevelopment of the existing vehicle gas bar and convenience store and to add an automatic car wash as a permitted use.

The following site-specific regulations have been requested by the applicant:

- To permit the vehicle gas bar subject to regulations of Section 6.2.2.2 of the Zoning By-law. As the existing "Specialized Convenience Commercial" (C.1-17) Zone is a site-specific zone that recognized the existing buildings and site layout, no regulations are applicable within the existing C.1-17 Zone for a vehicle gas bar. To facilitate the proposed redevelopment for a new vehicle gas bar, the applicant is requesting existing regulations found in Section 6.2.2.2 of the Zoning By-law be applied to the redeveloped vehicle gas bar.
- To permit an automatic car wash subject to regulations of Section 6.2.2.3 of the Zoning By-law. The proposed automatic car wash is associated with the vehicle gas bar will have one (1) vehicle bay. Regulations as per Section 6.2.2.3 of the Zoning By-law are proposed to be applied to the automatic car wash use.
- To permit a minimum of eight (8) stacking/waiting spaces for the single-bay automatic car wash, whereas Section 4.13.4.2 of the Zoning By-law requires a minimum of 15 stacking/waiting spaces per bay.

Proposed Development

The proposed development includes the redevelopment of the existing vehicle gas bar, enlarging the associated retail space and adding an automatic car wash as a permitted use. The existing driveway accesses off Edinburgh Road North and Speedvale Avenue West will be maintained. New sidewalks and landscaping are also proposed. 17 parking spaces and two (2) barrier free parking spaces for a total of 19 parking spaces are proposed on site.

The proposed conceptual site plan is included in Attachment-6.

Supporting Documents

The following information was submitted in support of the application and can be found on the City's website under 'Current Development Applications':

- Planning Justification Report, which includes the Urban Design Brief, prepared by AJ Lakatos Planning Consultant Ltd., dated November 2021;
- Conceptual Site Plan, which includes the Truck Turning Movement Plan, prepared by Gama Engineering Inc., dated October 2021;
- Building Elevations, prepared by Gama Engineering Inc., dated October 2021;
- Landscape Plan, prepared by Ron Koudys Landscape Architects, dated October 2021;
- Functional Servicing and Stormwater Management Report, prepared by Gama Engineering Inc., dated October 2021;
- Engineering Plans – Grading, Servicing, Notes and Details, Pre and Post Development Drainage Plan, prepared by Gama Engineering Inc., dated October 2021;
- Phase II Environmental Site Assessment, prepared by A and A Environmental Consultants Inc., dated November 2020; and,
- Feasibility Noise Study, prepared by Actinium Engineering, dated October, 2021.

Staff Review

The review of this application will address the following:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1, which came into effect August 28, 2020);
- Evaluation of the proposal's conformity with the Official Plan, including Policy 8.10 (Built Form: Vehicle-oriented Uses);
- Review of the proposed zoning, including the need for any specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the overall layout, built form and pedestrian connections,
- Review of site servicing, grading and site access;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative 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 application is 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 January 5, 2022 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the Guelph Tribune on January 20, 2022. Notice of the application has also been provided by signage on the subject property and all supporting documents submitted with the application have been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our Future

Direction

Plan and Design and increasingly sustainable city as Guelph grows.

Alignment

The review of this development application 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.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning

Attachment-6 Proposed Conceptual Site Plan

Attachment-7 Staff Presentation for Public Meeting

Departmental Approval

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