

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, March 21, 2022
Subject	Statutory Public Meeting Report 1387-1389 Gordon Street Proposed Official Plan and Zoning By-law Amendment File: OZS22-001 Ward 6

Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by GSP Group Inc., on behalf of the owner, Vaughan Street GP Corp., to add a site specific Official Plan policy for maximum building height and change the zoning from "Residential Single Detached" (R.1B) Zone and "Wetland" (WL) Zone to a new "Specialized Neighbourhood Commercial" (NC-xx) Zone and a revised configuration of the "Wetland" (WL) Zone to permit the development of a nine storey, 98 unit, mixed-use apartment building with commercial and office uses on the properties municipally known as 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Part 1 and Part 2 on 61R-22009, formally Township of Puslinch, City of Guelph, County of Wellington from Infrastructure, Development and Enterprise dated March 21, 2022, be received.
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Executive Summary

Purpose of Report

To provide planning information on the Official Plan Amendment and Zoning By-law Amendment applications submitted for the properties municipally known as 1373 and 1389 Gordon Street to permit the development of a 9 storey, 98-unit mixed-use apartment building with commercial and office uses. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

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

Applications for an Official Plan Amendment and Zoning By-law Amendment have been received for the properties municipally known as 1373 and 1389 Gordon Street from GSP Group Inc., on behalf of the owner, Vaughan Street GP Corp to allow for the redevelopment of the property to a mixed use, nine (9) storey apartment building. The applications were received by the City on December 17, 2021, revised on January 21, 2022, and deemed to be complete on January 31, 2022.

Location

The subject lands are located directly at the northwest corner of Gordon Street and Vaughan Street (see Attachment-1 Location Map and Attachment-2 Aerial Photo). Currently, two separate properties make up the subject lands, being 1373 and 1389 Gordon Street. A single detached dwelling and accessory buildings exist on both properties. 1389 Gordon Street is a corner property and has frontage along Gordon Street and Vaughan Street. Cumulatively, the subject lands are rectangular in shape and have a site area of approximately 1.0 hectare and 82.3 metres of frontage on Gordon Street and 124.39 metres of frontage on Vaughan Street.

Surrounding land uses include:

- To the north: single detached dwellings fronting onto Gordon Street;
- To the east: commercial and multi-residential buildings along Gordon Street, beyond which are low-density residential neighbourhoods;
- To the south: on-street and cluster townhouses fronting both onto Gordon Street and Vaughan Street; and
- To the west: a stormwater management facility and wetlands forming part of the City's Natural Heritage System.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designations that apply to the subject lands are "Neighbourhood Commercial Centre" on the front portion along Gordon Street and "Medium Density Residential" on the rear portion (see Official Plan Land Use Map and related policies in Attachment-3). The "Neighbourhood Commercial Centre" designation permits commercial, retail and service uses, small-scale offices, community services and facilities, live/work, multiple unit residential within mixed-use buildings, and urban squares. The "Medium Density Residential" designation permits multiple unit residential buildings, such as townhouses and apartments to a maximum net density of 100 units per hectare and up to six (6) storeys in height. The net density of developments within the "Medium Density Residential" designation is to be between 35 and 100 units per hectare. The permitted height of development within the "Medium Density Residential" designation is a minimum height of two (2) storeys and the maximum height of six (6) storeys.

Proposed Official Plan Amendment

The applicant is proposing an Official Plan Amendment to add a site-specific policy to permit a maximum building height of nine (9) storeys, whereas the "Neighbourhood Commercial Centre" and "Medium Density Residential"

designations both permit a maximum building height of six (6) storeys. The request to add a site-specific policy related to building height is sought to facilitate the development of the proposed nine (9) storey, 98-unit mixed-use apartment building.

The proposed Official Plan Amendment is included in Attachment-4.

Existing Zoning

The subject lands are currently zoned "Single Detached Residential" (R.1B) and "Wetland" (WL) in the City of Guelph Zoning By-law (1995)-14864, as amended (see Zoning Map in Attachment-5). The R.1B zone permits single detached dwellings, accessory apartments, and other similar uses. The R.1B Zone does not permit apartment buildings or non-residential uses such as office and retail.

New development is not permitted in the "Wetland" (WL) Zone. within the WL boundaries. The extent of the Significant Natural Area boundaries will be confirmed through the review of the submitted Environmental Impact Study (EIS).

A map showing the existing zoning is included in Attachment-5.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment would change the zoning from the current "Single Detached Residential" (R.1B) Zone to a "Specialized Neighbourhood Commercial" (NC-xx) Zone. The proposed Zoning By-law Amendment will also refine the "Wetland" boundary as based on the findings of the submitted EIS.

The applicant has requested to redevelop the R.1B Zoned portion of property into a 9 storey, 98-unit mixed-use apartment building with ground floor commercial space and ninth floor office uses, in accordance with the regulations of the standard NC Zone, with the following site-specific exceptions and regulations:

- Permitted Uses:
 - To permit commercial uses; specifically a convenience store and a micro-brewery or brew pub.
- Maximum Height:
 - To permit a maximum height of nine (9) storeys whereas the NC Zone limits the maximum height to six (6) storeys.
- Maximum Angular Plane:
 - To permit a maximum angular plane from Gordon Street of 52 degrees whereas the Zoning By-law limits the maximum angular plane measured to road centrelines to 45 degrees.
- Maximum Gross Floor Area:
 - To permit a maximum gross floor area of 10,650 square metres, whereas the Zoning By-law limits the maximum gross floor area to 1,875 square metres.
- Maximum Gross Floor Area per Unit (Office Use):
 - To permit a maximum gross floor area per unit of 650 square metres, whereas the Zoning By-law limits the maximum gross floor area per unit to 625 square metres.
- Minimum Side Yard Setback
 - To permit a minimum side yard setback of 7 metres, whereas the Zoning By-law requires a minimum side yard setback of half the

building height and not less than 3 metres (half of building height is 16 metres).

- Minimum Off-street Parking
 - To permit a parking rate for residential uses of 1.1 spaces per unit, whereas the Zoning By-law requires a minimum of 1.25 to 1.5 spaces per unit.
 - To permit a parking rate for office uses of 2.5 spaces per 100 square metres of gross floor area.
 - To permit a parking rate for commercial uses of 3.0 spaces per 100 square metres of gross floor area.
- Minimum Common Amenity Space
 - To provide common amenity space at a rate of 6.4 square metres per dwelling unit aggregated into areas of not less than 50 square metres, whereas the Zoning By-law requires common amenity space be provided at a rate of 20 to 30 square metres per unit.

Additionally, the applicant has proposed to update the location of the Wetland (WL) Zone on the subject lands to match the revised natural heritage buffer resulting from the EIS, prepared by LGL Limited (see supporting documents).

The proposed zoning map and the regulations as well as requested specialized regulations are included in Attachment-6.

Proposed Development

The property owner is proposing to redevelop the subject lands with a 9-storey mixed-use apartment building (See conceptual site plan and renderings in Attachment-7 and Attachment-8). The proposal includes 98 residential units across 7 storeys (floors 2 through 8). Based on the initial submission, the applicant is proposing a blend of 60% one-bedroom units and 40% two-bedroom units. The ground floor is proposed to include three commercial spaces and total approximately 425 square meters of gross floor area. These commercial units will have frontage and pedestrian access along Gordon Street and Vaughan Street. The ninth floor proposes both a rooftop terraces and approximately 607.7 square metres of office use. The total gross floor area of the combined commercial spaces is approximately 1,033 square meters. The total gross floor area of the combined residential units is approximately 8,984 square meters.

The mixed-use apartment development will have its vehicular access from a new driveway off Vaughan Street, with pedestrian access available via sidewalks connections to both Gordon Street and Vaughan Street. The required off-street parking for the development is proposed to be accommodated in an at-grade lot. While 167 parking spaces are provided on site, the applicant has requested to provide a minimum of 162 spaces. This is to provide flexibility to add a future connection for the possible redevelopment of the adjacent properties to the north. The total 162 parking spaces proposed are broken down as follows:

- 49 off-street spaces for commercial and office uses;
- 113 off-street parking spaces for residential;
 - Includes 4 accessible, barrier-free parking spaces.

The existing two single detached dwellings and accessory structures would be demolished to accommodate the proposed mixed-use apartment building.

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, including Affordable Housing Letter, prepared by GSP Group (December 2021; revised February 2022);
- Site Plan and Angular Plane Diagrams, prepared by Martin Simmons Architects (November 2021);
- Elevations; prepared by Martin Simmons Architects (November 2021); and,
- Renderings, prepared by Martin Simmons Architects (August 2021)
- Shadow Study, prepared by Martin Simmons Architects (November 2021).
- Urban Design Brief, prepared by GSP Group (December 2021);
- Functional Servicing Report, prepared by MTE Consultants (December 2021);
- Functional Grading and Servicing Plans, prepared by MTE Consultants (December 2021)
- Preliminary Floor Plans, prepared by Martin Simmons Architects (November 2021);
- Tree Management Plan, prepared by LGL Limited, (November 2021)
- Noise Study, prepared by HGC Engineering (December 2021);
- Traffic Impact Study, prepared by Paradigm Transportation Solutions (December 2021);
- Truck Turning Plan, prepared by MTE Consultants (January 2022);
- Environmental Impact Study and Tree Preservation Plan, prepared by LGL Limited (December 2021);
- Phase One Environmental Site Assessment, prepared by CVD Engineering (October 2021);
- Wind Study, prepared by RWDI (October 2021);
- Energy Report, prepared by RWDI (December 2021);
- Salt Management Plan, prepared by MTE Consultants (November 2021);
- Waste Survey Report, prepared by Reid's Heritage Properties (January 2022);
- Hydrogeology Study, prepared by MTE Consultants (November 2021);
- Geotechnical Study, prepared by MTE Consultants (December 2021);

Staff Review

The review of these applications will address the following:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the proposal's conformity with the Official Plan land use designations and policies, including the requested amendment to increase maximum height to nine (9) storeys;
- Review of the proposed zoning, including requested and required specialized regulations;
- Review of the overall design and compatibility of the development;
- Review of the impacts on adjacent Natural Heritage System;
- Review of the redevelopment proposal's compatibility with adjacent and established land uses and overall built form;
- Review of site servicing and grading;

- Review of parking and traffic impacts on abutting and surrounding roadways and the need for any traffic improvements influenced by the development;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative (CEI) update; and
- Address all comments and issues raised during the public 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 February 11, 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 February 24, 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.

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 prior to any decisions being made.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Proposed Official Plan Amendment

Attachment-5 Existing Zoning Map

Attachment-6 Proposed Zoning By-law Amendment and Details

Attachment-7 Proposed Site Plan

Attachment-8 Building Renderings

Attachment-9 Staff Presentation for Public Meeting

Departmental Approval

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