

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, April 11, 2022
Subject	Statutory Public Meeting Report 12 Poole Street Proposed Official Plan Amendment File: OZS22-002 Ward 6

Recommendation

1. That the Statutory Public Meeting Report regarding a proposed Official Plan Amendment application submitted by IBI Group on behalf of the owner, Victoria Park Village Inc. to redesignate the subject lands from the "Low Density Greenfield Residential" land use designation to a "High Density Residential" land use designation with a site-specific policy to allow a maximum net density of 208 units per hectare on the lands municipally known as 12 Poole Street and legally described as Block 91, 61M-244, City of Guelph, from Infrastructure, Development and Enterprise dated April 11, 2022 be received.

Executive Summary

Purpose of Report

To provide planning information on an Official Plan Amendment application for lands municipally known as 12 Poole Street to redesignate the subject lands from the "Low Density Greenfield Residential" land use designation to a "High Density Residential" land use designation with a site-specific policy to allow a maximum net density of 208 units per hectare. 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 Services recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise Services recommendation report to Council.

Report

Background

An application for an Official Plan Amendment has been received for the lands municipally known as 12 Poole Street from IBI Group on behalf of the owner, Victoria Park Village Inc. to redesignate the subject lands from the "Low Density Greenfield Residential" land use designation to a "High Density Residential" land use designation with a site-specific policy to allow a maximum net density of 208 units per hectare. The application was received by the City on December 24, 2021 and deemed to be complete on February 28, 2022.

The subject lands were previously known as Block 107 in Draft Plan of Subdivision 23T-07506, also referred to as the Victoria Park Village (VPV) subdivision. There have been several planning applications for this subdivision since the original draft plan approval in January of 2011. Below is a high-level summary of the various applications for background.

The current owner requested red-lined revisions with an associated Zoning By-law Amendment to the approved draft plan of subdivision in 2012. These previous applications were appealed to the former Ontario Municipal Board (OMB) (now the Ontario Land Tribunal (OLT)) and subsequently approved by the former OMB in November 2013 through a settlement between the City and appellant. A decision was issued by the OMB on November 22, 2013, which approved the redline revisions, revised conditions of draft plan approval, and the zoning by-law amendment for the entirety of the subject lands, with exception of the three multi-family blocks, including Block 107. The zoning for Block 107 remains under appeal and is discussed further in this report.

A second red-line amendment and associated Zoning By-law Amendment were approved by Council in January 2021 to permit two additional single detached residential lots.

The owner requested a three (3) year extension in 2016 to draft plan approval, which was approved by Council on September 12, 2016. A second request for a three (3) year extension to November 22, 2022 was approved by Council on October 16, 2019.

Phase 1A of the subdivision was registered as 61M-217 on June 19, 2017, and includes an open space block, stormwater management block and a block zoned for townhouses, which is now developed with 98 townhouse units.

Phase 1B of the subdivision was registered as 61M-244 on September 2, 2021, and includes 66 single detached residential dwellings, 18 semi-detached residential dwellings (36 units), 29 on-street townhouse units, one block zoned for 58 cluster townhouse units, a multi-residential block with 168 dwelling units, 3 stormwater management blocks, 1 open space block, 1 park block, and 2 blocks for 0.3 metre reserves.

Location

The subject lands are located at the north-east corner of Poole Street and DeCorso Drive, off Victoria Road South (see Attachment-1 Location Map and Attachment-2 Aerial Photograph).

The subject lands have an approximate area of 2.37 hectares and are currently used as the sales trailer for the subdivision. Preliminary grading in accordance with the approved engineering drawings for the subdivision has occurred to accommodate the future construction of subdivision.

Surrounding land uses include:

- To the north: a residential subdivision;
- To the south: DeCorso Drive, beyond which are lands zoned for residential purposes and further beyond are lands zoned for agricultural uses under the Township of Puslinch Zoning By-law and designated in the City of Guelph Official Plan for residential purposes;
- To the east: lands designated and zoned as natural heritage, beyond which is Victoria Road South and lands located within the Township of Puslinch; and,
- To the west: Poole Street and Keegan Court and lands zoned for residential purposes.

Existing Official Plan Land Use Designations and Policies

The subject lands are designated as "Low Density Greenfield Residential" in the Official Plan. Permissible uses within this land use designation include single and semi-detached dwellings and multiple unit residential buildings, such as townhouses and apartments. The "Low Density Greenfield Residential" land use designation permits a maximum building height of six (6) storeys and a maximum density of 60 units per hectare.

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

Proposed Official Plan Amendment

The purpose of the Official Plan Amendment is to redesignate the subject lands from the "Low Density Greenfield Residential" land use designation to a "High Density Residential" land use designation with a site-specific policy to allow a maximum net density of 208 units per hectare.

Further details of the proposed Official Plan Amendment are included in Attachment-4.

Existing Zoning

The subject lands are currently zoned "Specialized General Apartment" (R.4A-38), according to Zoning By-law (1995)-14864, as amended, however, the zoning for these lands is not in full force and effect as the zoning has been the subject of an on-going Ontario Land Tribunal (OLT) appeal since 2012. The zoning of these lands was deferred pending the submission and agreement on a future Site Plan application.

Details of the existing zoning are provided in Attachment-5.

Proposed Development

The applicant is proposing to develop the subject lands with multiple dwellings including 308, four-storey stacked townhouse units around the perimeter of the Block and a 6 to 10-storey stepped apartment building containing 185 units centrally located on the lands, for a total of 493 units and a density of approximately 208 units per hectare. The majority of parking for the development

will be underground, with a small amount of short-term visitor parking located at-grade. Given the proposed height of the apartment building and the proposed density, an Official Plan Amendment application is required to permit the increased height and density on the Block.

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, prepared by IBI Group, dated December 2021;
- Concept Plan, prepared by IBI Group, dated January 2021;
- Building Elevations, which includes the Shadow Study, prepared by ABA Architects Inc., dated December 2021;
- Urban Design Brief, prepared by Adesso Design Inc., dated December 2021;
- Landscape Concept, prepared by Adesso Design Inc., dated December 2021;
- Pedestrian Wind Assessment, prepared by SLR, dated December 2021;
- Engineering Drawings, prepared by MTE, dated December 2021;
- Functional Servicing and Stormwater Management Report, prepared by MTE, dated December 2021;
- Technical Memo – Groundwater Mounding Calculations, prepared by MET, dated February 2022;
- Transportation Impact Study, prepared by Paradigm, dated December 2021; and,
- Underground Parking Layout, prepared by ABA Architects Inc., dated December 2021.

Staff Review

The review of these applications 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;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the overall layout, built form and parking,
- 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 March 10, 2022 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 Tribune on March 17, 2022. Notice of the application has also been provided by signage on the subject lands 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 an 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 Proposed Official Plan Amendment

Attachment-5 Existing Zoning

Attachment-6 Proposed Conceptual Site Plan

Attachment-7 Staff Presentation for Public Meeting

Departmental Approval

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