

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, May 9, 2022
Subject	Statutory Public Meeting Report 205-213 Speedvale Avenue East Proposed Official Plan Amendment File: OZS22-003 Ward 2

Recommendation

1. That the Statutory Public Meeting Report regarding a proposed Official Plan Amendment application submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owners, Beryl Isobel Beard and Michael Fortin to add a site-specific policy to the "Low Density Residential" land use designation to permit a maximum net density of 45 units per hectare and a maximum building height of four storeys on the lands municipally known as 205, 207, 211 and 213 Speedvale Avenue East, and legally described as Part of Lots 30 and 31, Registered Plan 221, City of Guelph, from Infrastructure, Development and Enterprise Services dated May 9, 2022 be received.
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Executive Summary

Purpose of Report

To provide planning information on an Official Plan Amendment application for the lands municipally known as 205-213 Speedvale Avenue East to add a site-specific policy to the Low Density Residential land use designation to permit a maximum net density of 45 units per hectare and a maximum building height of four storeys. This report has been prepared in conjunction with the Statutory Public Meeting for the Official Plan Amendment 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 205-213 Speedvale Avenue East from Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owners, Beryl Isobel Beard and Michael Fortin to add a site-specific policy to the Low Density Residential land use designation to permit a maximum net density of 45 units per hectare and a maximum building height of four storeys. The application was deemed to be complete on March 31, 2022.

The applicant has also submitted revised materials for the associated Zoning By-law Amendment application. The original application proposed Density Bonusing under Section 37 of the Planning Act, however, due to Provincial changes to Bonusing provisions the applicant has now submitted an Official Plan Amendment. The Statutory Public Meeting for the proposed Zoning By-law Amendment application was held on April 8, 2019. The applicant is proposing to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Infill Apartment" (R.4D-?) Zone.

Key changes to the original proposal include the following:

- Elimination of Speedvale Avenue driveway;
- Revision to parking layout;
- Revision to building entrance;
- Addition of ½ storey to the overall building height; and,
- Changes to the building elevations.

Location

The subject lands are located at the south-west corner of Speedvale Avenue East and Delhi Street and are composed of four properties municipally known as 205, 207, 211 and 213 Speedvale Avenue East (see Attachment-1 Location Map and Attachment-2 Orthophoto). The lands are approximately 0.53 hectares in size with approximately 81 metres of frontage along Speedvale Avenue and approximately 45 metres of frontage along Delhi Street. There are four existing single detached residential dwellings located on the subject lands. The applicant is proposing to demolish the existing dwellings located on 205, 207 and 211 Speedvale Avenue East and convert the existing dwelling located on 213 Speedvale Avenue East into a three-unit building.

Surrounding land uses include:

- To the north: Speedvale Avenue, beyond which are lands zoned for and developed with single detached residential dwellings;
- To the south: lands zoned for and developed with apartments, and single detached residential dwellings;
- To the east: Delhi Street, beyond which are lands zoned for and developed with single detached residential dwellings; and,
- To the west: lands zoned for and developed with single detached residential dwellings, beyond which is Marlborough Road.

Existing Official Plan Land Use Designations and Policies

The subject lands are designated as “Low Density 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 Residential” land use designation permits a maximum building height of three (3) storeys and a maximum density of 35 units per hectare

The relevant policies for the applicable land use designation are included in Attachment-3.

Proposed Official Plan Amendment

The applicant is proposing to add a site-specific policy to the “Low Density Residential” land use designation that would permit a maximum net density of 45 units per hectares and a maximum building height of 4 storeys. Although the proposed apartment building is only three and a half storeys in height, the difference between three and four storeys under the Ontario Building Code (OBC) is critical and dictates under which section of the OBC the building can be designed. This is the reason for requesting a maximum building height of four storeys.

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

Existing Zoning

The subject lands are currently zoned “Residential Single Detached” (R.1B), according to Zoning By-law (1995)-14864, as amended.

The existing zoning is shown in Attachment-5.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to change the zoning from the “Residential Single Detached” (R.1B) Zone to a “Specialized Infill Apartment” (R.4D-?) Zone. In addition to the regulations set out in Table 5.4.2 – for the “Infill Apartment” (R.4D) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a minimum of 24 parking spaces, whereas the Zoning By-law requires a minimum of 35 parking spaces for the proposed development;
- To permit a minimum side yard setback of 3 metres, whereas the Zoning By-law requires a minimum side yard setback of one-half the building height (requirement being 5.9 metres); and,
- To permit a minimum rear yard setback of 3 metres, whereas the Zoning By-law requires a rear yard setback equal to 20% of the lot depth or one-half the building height, whichever is greater, but in no case less than 7.5 metres (requirement being 16.2 metres).

The proposed zoning is shown in Attachment-6.

Proposed Development

The applicant is proposing to develop the lands with a three and a half storey, 21-unit apartment building and convert the existing single detached dwelling located at 213 Speedvale Avenue East into a three-unit building. The applicant is proposing 24 parking spaces, and a full moves access onto Delhi Street. The gardens and wooded rear yard area associated with the subject lands will be maintained and used as common amenity area for the proposed development.

Supporting Documents

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

- Planning Justification Report Update, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated February 2022;
- Urban Design Brief Comment Response, prepared by Fryett Turner Architects Inc., dated February 2022;
- Revised Conceptual Site Plan and Elevations, prepared by Fryett Turner Architects Inc., dated February 2022;
- Updated Functional Servicing Report including Stormwater Management Report and Engineering drawings, prepared by R.J. Burnside and Associates Limited, dated February 2022;
- Updated Tree Inventory and Preservation Plan, prepared by Aboud and Associates Inc., dated February 2022;
- Updated Traffic Impact Study, prepared by R.J. Burnside and Associates Limited, dated January 2022; and,
- Updated Environmental Noise Assessment, prepared by R.J. Burnside and Associates Limited, dated January 2022.

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, including the proposed Official Plan Amendment;
- 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, parking and pedestrian connections,
- Review of site servicing and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the review of the applications.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise Services 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 April 8, 2022 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. Members of the public who commented on the original Zoning By-law Amendment application were also notified by mail and/or email. The Notice of Public Meeting was also advertised in the Guelph Tribune on April 14, 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 Orthophoto

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Proposed Official Plan Amendment

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Proposed Conceptual Site Plan

Attachment-8 Staff Presentation for Public Meeting

Departmental Approval

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