

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, June 13, 2022
Subject	Statutory Public Meeting Report 785 Gordon Street Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS22-005 Ward 5

Recommendation

1. That report 2022-170 regarding proposed Official Plan and Zoning By-law Amendment applications (File OZS22-005) by GSP Group on behalf of 2371633 Ontario Inc, to permit the development of a 10 storey mixed use building containing 389 residential units and 600 square metres of commercial, on the lands municipally known as 785 Gordon Street, from Infrastructure, Development and Enterprise Services dated June 13, 2022, be received.
-

Executive Summary

Purpose of Report

The purpose of this report is to provide planning information on Official Plan and Zoning By-law Amendment applications submitted for the lands municipally known as 785 Gordon Street to permit the development of a 10 storey mixed use building containing 389 residential units and 600 square metres of commercial space. 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 Services recommendation report to Council.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Report

Background

Applications for an Official Plan Amendment and a Zoning By-law amendment have been received for the property municipally known as 785 Gordon Street from GSP Group Inc. on behalf of the property owner, 2371633 Ontario Inc. The applications were received by the City on March 29, 2022 and were deemed to be complete on April 28, 2022.

Location

The subject site is approximately 0.85 hectares in size and located on the southwest corner of the intersection of Gordon Street and Harvard Road (see Attachment-1 and Attachment-2 for Location Map and Orthophoto). The site currently contains a two-storey hotel, known as the Days Inn. Surrounding land uses include:

- To the north, across Harvard Road, is the Campus Estates Plaza, a neighborhood commercial area that contains a variety of uses including retail, restaurant, medical office and personal service;
- To the east, across Gordon Street, are two-storey townhouses and to the south of the townhouses is a two-storey office building;
- To the south of the site is a three storey townhouse building that fronts onto Gordon Street
- To the southwest, the subject site backs onto single detached dwellings that front onto Hickory Street;
- To the west is a two-storey office building that fronts onto Harvard Road.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is Neighbourhood Commercial Centre. The Neighbourhood Commercial Centre designation is intended to accommodate local convenience and neighbourhood commercial uses within walking distance of residential areas. Permitted Uses in a Neighbourhood Commercial Centre include commercial, retail and service uses, small-scale offices, community services, live/work units, multiple units residential within mixed-use buildings and urban squares. The maximum height in this designation is six storeys and the maximum net density for residential development is 100 units per hectare. Further details of this designation are included in Attachment-3.

Proposed Official Plan Amendment

The applicant is proposing an Official Plan Amendment to redesignate the site to a High Density Residential designation with site specific policies to permit a maximum density of 615 bedrooms per hectare and to allow convenience commercial uses to have a maximum Gross Floor Area of 600 square metres. The standard High Density Residential designation would allow a maximum of 10 storeys in height, a maximum net density of 150 units per hectare, and a maximum of 400 square metres of convenience commercial uses. More information on the proposed Official Plan Amendment is included in Attachment-4.

Existing Zoning

The subject site is currently zoned SC.1-11, a specialized Service Commercial Zone. The only permitted use within this zone is a hotel. The existing zoning is shown in Attachment-5.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current SC.1-11 (Specialized Service Commercial Zone) to a Specialized High Density Apartment Zone (R.4B-??) to permit the development of the proposed 10 storey mixed use building with 389 Post-Secondary School Residence units together with 600 square metres of convenience commercial uses. A number of specialized regulations are required for the proposed development including increases to maximum density and a change in how density is measured (bedrooms rather than dwelling units), increased Floor Space Index, increased angular planes, reduced parking provision, reduced front and rear yard setbacks, reduced common amenity and landscaped open space requirements. See Attachment-6 for the full details of the proposed specialized zoning regulations.

Proposed Development

The applicant has proposed to redevelop the site by demolishing the existing hotel building and developing a 10 storey mixed use building. The applicant proposes 389 "Post-Secondary School Residence Units" consisting of a total of 520 bedrooms, together with 587 square metres of convenience commercial uses on the main floor of the building.

The site is proposed to be accessed off Harvard Road. A total of 220 parking spaces are proposed, consisting of 45 surface parking spaces and 175 underground parking spaces.

The proposed site concept plan and building elevations are shown in Attachment-7.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report and Zoning Sketch, prepared by GSP Group, dated March, 2022;
- Commercial Function Assessment, prepared by Ward Land Economics, dated March 2022;
- Urban Design Brief, prepared by GSP Group with SRM Architects, dated March, 2022;
- Site Plan, Building Elevations, Angular Plane Diagrams, Floor Plans, and Waste Management Plan, prepared by SRM Architects, dated March 18, 2022 and March 28, 2022;
- Shadow Study, prepared by SRM Architects, dated February 18, 2022;
- Sustainability Statement, prepared by SRM Architects, dated March 18, 2022;
- Pedestrian Level Wind Study, prepared by The Boundary Layer Wind Tunnel Laboratory, dated March 10, 2022;
- Preliminary Landscape Concept Plan and Vegetation Management Plan, prepared by GSP Group, dated March 28, 2022;
- Functional Servicing and Stormwater Management Report, prepared by MTE, dated March 25, 2022;

- Existing Conditions Plan, Functional Site Grading and Servicing Plan, prepared by MTE, dated February 12 2018.
- Garbage Truck Turning Plan, prepared by MTE, dated March 23, 2022;
- Geotechnical Investigation & Preliminary Hydrogeological Assessment Propose Residential Development, prepared by Chung & Vander Doelen Engineering, dated November 17, 2021;
- Phase One Environmental Assessment Report, prepared by MTE, dated March 21, 2022;
- Road Traffic and Stationary Noise Impact Study, prepared by Acoustic Engineering, dated March 21, 2022; and
- Transportation Impact and Parking Study, prepared by Salvini Consulting, dated March 2022.

Staff Review

The review of these applications will address the following issues:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, 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 and need for site specific Official Plan policies;
- Review of the proposed zoning, including the need for specialized regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the proposed site layout, built form, parking, and pedestrian connections;
- Review of site servicing;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update, and
- Address 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 May 12, 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 Mercury Tribune on May 19, 2022. Notice of the applications have also been provided by signage on the property, which was installed on May 10, 2022. 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 Proposed Official Plan Amendment

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Proposed Site Plan and Building Renderings

Attachment-8 785 Gordon Street Public Meeting Staff Presentation

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Katie Nasswetter, MCIP, RPP, Senior Development Planner

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-837-5615, extension 2395

krista.walkey@guelph.ca

This report was recommended by:

Jayne Holmes, P.Eng., PMP

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

jayne.holmes@guelph.ca