

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, July 11, 2022
Subject	Decision Report 93 Arthur Street South Proposed Zoning By-law Amendment File: OZS21-007 Ward 1

Recommendation

1. That the application by GSP Group on behalf of the owner, 2278570 Ontario Inc/5 Arthur St Developments, on lands municipally known as 93 Arthur Street South, for approval of a Zoning By-law Amendment to revise and add regulations in the current "Specialized High Density Residential" (R.4B-15.4) Zone, be approved in accordance with Attachment-3 of Report 2022-212 dated July 11, 2022.
2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 93 Arthur Street South.

Executive Summary

This report provides a staff recommendation to approve a Zoning By-law Amendment to revised zoning regulations for a 14-storey mixed-use development containing 193 apartment units and 2 commercial units.

Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the recommended zoning regulations and proposed site plan conditions in Attachment-3.

Financial Implications

Estimated Development Charges: \$3,790,550 (based on 2022 DC rates).

Estimated Annual Taxes: \$680,000 based on the 2022 City tax rate for 193 apartment units and 151 square metres of commercial space (estimate only and actual number may vary)

Report

Background

An application for a Zoning By-law amendment has been received for the property municipally known as 93 Arthur Street South by the owner, 2278570 Ontario Inc/5 Arthur St Developments. The application was received by the City on May 25, 2021 and was deemed to be complete on June 15, 2021. The Statutory Public Meeting for the proposed Zoning By-law Amendment was held on July 12, 2021. Since the public meeting, the applicant has been working with City staff on both the zoning and site plan applications for the subject site. The applicant submitted revised information for the proposed zoning by-law amendment on February 22, 2022.

Location

The subject site is approximately 0.47 hectares in size and located to the northwest of the intersection of Arthur Street South and Cross Street, with frontage on Arthur Street South, Cross Street and Neeve Street. (see Attachment-1 and Attachment-2 for Location Map and Orthophoto). The site is currently vacant.

The site is part of a larger six phase, mixed use development known as Metalworks, that runs along Arthur Street South from MacDonell Street to Cross Street, bounded on the west side by the Speed River. The first three residential phases of the development are complete (53, 63 and 73 Arthur Street), together with the redevelopment of the heritage building phase (43 Arthur Street S). This site is considered the fourth phase of residential development and a fifth phase is located at the north end of the site, closest to the intersection of Arthur and Elizabeth Streets and currently contains the sales centre for the site.

Surrounding land uses include:

- To the north, Phase 3 of the Metalworks development, a 10-storey apartment building;
- To the east, across Arthur Street, are a variety of single detached dwellings;
- To the south, across Cross Street, is a 3-storey apartment building (the Mill Lofts), and two storey row houses that front onto Neeve Street and a three storey apartment building across Neeve Street;
- To the west, the site is bounded by the Speed River.

Existing Official Plan Land Use Designations and Policies

The site is designated as "Residential 2" within the Downtown Secondary Plan, which is intended for high density residential uses in the downtown area and can be combined with small scale commercial uses. The site also has an overlay showing a portion of the floodway on the site closest to the river and the Special Policy Area overlay associated with the floodplain shown on the remainder of the site.

Further details of the land use designations are included in Attachment-4.

Existing Zoning

The subject site is currently zoned "R.4B-15 (H)", a specialized High Density Apartment Zone with a holding provision. The existing zoning is shown in Attachment-5.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to amend the regulations within the existing "R.4B-15 (H)" Zone by requesting new site-specific regulations to allow for a reduction in required visitor and commercial parking, for parking to be provided off-site at 92 Arthur Street South, to allow common amenity area and an accessory building to be located in the front yard and to increase maximum floor plate sizes.

See Attachment-6 for more details of the proposed regulations.

Proposed Development

The applicant proposes to develop a 14-storey mixed use building containing 193 apartment units, a guest suite and two ground floor commercial units with a total of 151 square metres of Gross Floor Area. The site has one level of underground parking and two levels of above grade parking for a total of 127 parking spaces on site. The applicant also proposes that a property across the street, 92 Arthur Street South, which is currently a parking lot owned by the developer, provide an additional 78 parking spaces for the development, for a total of 205 parking spaces for the development at 93 Arthur Street South, plus provide an additional 19 spaces to be used as commercial and visitor spaces for the greater Metalworks development.

The site also contains two publicly accessible squares. Mill Square is located near the intersection of Arthur Street South and Cross Street, and River Square which is near the intersection of Cross and Neeve Streets and also at the end of the Riverwalk, a publicly accessible walkway between the Metalworks development and the Speed River.

The proposed site concept plan is shown in Attachment-7 and the proposed building elevations are shown in Attachment-8.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment-9. The analysis addresses relevant planning considerations, including concerns and questions that were raised by Council and the public at and after the statutory Public Meeting held on Monday, September 13, 2021. Final comments on the revised proposal from internal City departments and agencies are included in Attachment-10.

Staff Recommendation

Planning staff are satisfied that the proposed Zoning By-law Amendment is consistent with the 2020 Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1). The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate for the site. Planning staff recommend that Council approve the Zoning By-law Amendment, subject to the specialized zoning regulations and proposed conditions to be imposed through site plan approval as outlined in Attachment-3.

As noted above, some minor modifications to the proposed zoning were made during review and recommended by Planning staff to secure the development as proposed. The specialized regulations are shown in Attachment-6 and discussed

further in the Planning Analysis in Attachment-9. These changes are considered to be minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the Planning Act.

Financial Implications

Estimated Development Charges: \$3,790,550 (based on 2022 DC rates).

Estimated Annual Taxes: \$680,000 based on the 2022 City tax rate for 193 apartment units and 151 square metres of commercial space (estimate only and actual number may vary)

Consultations

The Notice of Complete Application and Public Meeting was mailed June 16, 2021 to local boards and agencies, City service areas, and property owners within 120 metres of the subject lands. The Notice of Public Meeting was advertised in the Guelph Mercury Tribune on June 17, 2021. Notice of the applications have also been provided by signage on the property, which was installed on June 23, 2021. All supporting documents and drawings received with the applications have been posted on the City's website. Notice of the Decision Meeting was sent out to interested parties on June 22, 2022. A complete timeline of the application milestones is included in Attachment-12.

Strategic Plan Alignment

Priority

Sustaining our Future

Direction

Plan and design an increasingly sustainable city as Guelph grows.

Alignment

The proposed development application is in 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. A review of how the proposed development is in conformity with the City's Official Plan can be found in the Staff Review and Planning Analysis in Attachment 9.

Attachments

Attachment-1 Location Map

Attachment-2 Aerial Photograph

Attachment-3 Recommended Zoning Regulations and Conditions

Attachment-4 Existing Official Plan Land Use Designations and Policies

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Proposed Site Concept Plan

Attachment-8 Proposed Building Elevations

Attachment-9 Planning Analysis

Attachment-10 Proposed Sustainability Measures

Attachment-11 Departmental and Agency Comments

Attachment-12 Public Notification Summary

Departmental Approval

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