

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, July 11, 2022
Subject	Statutory Public Meeting Report 1166-1204 Gordon Street Proposed Official Plan and Zoning By-law Amendments File: OZS22-007 Ward 6

Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by Astrid J. Clos Planning Consultants on behalf of the owners Yanliang Li, Guan Si Dan International Canada Inc. and Danqi Li, to permit the development of two, 6-storey apartment buildings with a total of 134 units and 22, 3-storey on-street townhouse units on the lands municipally known as 1166-1204 Gordon Street and legally described as Part of Lot 5, Concession 8, (Geographic Township of Puslinch) City of Guelph, from Infrastructure, Development and Enterprise dated July 11, 2022 be received.
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Executive Summary

Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications for the lands municipally known as 1166-1204 Gordon Street to permit the development of two, 6-storey apartment buildings with a total of 134 units and 22, 3-storey on-street townhouse units. This report has been prepared in conjunction with the Statutory Public Meeting for these applications.

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

Applications for Official Plan and Zoning By-law Amendments have been received for the subject lands from Astrid J. Clos Planning Consultants on behalf of the owners, Yanliang Li, Guan Si Dan International Canada Inc. and Danqi Li, to permit the development of two, 6-storey apartment buildings with a total of 134 units and 22, 3-storey on-street townhouse units. The applications were received by the City on March 28, 2022 and deemed to be complete on April 27, 2022.

Location

The subject lands are composed of six properties municipally known as 1166, 1170, 1182, 1190, 1200 and 1204 Gordon Street and are located on the east side of Gordon Street, between Landsdown Drive and Valley Road (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject lands are approximately 1.12 hectares in size with approximately 171 metres of frontage along Gordon Street and approximately 171 metres of frontage along Landsdown Drive. The subject lands are currently developed with single detached residential dwellings and associated accessory buildings.

Surrounding land uses include:

- To the north: single detached residential dwellings, beyond which is Landsdown Drive;
- To the south: single detached residential dwellings, beyond which is Valley Road;
- To the east: Landsdown Drive, beyond which are single detached residential dwellings; and,
- To the west: Gordon Street, beyond which are cluster townhouses.

Existing Official Plan Land Use Designations and Policies

The subject lands are designated as "Medium Density Residential" in the Official Plan. Permissible uses within this land use designation include multiple unit residential buildings such as townhouses and apartments. The minimum height required in this land use designation is two storeys and the maximum permitted height is six storeys. The permitted net density in this land use designation is between 35 and 100 units per hectare.

Details of the existing land use designation and policies are included in Attachment-3.

Proposed Official Plan Amendment

The applicant is requesting to add a site-specific Official Plan policy to the Medium Density Residential land use designation that would permit a maximum net density of 176 units per hectare. 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.

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

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized On-Street Townhouse" (R.3B-?) Zone and to a "Specialized High Density Apartment" (R.4B-?) Zone to implement the proposed development.

In addition to the regulations set out in Table 5.3.2 of Zoning By-law (1995)-14864, as amended, for On-Street Townhouses, the following specialized regulations have been requested to facilitate this proposal:

- To permit a minimum lot area per unit of 145 square metres, whereas the Zoning By-law requires a minimum lot area per unit of 180 square metres; and,
- To permit a minimum rear yard of 6.25 metres, whereas the Zoning By-law requires a minimum rear yard of 7.5 metres.

In addition to the regulations set out in Table 5.4.2 of Zoning By-law (1995)-14864, as amended, for High Density Apartments, the following specialized regulations have been requested to facilitate this proposal:

- To permit a maximum density of 176 units per hectare, whereas the Zoning By-law permits a maximum density of 150 units per hectare;
- To permit a minimum common amenity area of 1,760 square metres, whereas the Zoning By-law requires a minimum common amenity area of 2,880 square metres;
- To permit common amenity areas to have the length exceed 4 times the width, whereas the Zoning By-law does not permit the length of common amenity areas to exceed 4 times the width;
- To permit a common amenity area within the required front yard, whereas the Zoning By-law does not permit a common amenity area to be located within the required front yard;
- To permit a minimum landscaped open space of 36%, whereas the Zoning By-law requires a minimum landscaped open space of 40%;
- To permit parking spaces to be located 1 metre from a side yard, whereas the Zoning By-law requires a minimum of 3 metres.
- To permit a minimum parking space size within a garage to be 2.75 metres x 5.5 metres, whereas the Zoning By-law requires a minimum parking space size of 3 metres x 6 metres within a garage;
- To permit an angular plane of 47 degrees, whereas the Zoning By-law permits a maximum angular plane of 45 degrees; and,
- To permit a maximum floor space index of 1.7, whereas the Zoning By-law permits a maximum floor space index of 1.5.

Details of the proposed zoning are provided in Attachment-6.

Proposed Development

The applicant is proposing to develop the subject lands as two separate parcels.

The apartment parcel is proposed to have frontage on Gordon Street and vehicular access provided by two driveways onto Landsdown Drive. The southerly apartment driveway access is aligned with Lovering Lane, an existing Vacant Land condominium road. Two, 6-storey apartment buildings sharing a common lobby

space are proposed with a total of 134 units. A total of 173 parking spaces are proposed to be provided which is in compliance with the Zoning By-law. A total of 35 visitor parking spaces are proposed to be provided which meets the parking requirement of the Zoning By-law. The proposal includes 47 parking spaces provided at grade and 126 parking spaces provided underground.

The townhouse parcel is proposed to have 22, 3-storey on-street townhouse dwelling units with frontage and access on Landsdown Drive. One garage and one driveway parking space will be provided per townhouse unit.

The proposed conceptual site plan is included in Attachment-7 and the proposed building renderings are included in Attachment-8.

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 and Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated March 2022;
- Conceptual Site Plan and Elevations, prepared by Broadview Architect Inc., dated February 2022;
- Stage 1-2 Archeological Property Assessment, prepared by Amick Consultants Limited, dated August 2021;
- Hydrogeological Study, prepared by GM BluePlan, dated February 2022;
- Landscape Plans, prepared by Aboud and Associates Inc., dated January 2022;
- Pedestrian Level Wind Study, prepared by Gradient Wind Engineers and Scientists, dated January 2022;
- Engineering Plans, prepared by GM BluePlan, dated March 2022;
- Phase One Environmental Site Assessment, prepared by GM BluePlan, dated February 2022;
- Stormwater Management and Functional Servicing Report, prepared by GM BluePlan, dated March 2022;
- Sun and Shadow Study, prepared by Gradient Wind Engineers and Scientists, dated January 2022;
- Traffic Geometrics Plan, prepared by Paradigm Transportation Solutions Limited, dated March 2022;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated January 2022;
- Noise Feasibility Assessment, prepared by Gradient Wind Engineers and Scientists, dated February 2022; and.
- Tree Inventory and Preservation Plan, prepared by About and Associates Inc., dated March 2022.

Financial Implications

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

Consultations

A Notice of Complete Application was mailed on May 11, 2022 to local boards and agencies, City service areas and property owners within 120 metres of the subject

lands. A Notice of Public Meeting was mailed on June 16, 2022 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. Notice of Public Meeting was also advertised in the Guelph Tribune on June 16, 2022. Notice of the application has also been provided by signage on the subject lands and all supporting documents submitted 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 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 Zoning

Attachment-7 Proposed Conceptual Site Plan

Attachment-8 Proposed Building Renderings

Attachment-9 Staff Presentation for Public Meeting

Departmental Approval

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