

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, February 14, 2023
Subject	Statutory Public Meeting Report 58 Wellington Street East Proposed Official Plan Amendment and Zoning By-law Amendment File No.: OZS23-001 Ward 2

Recommendation

1. That report 2023-30 regarding proposed Official Plan and Zoning By-law Amendment applications (File OZS23-001) by GSP Group on behalf of 2278560 Ontario Inc. (Fusion Homes), to permit the development of a 23-storey mixed use building containing 250 residential units, 3 commercial/residential units and 714 square metres of retail commercial space, on the lands municipally known as 58 Wellington Street East, from Infrastructure, Development and Enterprise Services dated February 14, 2023, be received.
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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 58 Wellington Street East to permit the development of a 23-storey mixed use building containing 250 residential units, 3 commercial/residential units and 714 square metres of retail 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 Enterprises Services recommendation report to Council.

Strategic Plan Alignment

This report aligns with the Strategic Plan priorities of Sustaining our Future and Working Together for our Future. The review of these development applications will include an assessment of their conformity with City's Official Plan, which is the City's key document for guiding future land use and development, and which directs the design of an increasingly sustainable city as Guelph grows. The Public Meeting being held on the proposed development applications provides the opportunity for

City Council, residents, and community groups to learn more, ask questions and provide comments on the proposed development.

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 58 Wellington Street East from GSP Group Inc. on behalf of the property owner, 2278560 Ontario Inc. The applications were received by the City on December 21, 2022 and were deemed to be complete on January 18, 2022.

Location

The subject site is approximately 0.28 hectares in size and is comprised of several municipal addresses resulting from the consolidation of multiple parcels of land municipally known as 41, 43, and 45 Wyndham Street South, 53 Surrey Street East, and 58 Wellington Street East, hereinafter referred to as 58 Wellington Street East. The main building entrance is located at the corner of Wyndham Street South and Wellington Street East. The site consists of approximately 48 metres of frontage along Wellington Street East, approximately 65 metres of frontage along Wyndham Street South, and approximately 36 metres of frontage along Surrey Street East. The site is currently vacant of buildings/structures and has an existing driveway along Wyndham Street South. Surrounding land uses include:

- To the east, directly across Wyndham Street South, is the Guelph Fire Department Headquarters and a gas station. The remainder of the buildings further to the east include single-detached dwellings and a variety of small-scale commercial uses.
- To the south, across and along Wellington Street East, are 1-storey commercial buildings with surface parking areas.
- To the west, is a 2-storey apartment complex facing Surrey Street East and restaurant facing Wellington Street East. The remainder of the buildings to the south are fast-food restaurants.
- To the north, across Surrey Street East, is a municipal surface parking lot.

Existing Official Plan Land Use Designation and Policies

The Official Plan land use designation that applies to the subject property is Mixed-Use 1. The Mixed-Use 1 designation is intended to accommodate to a broad range of uses in a mix of highly compact development forms, and further, development within this designation shall contribute to the creation of a strong urban character and high-quality, pedestrian-oriented environment. The maximum height permitted on this site in the Downtown Secondary Plan is 18-storeys. Further details of this designation are included in Attachment-3.

Proposed Official Plan Amendment

The applicant is proposing an Official Plan Amendment to amend the Mixed-Use 1 site by adding a site-specific policy to permit a maximum building height of 23-

storeys. More information on the proposed Official Plan Amendment is included in Attachment-4.

Existing Zoning

The subject site is currently zoned D.1-25(H30), a Specialized Downtown Zone. 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 D.1-25 (H30) (Specialized Downtown 1 with a Holding Provision) Zone to a revised Specialized Downtown 1 Zone (D.1-??) with site-specific policies to permit the development of the proposed 23-storey mixed use building with 250 residential units, 3 commercial/residential units and 714 square metres of retail commercial space. Several specialized regulations are required for the proposed development:

- Increase the maximum building height to 23 storeys.
- Permit a dwelling unit as an active use along Wyndham Street South.
- Remove the requirement for active entrances to be at or within 0.2 metres above or below finished grade along Wyndham Street South.
- Reduce the minimum active entrances to the first storey along Wyndham Street South.
- Increase the floorplate for the 7th and 8th storey.
- Increase the floorplate ratio for any storey above the 8th floor.
- Remove the setback for a dwelling unit contained within the main floor of a mixed-use building.
- Reduce the minimum setback from Wellington Street East.
- Add a 3 metre stepback requirement above the 5th storey instead of the 4th storey.
- Reduce the parking rate for apartment units.
- Remove the parking requirement for non-residential uses (commercial and retail).

See Attachment-6 for the full details of the proposed specialized zoning regulations.

Proposed Development

The applicant has proposed to redevelop the vacant site by developing a 23 storey mixed use building. The applicant proposes 250 residential units, 3 commercial/residential units and 714 square metres of retail commercial space.

The main entrance to the building is proposed at the corner nearest to the intersection of Wyndham Street South and Wellington Street East. Vehicular access for parking, loading, and servicing areas is proposed to be along Surrey Street East. A total of 224 parking spaces are contained throughout four levels of above-grade parking. The site is proposed to have a total of 191 bicycle parking spaces with secure indoor ground floor parking and outside parking.

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:

- Site Plan, prepared by CORE Architects Inc., dated January 2018.

- Elevations and Cross-sections, prepared by CORE Architects Inc., dated January 2018.
- Renderings, prepared by CORE Architects Inc., dated January 2018.
- Landscape Concept Plan, prepared by Land Art Design., dated December 19, 2022.
- Ground Floor Plan Render, prepared by Land Art Design, dated December 13, 2022.
- Planning Justification Report & Urban Design Brief, prepared by GSP Group, dated December 2022.
- Pedestrian Level Wind Study, prepared by Gradient Wind, dated December 19, 2022.
- Transportation Noise Feasibility Assessment, prepared by Gradient Wind, dated December 8, 2022.
- Functional Servicing / Stormwater Management Report, prepared by Valdor, dated December 2022.
- Functional Grading Plan, prepared by Valdor, dated July 6, 2018.
- Functional Servicing Plan, prepared by Valdor, dated July 6, 2018.
- Phase Two Environmental Site Assessment, prepared by XCG, dated December 3, 2019.
- Update to Phase Two Environmental Site Assessment, prepared by XCG, dated November 2, 2020.
- Shadow Study Analysis, prepared by CORE Architects Inc., dated December 12, 2022.
- Shadow Study Diagrams, prepared by CORE Architects Inc., dated December 12, 2022.
- Geotechnical Investigation Report, prepared by Englobe Corp, dated June 1, 2017.
- Traffic Impact Study, prepared by GHD Ltd., dated December 19, 2022.
- Record of Site Condition Filing, dated March 24, 2021.
- Preliminary 'Scoped' Hydrological Assessment & Work Plan for Construction Dewatering and Water Balance Assessment, prepared by Chung & Vander Doelen, dated December 6, 2022.
- Supplementary Geotechnical Investigation, prepared by Chung & Vander Doelen, dated October 25, 2018.

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.

- 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 January 19, 2023, 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 January 19, 2022. Notice of the applications have also been provided by signage on the property, which was installed on January 27, 2022. All supporting documents and drawings received with the applications have been posted on the City's website.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Official Plan / Downtown Secondary Plan Land Use Designation and Policies

Attachment-4 Proposed Official Plan Amendment

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Proposed Site Concept Plan and Building Renderings

Attachment-8 58 Wellington Street East Public Meetings Staff Presentations

Departmental Approval

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