

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, May 10, 2021
Subject	<b>Statutory Public Meeting Report 33-41 Arkell Road and 1408 Gordon Street Proposed Zoning By-law Amendment File: OZS21-002 Ward 2</b>

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## Recommendation

1. That Report 2021-123 regarding proposed Zoning By-law Amendment application submitted by IBI Group on behalf of ASC (Guelph) Facility Limited Partnership and Resolve Project Management to amend the Zoning By-law for the lands municipally known as 33-41 Arkell Road and 1408 Gordon Street, and legally described as Pt Lot 7, Concession 8 , City Of Guelph, as in RO700881, Pt Lot 7, Concession 8, Designated As Part 3 On PLAN 61R-1192; and 1 Pt Lot 7, Concession 8 , City Of Guelph, as in IS15763, IS14494; GUELPH from Infrastructure, Development and Enterprise dated May 10, 2021, be received.
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## Executive Summary

### Purpose of Report

The purpose of this report is to provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 33-41 Arkell Road and 1408 Gordon Street. The proposed Zoning By-law Amendment is to permit the development a mixed use retirement community with retirement apartments, independent living and memory care wings. Dedicated commercial space along Arkell Road is also proposed. The applicant is proposing a number of specialized regulations to the General Apartment Zone. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

### Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

### Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

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# **Report**

## **Background**

An application was received from IBI Group on behalf of ASC (Guelph) Facility Limited Partnership and Resolve Project Management to amend the Zoning By-law for the lands municipally known as 33-41 Arkell Road and 1408 Gordon Street. The application was received by the City on February 5, 2021 and deemed to be complete on March 5, 2021.

## **Location**

The subject lands are located along the south side of Arkell Road, east of the Gordon Street and Arkell Road intersection (see Attachment 1 and Attachment 2 for Location Map and Orthophoto). A portion of the lands also has frontage on to Gordon Street south of Vaughan Street. The lands are 19,623 square metres in size with approximately 77 metres of frontage along Arkell Road and 25 metres of frontage on Gordon Street. Other properties lay between Gordon Street and the subject properties from the Arkell Road intersection south to the frontage of 1408 Gordon Street.

There have been structures built on the property in the past. However, they have been removed and only a few foundations remain. The property is currently vacant.

Surrounding land uses include:

- To the north: Arkell Road and lands zoned for and developed with residential uses including a townhouse development and a parcel zoned for commercial uses and developed with a real estate sales centre;
- To the south: lands zoned for and developed with a mix of residential and institutional uses and developed with a school and daycare. Commercial uses exist further south;
- To the east: lands zoned for institutional and residential uses and developed with a religious establishment and single detached dwellings; and,
- To the west: lands zoned for commercial uses and urban reserve future uses and developed with a restaurant and offices. Vacant land with a proposed redevelopment application is in the urban reserve lands (1354 Gordon Street). Gordon Street is further to the west.

## **Existing Official Plan Land Use Designations and Policies**

The Official Plan land use designation that applies to the subject lands is "Neighbourhood Commercial Centre" and "Medium Density Residential".

The Neighbourhood Commercial Centre designation applies to existing centres within the City and identify the general location of new centres in order to prevent the creation of strip commercial development along a major street. The total commercial gross floor area is limited to 6,500 square metres, except in certain existing centres. The maximum gross floor area of individual retail units is also limited to 3,250 square metres.

The Medium Density Residential designation applies to areas where multiple unit residential buildings, such as townhouses and apartments are intended. The minimum building height is two (2) storeys and the maximum height is six (6) storeys. The maximum net density is 100 units per hectare and not less than 15 unit per hectare.

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

### **Existing Zoning**

The subject lands are currently zoned "Residential Single Detached" (R.1B) Zone and "Specialized Cluster Townhouse" (R.3A-46) Zone, according to Zoning By-law (1995)-14864, as amended.

The existing zoning is shown in Attachment 4.

### **Proposed Zoning By-law Amendment**

The intent of the application is to change the zoning from the "Residential Single Detached" (R.1B) Zone and the "Specialized Cluster Townhouse" (R.3A-46) Zone to a "Specialized General Apartment" (R.4A-?) Zone to permit the development a mixed use retirement community with retirement apartments, independent living and memory care wings. Dedicated commercial space along Arkell Road is also proposed.

The applicant has requested the following site-specific regulations:

- That in addition to the uses permitted within the R.4A-? Zone, commercial /retail uses shall be permitted to accommodate the dedicated 257 square metre commercial unit;
- To permit a maximum density of 115 units per hectare, whereas a maximum of 100 units per hectare is permitted, ;
- To permit a front yard setback of 3 metres from Arkell Road, whereas 6.0 metres is required;
- To permit a minimum side yard of 4.8 metres from the eastern property line, whereas the side yard of half the height of the building is required;
- To permit a maximum Floor Space Index (FSI) of 1.3, whereas a maximum FSI of 1.0 is permitted; and
- To permit site specific parking rates as follows:
  - Retail: 1 space per 33 square metres;
  - Seniors Apartment Units: 1.5 spaces per unit for the first 20 units and 1.25 spaces per unit for additional units;
  - Independent Living Units: 0.6 spaces per unit; and
  - Memory Care Units: 1 space per every 3 units.

The proposed zoning is shown in Attachment 5.

### **Proposed Development**

The applicant is proposing to develop a mixed use retirement community with 47 retirement apartments, 99 independent living suites and 88 assisted and memory care units. A dedicated 257 square metre commercial unit facing Arkell Road is also proposed. Amenities and services tailored to the needs of retirement community residents such as fitness facilities, a swimming pool, dining facilities, personal services, library, chapel, theater and outdoor amenity areas will be included in the plan.

The conceptual site plan is included in Attachment 6.

## **Supporting Documents**

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

- Planning Justification & Urban Design Report, prepared by IBI Group, dated January 28, 2021;
- Architectural Plans, Site Plan, Elevations, Cross sections, prepared by IBI Group, dated February 2, 2021;
- Commercial Function Study, prepared by Tate Economic Research Inc., dated January 28, 2021;
- Community Energy Review, prepared by IBI Group, dated January 26, 2021;
- Functional Servicing & Stormwater Management Design Report, prepared by GM BluePlan, dated January 2021;
- Traffic Geometric Plan February, prepared by Paradigm Transportation Solutions Limited, dated February 2021;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated February 2021;
- Tree Preservation Plan, prepared by IBI Group, dated February 3, 2021;
- Pedestrian Wind Assessment, prepared by SLR Consulting (Canada) Ltd., dated January 27, 2021;
- Road Traffic and Stationary Noise Impact Study, prepared by Acoustic Engineering, dated January 12, 2021;
- Geotechnical Investigation: Proposed Retirement Home Development, prepared by Chung & Vander Doelen, dated January 5, 2021;
- Phase I Environment Site Assessment, prepared by Chung & Vander Doelen, dated June 5, 2020;
- Sun Shadow Study, prepared by IBI Group.

The review of this application will address the following issues:

- Evaluation of the proposal against 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;
- Review of the proposed concept plan;
- Review of the proposed zoning, including the need for any specialized regulations;
- Evaluation of the proposal against the Community Energy Initiative (CEI) Update;
- Review of supporting documents submitted in support of the application; and,
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise 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 was mailed on March 19, 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 mailed on April 19, 2021 to local boards and agencies, City service areas, property owners within 120 metres of the subject lands and any other interested parties who requested notification. The Notice of Public Meeting was also advertised in the Guelph Tribune on April 15, 2021. 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 proposed development application shall be 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 applications are in conformity with the City's Official Plan will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

## **Attachments**

Attachment 1 - Location Map and 120m Circulation

Attachment 2 - Aerial Photograph

Attachment 3 - Existing Official Plan Land Use Designations and Policies

Attachment 4 - Existing Zoning

Attachment 5 - Proposed Zoning

Attachment 6 - Conceptual Site Plan

Attachment 7 - Staff Presentation

## **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

## **Report Author**

Michael Witmer, MCIP, RPP, Senior Development Planner

## **This report was approved by:**

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Infrastructure, Development and Enterprise Services

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**This report was recommended by:**

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