

Staff Report



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| To | City Council |
| Service Area | Infrastructure, Development and Environment |
| Date | Tuesday, June 11, 2024 |
| Subject | Statutory Public Meeting Report 601 Scottsdale Drive Proposed Official Plan and Zoning By-law Amendments File: OZS24-007 Ward 5 |

Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited, on behalf of Forum Asset Management, to permit the development of two, 7-storey residential buildings containing 489 residential suites geared to students on the vacant portion of the property municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph, from Infrastructure, Development and Environment dated June 11, 2024 be received.
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Executive Summary

Purpose of Report

To provide planning information on the Official Plan and Zoning By-law Amendment applications submitted for the property municipally known as 601 Scottsdale Drive to permit the development of two, 7-storey residential buildings containing 489 residential suites geared to students on the vacant portion of the property. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

Key Findings

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

Strategic Plan Alignment

This report aligns with the priority of Improve housing supply in the 2024-2027 Strategic Plan. 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. 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.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

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

Report

Background

Applications for Official Plan and Zoning By-law Amendments have been received for the subject property from MHBC Planning Limited, on behalf of Forum Asset Management, to permit the development of two, 7-storey residential buildings containing 489 residential suites geared to students attending the University of Guelph. The applications were received by the City on April 25, 2024 and deemed to be complete on May 15, 2024.

Location

The subject property is located on the west side of Scottsdale Drive, between Janefield Avenue and Stone Road West, east of the Hanlon Parkway (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject property is approximately 2.2 hectares in size with approximately 122 metres of frontage along Scottsdale Drive. The subject property is partially developed, with an eastern portion occupied with a former hotel building that was converted into a residential building containing 164 residential suites geared to students as part of Phase 1 of the development. Phase 1 was approved through previous planning applications and is currently occupied.

Surrounding land uses include:

- To the north: a portion of Janefield Avenue, beyond which are predominantly 2-3 storey townhouse buildings, a 4-storey retirement home, W.E. Hamilton Park, and two institutional church uses to the north east;
- To the south: Stone Road West, beyond which is a commercial plaza, a 1-storey retirement home, and residential uses including 1-2 storey single detached dwellings;
- To the east: Scottsdale Drive, beyond which is the Stone Road Mall; and,
- To the west: the intersection between the Hanlon Parkway and Stone Road West.

Official Plan Land Use Designations and Policies

The subject property is designated as Mixed-use Corridor 1 in the Official Plan. This designation is intended to serve both the needs of residents living and working within the corridor, in nearby neighbourhoods and employment districts, and the wider city as a whole. Permissible uses within this designation include medium and high density multiple unit residential buildings, institutional uses, hotels, commercial uses, retail, and service uses.

The subject property is also located within a strategic growth area as shown in the Official Plan, Schedule 1a: Urban Structure. Strategic growth areas are areas classified for community mixed use nodes or intensification corridors and are envisioned to provide higher density development. Lands designated as Mixed-use Corridor 1 within a strategic growth area, are permitted to have a maximum net density of 250 units per hectare for freestanding residential and residential mixed-use buildings and a maximum height of 14 storeys is permitted.

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

Proposed Official Plan Amendment

The applicant is proposing to add a site-specific policy for the subject property that would permit a maximum net density of 300 units per hectare for multiple unit residential buildings within the Mixed-Use Corridor 1 land use designation. The requested maximum net density is proposed to reflect both the existing and proposed development on site (Phase 1 and Phase 2).

Details of the proposed Official Plan Amendment is included in Attachment-6.

Existing Zoning

The subject property is currently zoned Specialized Service Commercial (SC.1-40) according to Zoning By-law (1995)-14864, as amended, and Site-specific Mixed-use Corridor with a Parking Adjustment and Holding Provision (MUC-2(PA)(H12)) according to Zoning By-Law (2023)-20790, as amended.

Details of the existing zoning are provided in Attachment-4 and Attachment-5.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (1995)-14864, as amended, through a Specialized Service Commercial (SC.1-XX) Zone that proposes the following:

- To permit a maximum net density of 300 units per hectare to align with the proposed Official Plan Amendment;
- To permit a minimum interior side yard setback of 13.8 metres, whereas Table 6.4.2, Row 5 requires a setback of one half the building height, determined to be 14.5 metres; and,
- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas the SC.1-40 Zone requires 1 parking space per unit plus 0.1 visitor spaces per unit (being 670 parking spaces required in total for Phase 1 (164 units) and Phase 2 (489 units) of the development).

The applicant has also requested site-specific zoning regulations in the Comprehensive Zoning By-law (2023)-20790, as amended, through a Site-specific Mixed-use Corridor with a Parking Adjustment (MUC-XX(PA)) Zone that proposes the following:

- To remove the H12 Holding Provision from the subject property, whereas Section 17.1.12 requires municipal servicing to be adequate and available prior to development of the lands;
- To permit a maximum density of 300 units per hectare, whereas Table 7.6, Row B permits a maximum density of 150 units per hectare;

- To permit an angular plane of 58 degrees for a small portion of the lands abutting the institutional use along the northerly lot line, whereas Table 7.9, Row B requires an angular plane of 45 degrees from any interior side yard when adjacent to an Institutional Zone;
- To permit a buffer strip of 1.4 metres along the north property line, whereas Table 7.7, Row D requires a buffer strip of 3.0 metres;
- To permit a common amenity space of 6.8 square metres per unit, whereas the MUC-2 Zone requires a minimum common amenity area of 1,300 square metres for the property;
- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas Table 5.3, Row 2 requires 1.5 spaces for the first 20 dwelling units and 1.25 spaces per dwelling unit in excess of 20 for an apartment building (being 822 parking spaces required).
- To allow for an electric vehicle parking provision of 5 spaces, whereas Section 5.9 (a) requires 20% of the total required parking spaces for multi-unit buildings with 3 or more dwelling units to be provided as electric vehicle parking spaces;
- To allow for a designed electric vehicle parking space provision of 20 spaces, whereas Section 5.9 (b) requires a minimum of 80% of the total required parking spaces to be provided as designed electric vehicle parking spaces; and,
- To allow for a bicycle parking rate of 0.57 spaces per unit, whereas Table 5.7, Row 1 requires a bicycle parking rate of 0.1 short term spaces per dwelling unit, 2 spaces minimum, and 1 long term space per dwelling unit, 2 spaces minimum.

Details of the proposed zoning are provided in Attachment-7 and Attachment-8.

Proposed Development

The applicant is proposing two, 7-storey residential buildings connected by a single storey indoor amenity area with 489 units. A one level parking structure is also being provided. The proposed structures are part of the Phase 2 development of the lands to create a student residential complex. While the current conceptual plans show 653 total units (Phases 1 and 2), the requested density (300 UPH) permits flexibility to accommodate an additional 12 units (within Phase 2) within the proposed building envelope, should the interior composition of the buildings change through detailed design. These additional 12 units (total of 665 units) are also incorporated into the requested Zoning By-law Amendment to avoid future Zoning By-law Amendments / Minor Variances. The residential units will be geared towards housing students enrolled with the University of Guelph.

An existing hotel that was converted into a 164 unit residential building geared to students attending the University of Guelph as part of Phase 1 of the development is already occupied and situated on the eastern portion of the property fronting onto Scottsdale Drive. No changes are being proposed to the existing Phase 1 building.

A total of 191 vehicular parking spaces are being proposed for both Phase 1 and Phase 2. The two existing road accesses from the site to Scottsdale Drive will be altered, so that the south access will be removed, and the north access re-aligned with the entrance to the adjacent Stone Road Mall.

The proposed conceptual site plan is included in Attachment-9.

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:

- Arborist Report, prepared by Ferris and Associates Inc., dated September 2023;
- Architectural Plans, prepared by Sweeny & Co Architects, dated August 2023;
- Civil Plans, prepared by MTE, dated March 2024;
- Cover Letter, prepared by MHBC Planning, dated April 2024;
- Functional Servicing and SWM Report, prepared by MTE, dated September 2023;
- Functional Servicing and SWM Report Addendum, prepared by MTE, dated April 2024;
- Geotechnical Investigation, prepared by MTE, dated September 2023;
- Landscape Plans, prepared by Ferris and Associates Inc., dated September 2023;
- Noise and Vibration Impact Study, prepared by RWDI, dated August 2023;
- Noise and Vibration Impact Study Addendum, prepared by RWDI, dated April 2024;
- Pedestrian Wind Comfort Assessment, prepared by RWDI, dated September 2023;
- Phase 1 ESA, prepared by Watters Environmental Group Inc., dated December 2023;
- Phase 2 ESA, prepared by Watters Environmental Group Inc., dated December 2023;
- Planning Justification Report, prepared by MHBC Planning, dated October 2023;
- Planning Justification Report Addendum, prepared by MHBC Planning, dated April 2024;
- Preliminary Hydrogeological Report, prepared by MTE, dated March 2024;
- Salt Management Plan, prepared by MTE, dated March 2024;
- Transportation Impact Study and Parking Study, prepared by Paradigm Transportation Solutions Ltd., September 2023;
- Transportation Impact Study and Parking Study Addendum, prepared by Paradigm Transportation Solutions Ltd., April 2024; and,
- Urban Design Brief, prepared by MHBC Planning, dated October 2023.

Staff Review

The review of these applications will address the following:

- Evaluation of the proposal for conformity and consistency with the Planning Act;
- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including 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, including the review of the proposed Official Plan amendment;
- Evaluation of the proposal's conformity with Zoning By-law (1995)-14864 and Zoning By-law (2023)-20790, including the review of the proposed zoning amendments and the need for any additional specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;

- Review of the overall layout, built form, parking and pedestrian connections,
- Review of site servicing and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the applications; and,
- Address all 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 Environment 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 and Engagement

The applicant held an in-person neighbourhood information meeting on December 11, 2023 to inform the community about the proposed development and obtain feedback. A neighbourhood information meeting summary is included in the Planning Justification Report submitted with the applications.

A combined Notice of Complete Application and Public Meeting was mailed on May 17, 2024 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. Notice of the Public Meeting was also advertised on the City's website and in Guelph Today on May 16, 2024. Notice of the applications has also been provided by signage on the subject property and all supporting documents submitted with the applications have been posted on the City's website.

Attachments

Attachment-1 Location Map and 120 metre Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Existing Zoning, Zoning By-law (1995)-14864

Attachment-5 Existing Zoning, Zoning By-law (2023)-20790

Attachment-6 Proposed Official Plan Amendment

Attachment-7 Proposed Zoning, Zoning By-law (1995)-14864

Attachment-8 Proposed Zoning, Zoning By-law (2023)-20790

Attachment-9 Proposed Conceptual Site Plan

Attachment-10 Staff Presentation for Public Meeting

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Lindsay Sulatycki, MCIP, RPP, Senior Development Planner

Matthew Yu, Planning Clerk

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Environment

519-822-1260 extension 2395

krista.walkey@guelph.ca

This report was recommended by:

Jayne Holmes, P. Eng., PMP

Deputy Chief Administrative Officer

Infrastructure, Development and Environment

519-822-1260 extension 2248

jayne.holmes@guelph.ca