

# Staff Report



To **City Council**  
Service Area Infrastructure, Development and Environment  
Date Tuesday, July 9, 2024  
Subject **Statutory Public Meeting Report  
303-317 Speedvale Avenue East  
Proposed Official Plan and Zoning Bylaw  
Amendment  
File: OZS24-010  
Ward 2**

## Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications (File OZS24-010) submitted by Strik Baldinelli Moniz Ltd. on behalf of the owner, Habitat for Humanity Guelph Wellington, to permit the development of a six-storey, 48 unit apartment building on the lands municipally known as 303-317 Speedvale Avenue East and legally described as Pt Lot 15, Concession 2, Div 'F', City of Guelph, from Infrastructure, Development and Environment dated July 9, 2024, be received.

## Executive Summary

### Purpose of Report

The purpose of this report is to provide planning information on an Official Plan Amendment and Zoning By-law Amendment applications submitted for the lands municipally known as 303-317 Speedvale Avenue East to permit the development of a six-storey, 48 unit apartment building. 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 Environment 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 the 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.

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## **Report**

### **Background**

An application for an Official Plan Amendment and Zoning By-law Amendment has been received for the subject lands from Strik Baldinelli Moniz Ltd. on behalf of the owner, Habitat for Humanity Guelph Wellington, to permit the development of a six-storey, 48 unit apartment building. The application was received by the City on May 8, 2024, and deemed to be complete on June 6, 2024.

### **Location**

The subject lands are located on the south side of Speedvale Avenue East and west of Manhattan Court (see Attachment-1 and Attachment-2). The subject lands are approximately 0.26 hectares in size. The subject lands are currently occupied by a single-detached dwelling and a commercial building.

Surrounding land uses include:

To the north: Multi-unit and low density residential dwellings that front onto Speedvale Avenue East.

To the south: Multi-unit residential dwelling that front onto Manhattan Court.

To the east: Commercial at the corner of Speedvale Avenue and Manhattan Court then multi-unit residential and Stevenson Street North.

To the west: Low density residential dwellings that front onto Metcalfe Street.

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

The Official Plan land use designation that applies to the subject lands is Low Density Residential which permits a minimum density of 15 units per hectare and a maximum density of 60 units per hectare since the property is adjacent to an arterial road (Speedvale Avenue East).

Further details of the site's designation are included in Attachment-3.

### **Proposed Official Plan Amendment**

The applicant is proposing to amend the existing Low Density Residential land use designation to the High Density Residential land use designation to allow a maximum net density of up to 200 units per hectare. The proposed development is approximately 195 units per hectare.

More information on the proposed wording of the Official Plan Amendment is included in Attachment-5.

## **Existing Zoning**

The subject lands are currently zoned "Low Density Residential 1" (RL.1) and "Site-specific Convenience Commercial 5" (CC-5) according to Zoning By-Law (2023)-20790, as amended.

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

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

The purpose of the Zoning By-law Amendment application is to rezone the existing Residential Single Detached (R.1B) zone and the Site-specific Convenience Commercial (CC-5) zone to establish site-specific zoning regulations in Zoning By-law (2023)-20790, as amended, through a new Specialized Residential High Density Residential (RH.7-XX) Zone that proposes the following:

- To permit a maximum density of 200 units per hectare, whereas Table 6.32 requires a maximum density of 100-150 units per hectare;
- To permit a minimum front yard of 2.3 metres; whereas Table 6.33 requires a minimum front yard of 6 metres;
- To permit a minimum landscaped open space of 29.2 per cent, whereas Table 6.33 requires a minimum landscaped open space of 40 per cent;
- To permit a minimum buffer strip of 0.4 metre (interior yard), 1.5 metre (rear yard), and 0.0 metre (exterior yard), whereas Table 6.33 requires buffer strips to be 3.0 metres;
- To permit a maximum building height of 6 storeys, whereas Table 6.34 permits 3 to 10 storeys;
- To permit an angular plane of 50 degrees from the centreline of the right of way, whereas Section 4.14.4 (i) requires an angular plane of 45 degrees;
- To permit a maximum angular plane (internal side yard) of 68 degrees, whereas Table 6.35 requires a maximum angular plane of 30 degrees;
- To permit a minimum off-street parking count of 48 spaces, whereas Table 5.3.2 requires 65 spaces;
- To permit a minimum visitor parking count of 3 spaces, whereas Table 5.3.2 requires 13 spaces (equal to 20 per cent of the required parking spaces);
- To permit a minimum barrier free parking count of 2 spaces, whereas Table 5.5 requires 3 spaces (equal to 4 per cent of the total parking spaces);
- To permit a minimum electric vehicle parking count of 6 spaces, whereas Section 5.9 (a) requires 13 spaces (equal to 20 per cent of the required parking spaces);
- To permit a minimum designed electric vehicle parking count of 42 spaces, whereas Section 5.9 (b) requires 52 spaces (equal to 80 per cent of the required parking spaces);
- To permit parking within the driveway sight line, whereas Section 4.6.2 (b) requires no parked motor vehicle be located within the sight line triangle;
- To permit the parking setback from a lot line to be 0.0 metres, whereas Section 5.2.2 required a setback of 3.0 metres.

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

## **Proposed Development**

The applicant is proposing a six (6) storey residential apartment building with a total of 48 units. There will be a mixture of 1, 2 and 3 bedroom units. A total of 48 parking spaces are proposed, 10 within the first floor of the building and 38 surface spaces.

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 and can be found on the City's website under 'Current Development Applications':

- Cover Letter, prepared by Strik, Baldinelli, Moniz Ltd. (SBM), dated May 2024;
- Community Engagement Report unsigned, revised May 2024;
- Planning Justification Report prepared by SBM, dated May 2024;
- Urban Design Brief prepared by SBM, dated May 2024;
- Sun and Shadow Study prepared by Newton Group Ltd., dated May 2024;
- Pedestrian Wind Assessment – Letter of Opinion, prepared by RWDI, revised May 2024;
- Waste Management Brief prepared by Habitat for Humanity Guelph Wellington, dated May 2024;
- Phase 1 and Phase 2 Environmental Site Assessment prepared by Englobe, dated November 2023;
- Environmental Noise Study prepared by JPE Engineering, dated May 2024;
- Geotechnical Investigation prepared by CMT Engineering, dated August 2023;
- Geotechnical Investigation: In-situ Permeability Testing prepared by CMT Engineering, dated April 2024;
- Functional Servicing Report prepared by SBM, dated May 2024;
- Site Plan and Zoning Chart prepared by SBM, dated May 2024;
- Architectural drawing set prepared by SBM, dated May 2024;
- Civil Engineering drawing set prepared by SBM, dated May 2024;
- Stormwater Management Plan prepared by SBM, dated May 2024;
- Traffic Geometrics Plan prepared by SBM, dated May 2024;
- Salt Management Plan prepared by SBM, dated May 2024;
- Landscape Plan and Details prepared by Dan Weagant, OALA, dated May 2024;
- Arborist Report, Tree Inventory and Preservation Plan prepared by JK Consulting Arborists, revised May 2024.

## **Staff Review**

The review of this application will address the following issues:

- 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;
- Evaluation of the proposal's conformity with Zoning By-law (2023)-20790, including the review of the proposed zoning amendment and the review of requested specialized zoning regulation;
- Evaluation of the Environmental Site Assessment;
- Review of the overall layout, built form, parking and pedestrian connections;

- Review how the proposed development addresses applicable sections of the Community Energy Initiative 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 applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Environment 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 and Engagement**

The applicant held an in-person neighbourhood information meeting on January 4, 2024 to inform the community about the proposed development and obtain feedback. A neighbourhood information meeting summary was submitted with the applications.

The Notice of Complete Application and Public Meeting was mailed June 19, 2024, 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 on the City's website and the Guelph Today website starting on June 13, 2024. Notice of the applications has also been provided by signage on the property, which was installed on June 12, 2024. All supporting documents and drawings received 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 Designation and Policies

Attachment-4 Existing Zoning, Zoning By-law (2023)-20790

Attachment-5 Proposed Official Plan Amendment

Attachment-6 Proposed Zoning, Zoning By-law (2023)-20790

Attachment-7 Proposed Conceptual Site Plan

Attachment-8 303-3017 Speedvale Avenue East, Public Meeting Staff Presentation

### **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

### **Report Author**

Planning Staff

**This report was approved by:**

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**This report was recommended by:**

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