

Staff Report



To **City Council**
Service Area Infrastructure, Development and Environment
Date Tuesday, September 10, 2024
Subject **Statutory Public Meeting Report
26-40 Carden St. and 27-39 Macdonell St.
Proposed Official Plan and Zoning By-law
Amendments
File: OZS24-012
Ward 2**

Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by UP Consulting Limited, on behalf of the owner, Skyline Retail Real Estate Holdings Limited, to permit the development a 14-storey building with 120 residential units and 595 square metres of ground floor commercial space on the lands municipally known as 26-40 Carden St. and 27-39 Macdonell St., legally described as Lot 116, Registered Plan 8, City of Guelph, from Infrastructure, Development and Environment dated September 10, 2024 be received.

Executive Summary

Purpose of Report

To provide planning information on the Official Plan and Zoning By-law Amendment applications submitted for the lands municipally known as 26-40 Carden Street and 27-39 Macdonell Street to permit the development of one, 14-storey building with 120 residential units and 595 square metres of ground floor commercial space. 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 a future staff recommendation report to Council.

Report

Background

Applications for Official Plan and Zoning By-law Amendments have been received for the subject lands from UP Consulting Limited, on behalf of the owner, Skyline Retail Real Estate Holdings Limited, to permit the development of one, 14-storey building containing 120 residential units and 595 square metres of ground floor commercial space. The applications were received by the City on June 21, 2024, and deemed to be complete on July 16, 2024.

Location

The subject lands have frontage on both Carden Street and Macdonell Street and are located mid-block between Wyndham Street North and Wilson Street (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject lands are approximately 1,055 square metres in size with approximately 31.8 metres of frontage along Macdonell Street and Carden Street. The subject lands are currently developed with a two-storey, red brick office/commercial building constructed in the 1950's. The existing building extends fully to all lot lines and has been internally subdivided into multiple commercial and office units.

Surrounding land uses include:

- To the east: existing commercial buildings, beyond which is Wyndham Street North and Guelph Central Station.
- To the west: existing commercial buildings, beyond which is Wilson Street.
- To the south: Carden Street and Guelph City Hall; and,
- To the north: Macdonell Street, beyond which are existing commercial buildings.

Official Plan Land Use Designations and Policies

The subject lands are designated *Mixed Use 1* in the Downtown Secondary Plan. This designation is intended to accommodate a broad range of uses in a mix of highly compact development forms. Permissible uses within this designation include: retail and service uses, including restaurants and personal service uses; multiple unit residential buildings, including apartments and townhouse dwellings; live/work uses; offices including medically related uses; entertainment and commercial recreation uses; community services and facilities; cultural, educational and institutional uses; public parking; hotels; parks, including urban squares; and other employment uses that meet the intent of the principles, objectives and policies of the Downtown Secondary Plan.

Schedule D - Maximum and Minimum Building Heights of the Downtown Secondary Plan identifies the subject lands as having a minimum height of 3 storeys and a maximum height of 6 storeys.

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 to the Downtown Secondary Plan for the subject lands that would permit a maximum building height of 14 storeys.

Details of the proposed Official Plan Amendment are included in Attachment-4.

Existing Zoning

The subject lands are zoned "*Site-specific Downtown 1* (D.1-1), according to Zoning By-law (2023)-20790, 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 establish site-specific zoning regulations in Zoning By-law (2023)-20790, as amended, through a Site-specific Downtown 1 (D.1-xx) Zone that proposes the following:

- To permit a maximum building height of 14 storeys, whereas Section 9.3 (c) and Schedule B-4 Downtown Height Overlay permits a building height between 3 and 6 storeys.
- To permit a minimum interior side yard of 2 metres for the building above the fourth floor, whereas Section 9.3 (b) (ii) requires a minimum tower setback of 6 metres from the side lot lines; and,
- To permit a minimum stepback of 3 metres for the building above the fourth floor from the Macdonell frontage, whereas Section 18.14.1 (b) requires a stepback of 6 metres for all portions of the building above the fourth storey.

The applicant's submission materials include a site-specific zoning regulation to allow for no off-street parking for the 120 residential units, however, due to recent provincial changes made through Bill 185, which received Royal Assent on June 6, 2024, off-street parking is no longer required for the subject lands as they are located within a major transit station area.

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

Proposed Development

The applicant is proposing one 14-storey mixed use building. In total, 120 residential units are proposed in addition to 595 square metres of ground floor commercial space. The development contemplates a 3-storey podium extending to the front, rear and interior side yards. The tower portion, which is the building above the fourth floor, is positioned 6 metres from the Carden Street front façade of the podium and 3 metres from the Macdonell Street podium façade.

The proposed development contemplates a large commercial unit which extends the entirety of the Carden Street façade and the western half of the Macdonell Street facing façade. A series of four entrances is proposed off of Carden Street and two

off of Macdonell Street, one of which will lead to the main lobby of the residential component of the building. The ground floor plan shows the commercial unit as a single unit; however, it is anticipated that this unit can be divided based on the needs of future commercial tenants.

The ground floor of the development proposes a loading space, provided/accessed off the site's Macdonell Street frontage. This loading space will be relied upon for deliveries to and from the commercial area and will also be used for resident moves and garbage collection from a centralized garbage area.

In total 120 residential units are proposed, which will include a mix of three-bedroom suites (27), two-bedroom suites (18), one bedroom plus den suites (19), one-bedroom suites (54), and studio apartments (2). No parking spaces are proposed for the 120 residential units.

The proposed conceptual site plan and building renderings are included 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 UP Consulting Ltd., dated May 2024.
- Architectural Plans, prepared by SRM Architects, dated April 2024.
- Planning Justification Report, prepared by UP Consulting Ltd., dated May 2024.
- Development Engineering Feasibility Report, prepared by WalterFedy Inc., dated January 2024.
- Geotechnical Report, prepared by Pinchin Ltd., dated March 2022.
- Heritage Impact Assessment, prepared by McCallumSather, dated April 2024.
- Parking Study, prepared by Paradigm Transportation Solutions Ltd., dated March 2024.
- Transportation Letter - Loading, prepared by Paradigm Transportation Solutions Ltd., dated June 2024.
- Phase 1 & 2 Environmental Site Assessment, prepared by Pinchin Ltd., dated November 2021.
- Urban Design Brief, prepared by UP Consulting Ltd., dated March 2024.
- Sun and Shadow Study, prepared by SRM Architects, dated April 2024.
- Pedestrian Level Wind Study, prepared by SLR Consulting (Canada) Ltd., dated March 2024.
- Salt Management Plan, prepared by WalterFedy Inc., dated February 2024.
- Waste Survey Report, prepared by WalterFedy Inc., dated May 2024.
- Noise Study, prepared by JJ Acoustics Engineering Ltd., dated March 2024.
- Legal and Topographic Survey, prepared by Van Harten Survey Inc., dated August 2021.

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 and Downtown Secondary Plan, including the review of the proposed Official Plan Amendment.
- Evaluation of the proposal's conformity with Zoning By-law (2023)-20790, including the review of the proposed zoning amendment 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, 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 Council meeting.

Financial Implications

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

Consultations and Engagement

The applicant held an in-person neighbourhood information meeting on October 19, 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 July 31, 2024, to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. Notice of the Public Meeting was also advertised on the City's website and in Guelph Today on August 15, 2024. Notice of the applications 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.

Attachments

Attachment-1 Location Map and 120 metre Circulation

Attachment-2 Aerial Photograph

Attachment-3 Downtown Secondary Plan Land Use Designations and Policies

Attachment-4 Proposed Official Plan Amendment

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

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

Attachment-7 Proposed Conceptual Site Plan and Building Renderings

Departmental Approval

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