



CITY COUNCIL PLANNING MEETING

26-40 CARDEN STREET, GUELPH

September 10th, 2024



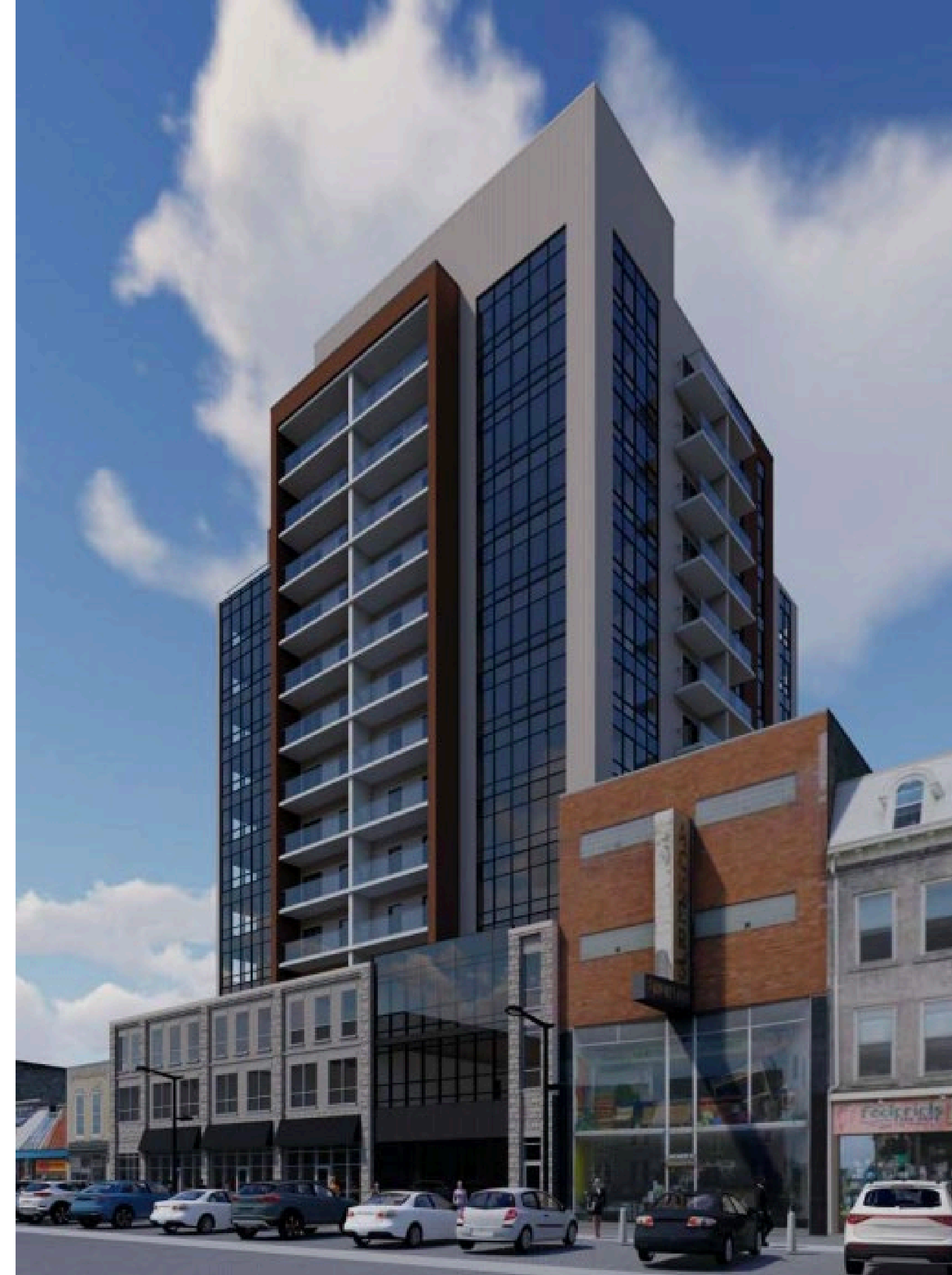
● Outline

- Background
- Existing Conditions
- Planning Controls
- Development Proposal
- Required Planning Approvals
- Recommendations
- Question and Answer



● Background

- 26-40 Carden Street, Guelph
- 14-storey building containing 595 sq. m of at-grade commercial space and 120 residential units
- No parking is proposed. This development is in a Major Transit Station Area and is within walking distance of transportation services and the downtown area
- An Official Plan Amendment and Zoning By-Law Amendment application have been submitted to permit the proposed building height and site-specific lot development standards



● Existing Conditions



Figure 1: Location of Subject Property (Source: GRCA GIS Portal)

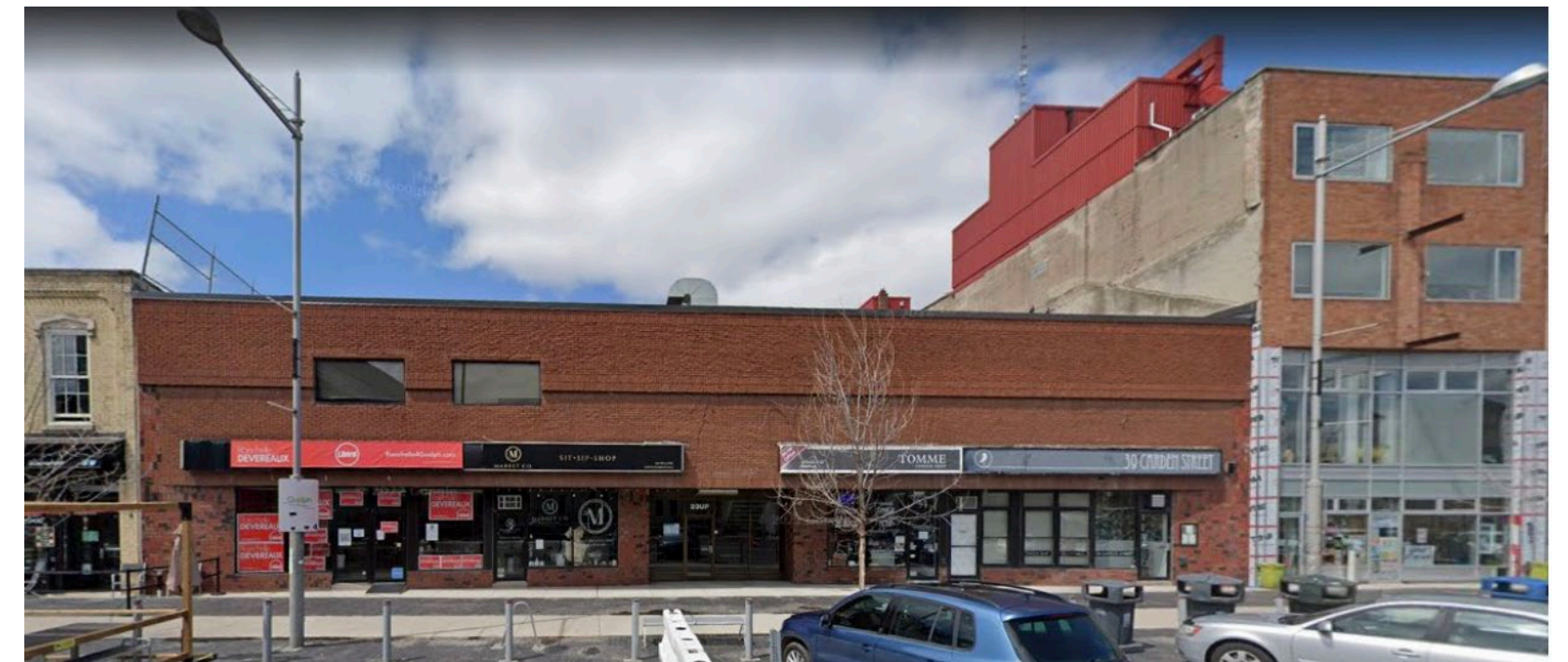


Figure 2: Existing Building viewed from Carden Street

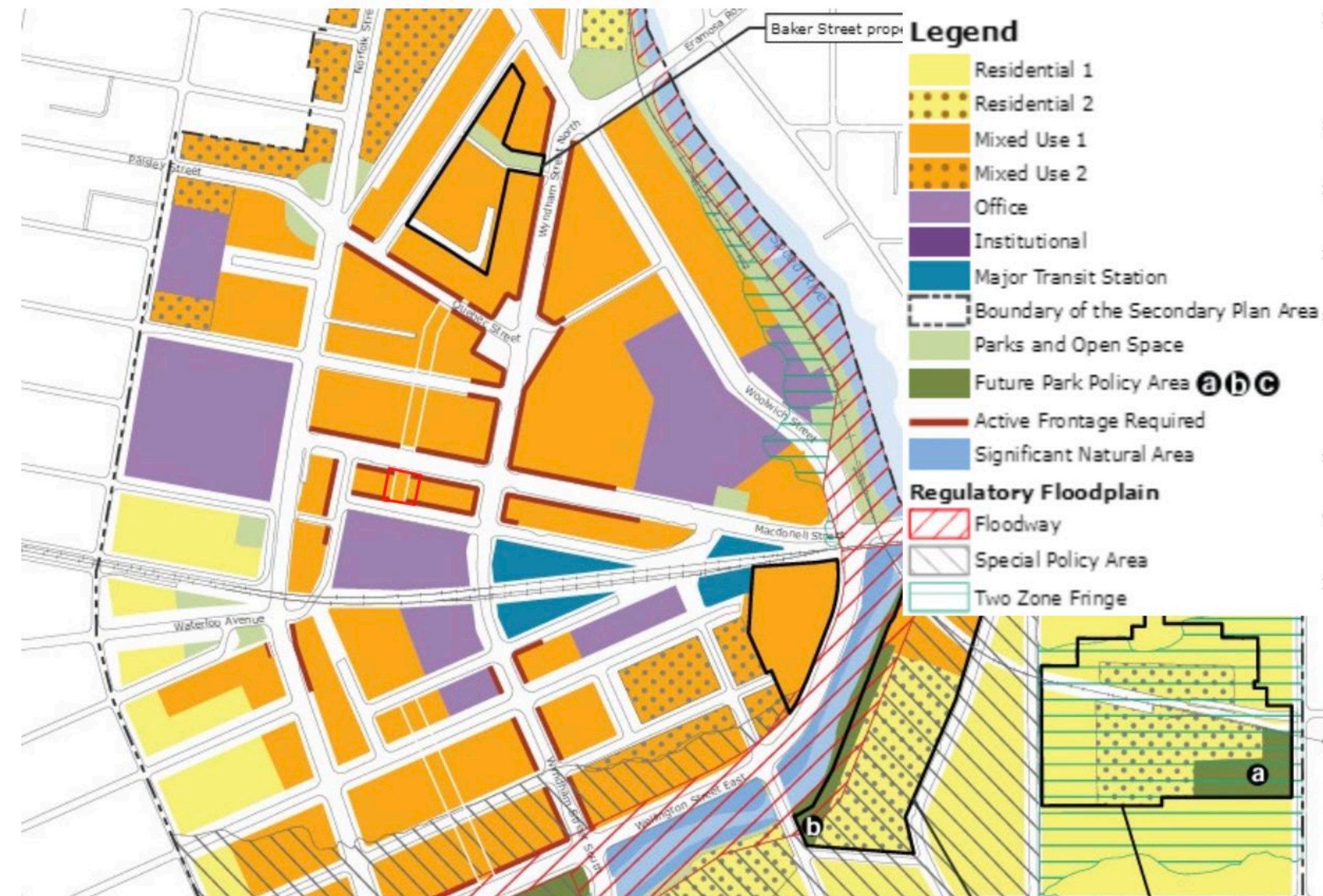


Figure 3: Existing Building viewed from MacDonnell



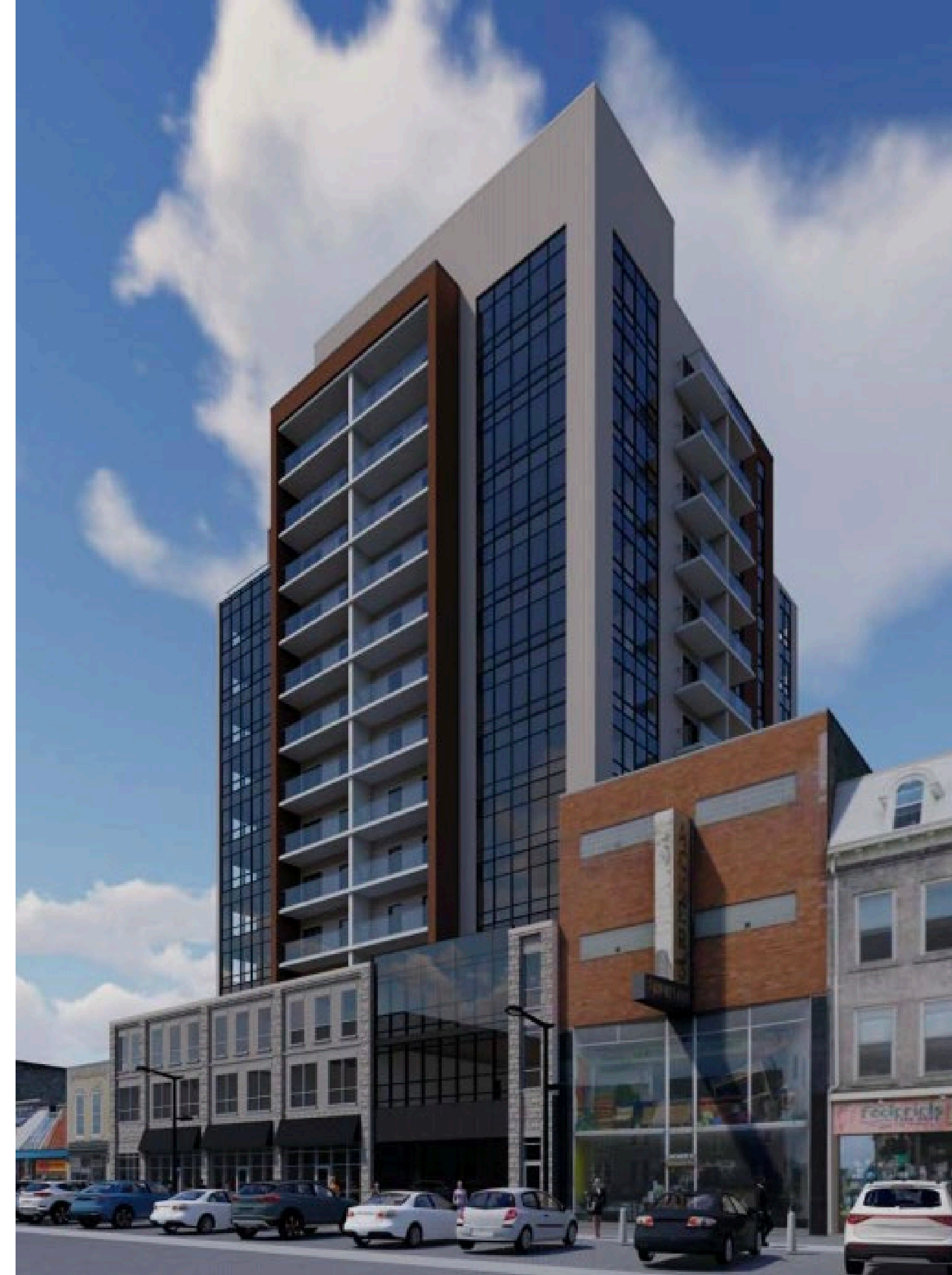
Existing Planning Controls

- Downtown Secondary Plan: Designated Mixed Use 1, subject to Active Frontage Requirements. Mixed Use 1 lands encourage a broad mixed range of highly compact uses
- Maximum 6-storey height permitted
- No units per hectare density maximum
- Existing Zoning (1995-14864): Specialized Downtown D.1-1 which permits a broad range of commercial, residential, office, and other uses indicative of the downtown area
- Existing Zoning (2023- 20790): Specialized Downtown D.1-1

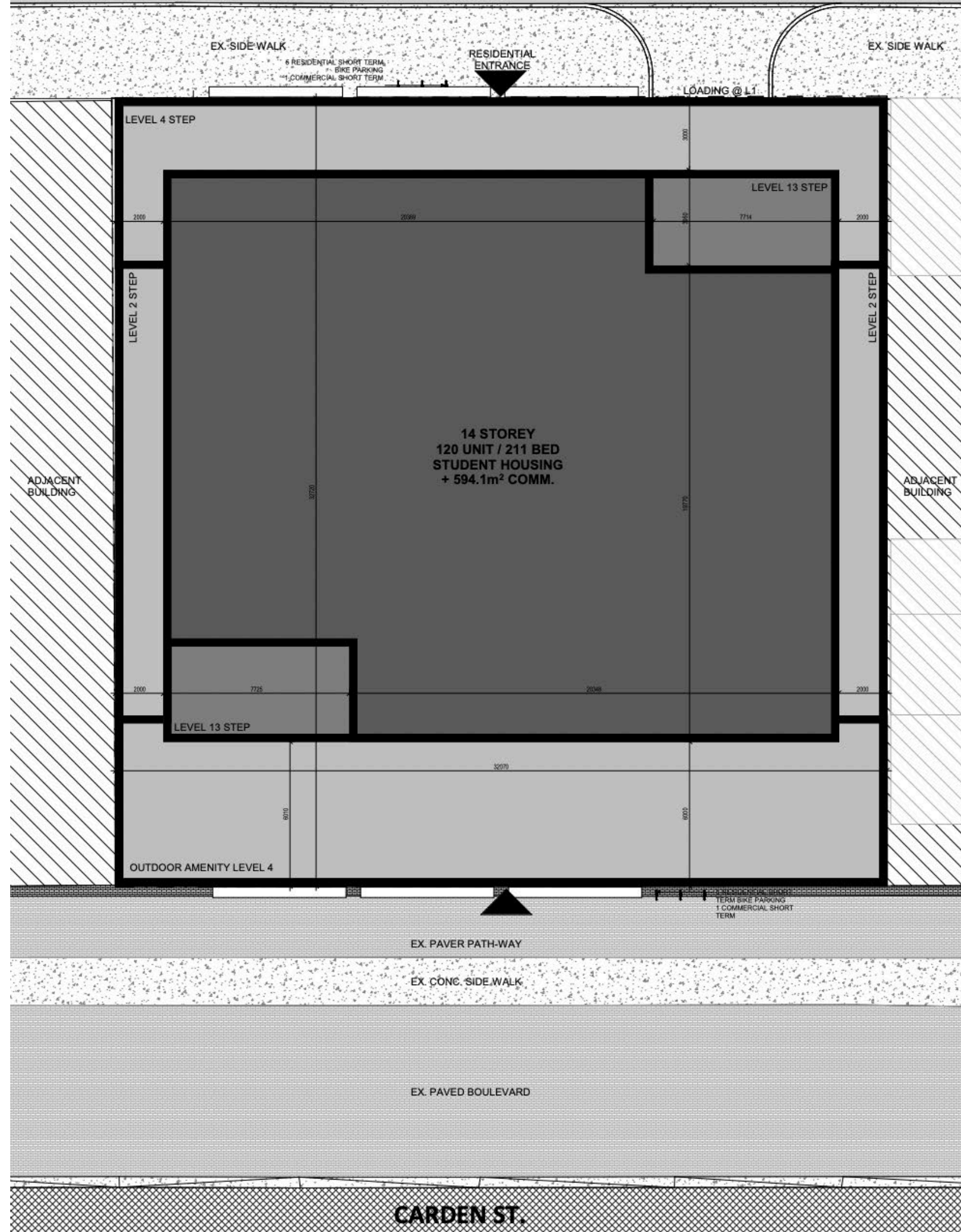


● Development Proposal

- 14-Storey Mixed-Use Building
- 595 sq. m. of commercial space at-grade
- 120 Residential units, including:
 - Three-bedroom suites (27)
 - Two-bedroom suites (18)
 - One-bedroom plus den suites (19)
 - One-bedroom suites (54)
 - Studio apartments (2)
- 120 bicycle parking stalls; zero car parking spaces
- Indoor and outdoor amenity spaces (~330 sq. m)



MACDONELL ST.



SITE PLAN
1:100

SITE DATA

26-40 Carden St., Guelph

DATA	REQUIRED	PROVIDED		
ZONING	ZONING - D.1-1			
LOT AREA (m ²)	-- (m ²)	1054.8 (m ²)		
FSI	1.5	9.5		
SETBACKS	UPTO 3RD STOREY	FRONT YARD (Carden) (m)	0 (m)	0 (m)
		INTERIOR SIDE YARD (m)	0 (m)	0 (m)
		REAR YARD (MacDonell) (m)	0 (m)	0 (m)
	4TH FLR - 6TH FLR	FRONT YARD (m)	6.0 (m)	6.0 (m)
		INTERIOR SIDE YARD (m)	6.0 (m)	2.0 (m)
		REAR YARD (MacDonell) (m)	6.0 (m)	3.0 (m)
	7TH FLR & ABOVE	FRONT YARD (m)	6.0 (m)	6.0 (m)
		INTERIOR SIDE YARD (m)	6.0 (m)	2.0 (m)
		REAR YARD (MacDonell) (m)	6.0 (m)	3.0 (m)

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	--	120 (units)
TOTAL # of units BEDS	--	211 (units)
BUILDING AREA (m ²)	--	1,049.33 (m ²)
GROSS FLOOR AREA (m ²)	--	10,015 (m ²)
GROSS CONSTRUCTION AREA (m ²)	--	10,948 (m ²)
NUMBER OF STOREYS	NA	14
BUILDING HEIGHT (m)	NA (m) MAX.	45 (m)
COMMERCIAL/RETAIL AREA (m ²)	NA (m ²)	594.1 (m ²)
AMENITY AREA (m ²) (Interior)	NA (m ²)	149 (m ²)

AREA CALCULATION

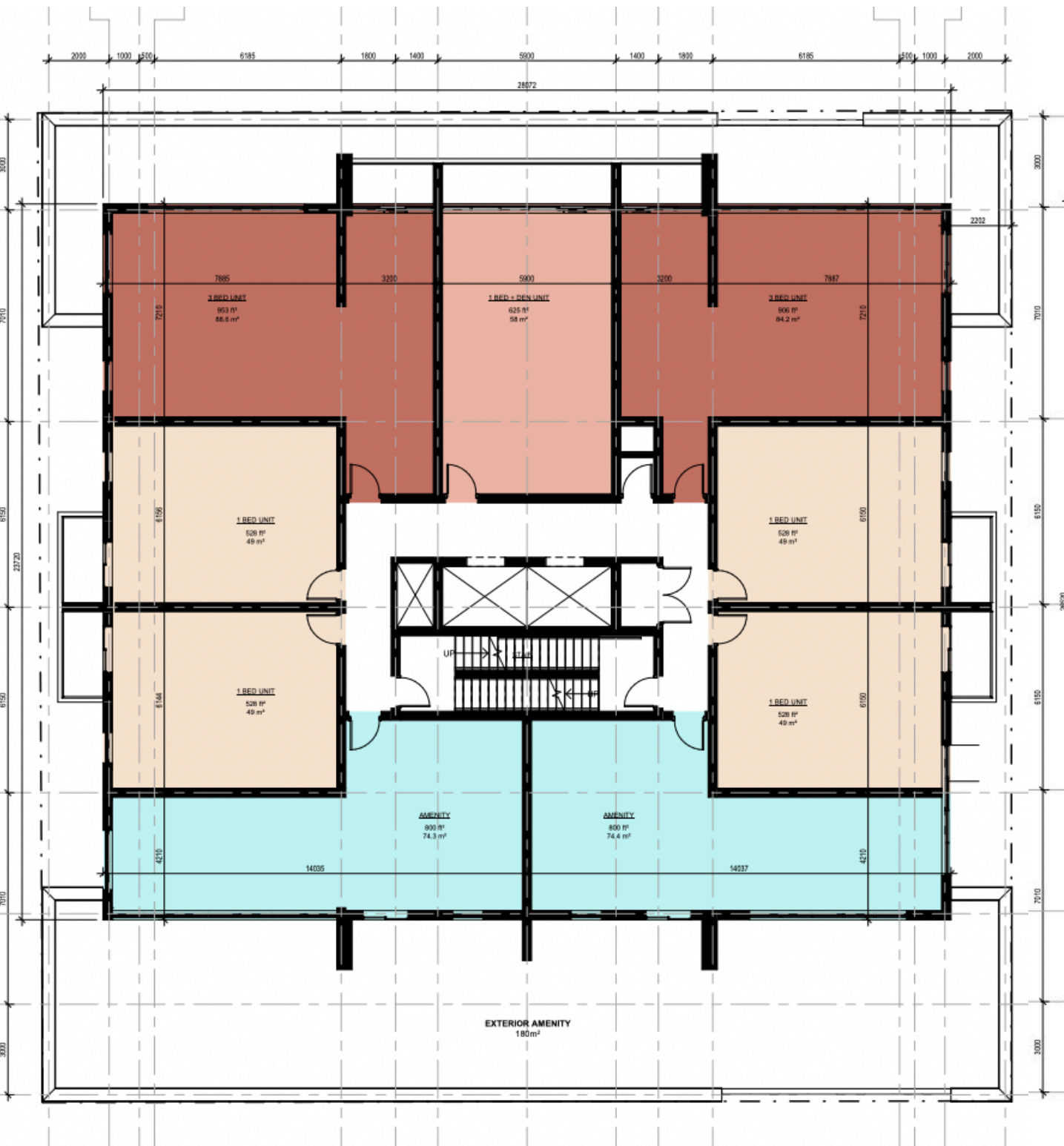
DATA	AREA
CONSTRUCTION AREA (m ²)	10,948 (m ²)
COMM. RENTABLE AREA (m ²)	595.1 (m ²)
RESI. RENTABLE AREA (m ²)	7,703 (m ²)

BICYCLE PARKING DATA

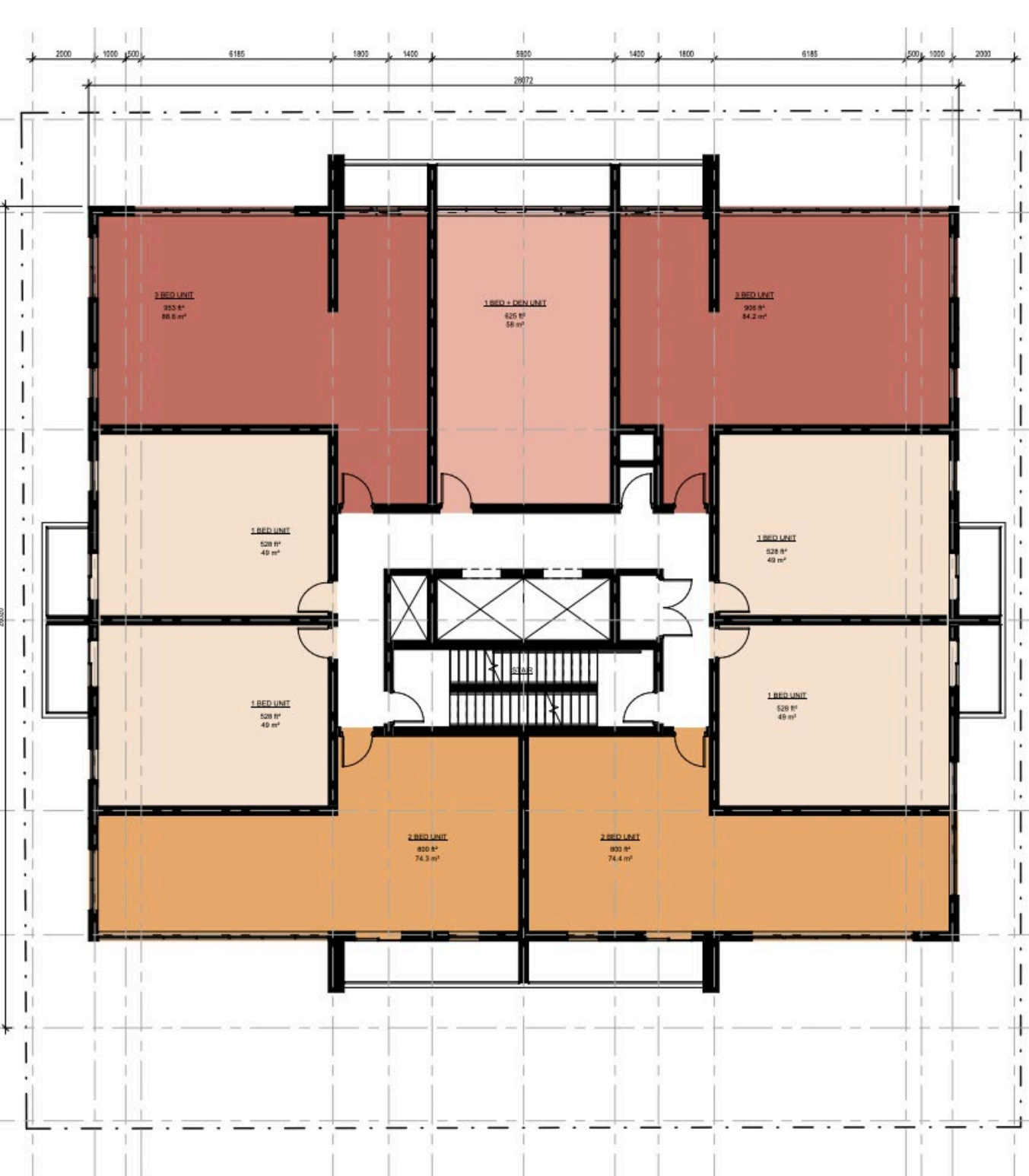
DATA	REQUIRED	PROVIDED
LONG TERM PARKING (Apartment)	0.68 per unit = 81.6	120 (stalls)
SHORT TERM PARKING (Apartment)	0.07 = 8.7	10 (stalls)
LONG TERM PARKING (Retail)	0.085 per 100m ² = 0.5	1 (stalls)
SHORT TERM PARKING (Retail)	0.25 per 100m ² = 1.5	2 (stalls)

UNIT & BEDROOM BREAKDOWN

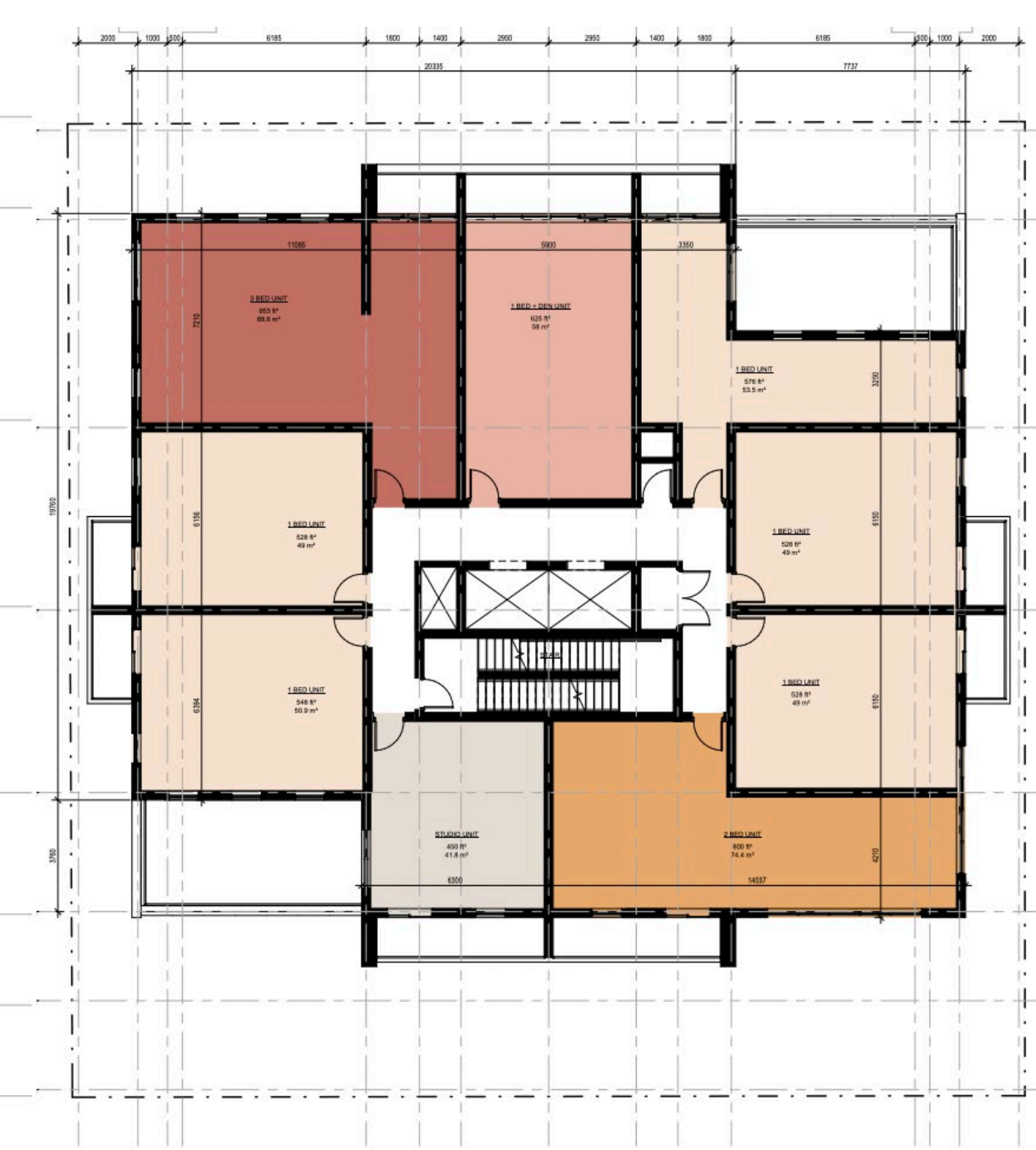
FLOOR	3 BED	2 BED	2 BED+D	1 BED+D	1 BED	STUDIO	TOTAL UNITS	TOTAL BEDS INCLUDING DEN
LEVEL 1	--	--	--	--	--	--	--	--
LEVEL 2	3	--	--	4	4	--	11	21
LEVEL 3	4	--	--	4	4	--	12	24
LEVEL 4	2	--	--	1	4	--	7	12
LEVEL 5-12 (8)	2(x8) = 16	2(x8) = 16	--	1(x8) = 8	4(x8) = 32	--	9(x8) = 72	128
LEVEL 13-14 (2)	1 (x2) = 2	1 (x2) = 2	--	1 (x2) = 2	5 (x2) = 10	1 (x2) = 2	9 (x2) = 18	26
TOTAL	27	18	--	19	54	2	120	211



1:100 LEVEL 4



1:100 LEVEL 5 - LEVEL 12



1:100 LEVEL 13 & LEVEL 14



WOK'S TASTE RESTAURANT



Guelph MUSIC

WOW



World Cafe

Kabab House

POUTINE

AFFAIR

Pizza

SUBWAY

EMPLOYER HOTEL

Shadow



● Planning Approvals

Official Plan Amendment submitted to permit the proposed building height.

Zoning By-Law Amendment Application submitted to permit:

- Building Height (14 Storeys)
- Floor Space Index of 9.5
- Step-back requirements above the fourth floor from MacDonell Frontage (3 m proposed, 6 m required)
- Interior Side Yard Setback above the fourth floor (2 m proposed, 6 m required)
- *Exemption from the City's parking requirements to allow for no on-site parking

Note: given the location of the site in proximity to the City's MTSA, as a result of recent Planning Act changes no parking is required. Accordingly, no relief from the parking requirements of the by-law are required.



Thank You!

September 10th, 2024

