

Staff Report



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| To | City Council |
| Service Area | Infrastructure, Development and Enterprise Services |
| Date | Monday, August 10, 2020 |
| Subject | Decision Report 1300 Gordon Street Proposed Official Plan and Zoning By-law Amendments (File OP1704 & ZC1707) Ward 6 |

Recommendation

1. That the application from Astrid J. Clos Planning Consultants on behalf of Carousel Estate Homes Ltd., on the property municipally known as 1300 Gordon Street and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) City of Guelph, for approval of an Official Plan Amendment to permit the development of a six storey residential apartment building be approved in accordance with Attachment 2 of Report 2020-81 dated August 10, 2020.
2. That the application from Astrid J. Clos Planning Consultants on behalf of Carousel Estate Homes Ltd., on the property municipally known as 1300 Gordon Street and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) City of Guelph, for approval of a Zoning By-law Amendment to permit the development of a six storey residential apartment building be approved in accordance with Attachment 3 of Report 2020-81 dated August 10, 2020.
3. That in accordance with Section 34 (17) of the Planning Act, City Council as determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 1300 Gordon Street.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve an Official Plan Amendment and a Zoning By-law Amendment to permit the development of a 32-unit, six storey apartment building on the 1300 Gordon Street property.

Key Findings

Planning staff support the proposed Official Plan Amendment as shown in Attachment 2 and the Zoning By-law Amendment subject to the recommended zoning regulations and conditions in Attachment 3.

Financial Implications

Estimated Development Charges: \$639,371 based on 2020 rates

Estimated Annual Taxes: \$123,700 based on the 2020 tax rate for 32 apartment units

Report

Background

Applications to amend the Official Plan and Zoning By-law were received for the property municipally known as 1300 Gordon Street on July 12, 2017 from Astrid J. Clos Planning Consultants on behalf of Carousel Estate Homes Ltd. The planning applications were deemed complete on August 10, 2017.

The applicant originally proposed a six storey, 32 unit building with specialized regulations related to the front, rear and side setbacks, maximum density, number of visitor spaces and floor space index.

A public meeting was held on the original proposal on October 10, 2017. Public concerns were raised around building height, the intensity of development along Gordon Street and parking. Following the public meeting and receiving staff and agency comments, the applicant revised their proposal and submitted revised supporting information in May 2018. This information was reviewed and additional supporting information was provided in June 2019, which together is the basis for this recommendation report.

The revised application remained at six storeys and 32 units, but the applicant refined the building to better fit the site. Additional engineering and environmental review was also completed to confirm the building could be developed appropriately adjacent to the natural corridor.

Location

The subject property is approximately 0.24 hectares in size and located on the east side of Gordon Street between Arkell Road and Edinburgh Road South (see Location Map and Site Orthophoto in Attachment 1). The site currently contains a single-detached dwelling that would need to be removed. To date the City has not received an application to demolish the existing dwelling.

Surrounding land uses include:

- To the north, a five (5) storey apartment building;
- To the south of the site the Salvation Army Guelph Citadel religious establishment;
- To the east directly behind the subject site is the parking lot for the Salvation Army building;
- To the west, across Gordon Street is a seven (7) storey apartment building which is referred to as Solstice 1 and a large wetland.

Official Plan Land Use Designations and Policies

At the time of application, the previous Official Plan (September 2014 Consolidation of the 2001 Official Plan) was in effect, so it is the version of the Official Plan that applies to the review of this application. The previous Official Plan designated the entire site as part of the Natural Heritage System as "Significant Natural Areas and

Natural Areas" as shown in Attachment 4 because of the ecological linkage located in part on the east and south sides of the property.

The current Official Plan is the March 2018 Consolidation. The current Official Plan did not change the designation of the site, nor the related policies for Significant Natural Areas. Other policies however have changed and both sets of Official Plan policies are considered in the planning analysis in Attachment 9.

Description of Proposed Official Plan Amendment

The applicant initially requested to amend the Official Plan to re-designate a portion of the subject site from the existing Significant Natural Area and Natural Areas designation to the Medium Density Residential designation in the previous (2014 Consolidation) Official Plan to permit a 6 storey apartment building with a density of 132 units per hectare while retaining a 10 metre portion on the south and east side of the subject site as Significant Natural Area and Natural Areas (Ecological Linkage). Through the review of this application, staff have recommended that the High Density Residential designation in the current Official Plan is more appropriate.

Existing Zoning

The subject property is currently zoned "R.1B" Zone in the City of Guelph's Zoning By-Law (1995)-14865. Details of the existing zoning are included in Attachment 5.

Description of Proposed Zoning By-law Amendment

The applicant proposed to rezone the property from the R.1B (Single Detached Residential) Zone to a specialized R.4A-?? (General Residential Apartment) Zone. Through staff review, staff recommend the property be rezoned to a specialized R.4B-?? (High Density Apartment) Zone with specialized regulations to allow the development as proposed and a P.1 (Conservation Lands) Zone to account for the ecological linkage on the south and east edges of the site. Further details of the proposed zoning are shown in Attachment 3 and a zoning map is included in Attachment 6.

Proposed Development

The applicant has proposed a six storey apartment building containing 32 apartment units, together with maintaining a 10 metre wide portion of an ecological corridor that runs along the south and east sides of the property. One access to the site is proposed onto Gordon Street, which leads into one level of at grade and partially below grade parking. Five visitor and one accessible parking space are proposed together with an automated parking system at the rear of the property, proposed to contain 43 parking spaces for the residential unit tenants.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment 9. The analysis addresses relevant planning considerations, including the issues raised by the public and Council. Final comments on the revised proposal from agencies and internal City departments are included in Attachment 11.

Staff Recommendation

Planning staff are satisfied that the recommended Official Plan Amendment and Zoning By-law Amendment are consistent with the 2020 Provincial Policy Statement and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe

(2019). The proposed Official Plan and Zoning By-law amendments conform to the objectives and policies of the previous Official Plan that was in effect at the time of application as well as the current Official Plan. The specialized zoning regulations proposed are appropriate for the development of the site and its surrounding context. Planning staff recommend that Council approve the Official Plan Amendments as proposed in Attachment 2 and the Zoning By-law Amendment subject to the specialized zoning regulations outlined in Attachment 3.

Staff note that the applicant made a number of minor modifications to the proposed development in response to comments received, that resulted in additional specialized zoning regulations being recommended. These changes are considered to be minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the *Planning Act*.

Financial Implications

Estimated Development Charges: \$639,371 based on 2020 rates

Estimated Annual Taxes: \$123,700 based on the 2020 tax rate for 32 apartment units

Consultations

The Notice of Complete Application and Public Meeting was mailed on August 24, 2017 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 in the Guelph Mercury Tribune on August 24, 2017. Notice of the application has also been provided by signage on the property, which was installed on August 18, 2017. All supporting documents and drawings 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 applications are 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, so planning staff recommend approval. 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 can be found in the Planning Analysis in Attachment 9.

Attachments

Attachment-1 Location Map and Orthophoto

Attachment-2 Recommended Official Plan Amendment

Attachment-3 Recommended Zoning Regulations and Conditions

Attachment-4 Existing Official Plan Designation

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning
Attachment-7 Proposed Conceptual Site Plan
Attachment-8 Proposed Building Elevations and Building Section
Attachment-9 Planning Analysis
Attachment-10 Community Energy Initiative Commitment
Attachment-11 Departmental and Agency Comments
Attachment-12 Public Notification Summary

Departmental Approval

Not applicable

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