

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 14, 2020
Subject	Statutory Public Meeting Report 1242-1260 Gordon Street and 9 Valley Road Proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments File: OZS20-004 and 23T-20001 Ward 6

Recommendation

1. That report 2020-124 regarding proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications submitted by Astrid J. Clos Planning Consultants on behalf of Tricar Properties Limited for a Draft Plan of Subdivision containing a residential block with two, 12-storey apartment buildings with a total of 377 apartment units, a municipal park block and an open space block on lands municipally known as 1242-1260 Gordon Street and 9 Valley Road, and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph from Infrastructure, Development and Enterprise dated September 14, 2020, be received
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Executive Summary

Purpose of Report

To provide planning information on Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for the lands municipally known as 1242-1260 Gordon Street and 9 Valley Road to permit a residential subdivision containing a residential block with two, 12-storey apartment buildings with a total of 377 apartment units, a municipal park block and an open space block. This report has been prepared in conjunction with the Statutory Public Meeting for these applications.

Key Findings

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

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

Applications for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment have been received for the lands municipally known as 1242-1260 Gordon Street and 9 Valley Road from Astrid J. Clos Planning Consultants on behalf of Tricar Properties Limited. The applications were received by the City on June 1, 2020 and deemed to be complete on June 30, 2020.

Location

The subject lands are comprised of four residential properties municipally known as 1242, 1250, 1260 Gordon Street and 9 Valley Road. The subject lands are currently located on the east side of the Gordon Street/Edinburgh Road South intersection and south of Valley Road (see Attachment 1 - Location Map and Attachment 2 - Aerial Photograph). The lands are approximately 3.12 hectares in size with approximately 27 metres of frontage along Valley Road and 121 metres of frontage along Gordon Street. The existing residential dwellings on the subject lands have been or will be demolished. Portions of the subject lands also contain features of the City's natural heritage system.

Surrounding land uses include:

- To the north: single detached residential dwelling and a vacant land condominium development, beyond which is Valley Road;
- To the south: five storey apartment buildings;
- To the east: Torrance Creek Wetland; and,
- To the west: Gordon Street, beyond which is a five storey apartment building at the north-west corner of the intersection of Gordon Street and Edinburgh Road South.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to 9 Valley Road is "Low Density Residential". 1242-1260 Gordon Street is designated as "High Density Residential" and "Significant Natural Areas and Natural Areas" in the Official Plan. The "Low Density Residential" land use designation permits residential uses including single and semi-detached dwellings and multiple unit residential buildings, such as townhouses and apartments. Permissible uses within the "High Density Residential" land use designation include multiple unit residential buildings generally in the form of apartments. The minimum height within this designation is three (3) storeys and the maximum height is ten (10) storeys. This designation allows for a maximum net density of 150 units per hectare and requires a minimum net density of 100 units per hectare.

Development is not permitted within areas designated as "Significant Natural Areas and Natural Areas". The applicant has prepared an Environmental Impact Study (EIS) to address development adjacent to the natural heritage system and to recommend appropriate setbacks (buffers) to demonstrate that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions.

The relevant policies for the applicable land use designations are included in Attachment 3.

Existing Zoning

The subject lands are currently zoned "Residential Single Detached" (R.1B), with a "Lands adjacent to provincially significant wetlands" overlay and a "Lands with locally significant wetlands, significant woodlots, natural corridor or linkage" overlay according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are provided in Attachment 5.

Proposed Official Plan Amendment

The purpose of the Official Plan Amendment is to redesignate the portion of the property designated as "Low Density Residential" and a portion of the property designated as "High Density Residential" to the "Open Space and Park" land use designation. The applicant is also requesting to add site specific Official Plan policies that would allow a maximum height of 12 storeys and a maximum density of 271 units per hectare. The "High Density Residential" land use designation permits a maximum height of 10 storeys and a maximum net density of 150 units per hectare. The limit between the "High Density Residential" and "Significant Natural Areas and Natural Areas" designations are proposed to be refined by the Environmental Impact Study which was submitted in support of the applications. This refinement does not require an Official Plan Amendment in accordance with Policy 4.1.1.17 of the Official Plan.

Further details of the proposed Official Plan Amendment are included in Attachment 4.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized High Density Apartment" (R.4B-?) Zone, a "Conservation Land" (P.1) Zone and a "Neighbourhood Park" (P.2) Zone to implement the proposed draft plan of subdivision.

In addition to the regulations set out in Table 5.4.2 – for the "High Density Apartment" (R.4B) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a maximum density of 271 units per hectare, whereas a maximum of 150 units per hectare is permitted;
- To permit a minimum front yard setback of 0.8 metres, whereas a minimum front yard setback of 6 metres is required;
- To permit a minimum exterior side yard setback of 1.2 metres, whereas a minimum exterior side yard setback of 6 metres is required;
- To permit a minimum side yard setback of 2.4 metres, whereas a minimum side yard setback of 20.74 metres is required;
- To permit a minimum rear yard of 18.4 metres, whereas a minimum rear yard of 20.7 metres is required;
- To permit a maximum building height of 12 storeys, whereas a maximum building height of 10 storeys is permitted;
- To permit a minimum distance between buildings with windows to habitable rooms of 24.3 metres, whereas a minimum of 43.08 metres is required;
- To permit a minimum common amenity area of 3,642 square metres, whereas a minimum common amenity area of 7,740 square metres is required;

- To permit a minimum of 57 surface visitor parking spaces above grade, whereas a minimum of 96 visitor parking spaces are required above grade;
- To permit the underground parking spaces to be provided under the municipal park block, whereas parking spaces are required to be located a minimum of 3 metres from any lot line;
- To permit a minimum underground parking space dimension of 2.74 metres by 5.48 metres, whereas a minimum underground parking space dimension of 3 metres by 6 metres is required;
- To permit a minimum exterior parking space dimension of 2.74 metres by 5.48 metres, whereas a minimum exterior parking space dimension of 2.75 metres by 5.5 metres is required;
- To permit the angular plane from a park to be 77 degrees, whereas a maximum angular plane of 40 degrees is permitted;
- To permit the angular plane from Gordon Street for Building 1 to be 60 degrees, whereas a maximum angular plane of 45 degrees is permitted;
- To permit the angular plane for Building 1 to Street "A" to be 71 degrees, whereas a maximum angular plane of 45 degrees is permitted;
- To permit a building within the 9 metre corner sight line triangle, whereas a building is not permitted within the 9 metre corner sight line triangle; and,
- To permit a maximum floor space index of 3.59, whereas a maximum floor space index of 1.5 is permitted.

Proposed Draft Plan of Subdivision

The proposed Draft Plan of Subdivision will create a new municipal road to complete the signalized intersection of Gordon Street and Edinburgh Road South. The proposed subdivision includes a residential block with two, 12-storey apartment buildings with a total of 377 apartment units and 586 parking spaces, a municipal park block and an open space block. The proposed Draft Plan of Subdivision is included in included in Attachment 7 and proposed building renderings are included in Attachment 8.

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':

- Planning Justification Report, prepared by Astrid J. Clos Planning Consultants, dated May 2020;
- Draft Plan of Subdivision, prepared by Astrid J. Clos Planning Consultants, dated February 2020;
- Draft Plan – Parking Level 1 and 2, prepared by Astrid J. Clos Planning Consultants dated February 2020;
- Draft Official Plan and Zoning By-law Amendments, prepared by Astrid J. Clos Planning Consultants, dated May 2020;
- Angular Plane Diagrams, prepared by Kasian Architecture, dated April 2020;
- Elevations, prepared by Kasian Architecture, dated February 2020;
- Building Renderings, prepared by Kasian Architecture, dated March 2020;
- Conceptual Site Plan, prepared by Stantec Consulting Limited, dated May 2020;
- Engineering Plans, prepared by Stantec Consulting Limited, dated April 2020;
- Environmental Impact Study, prepared by Stantec Consulting Limited, dated May 2020;

- Functional Servicing Report, prepared by Stantec Consulting Limited, dated April 2020;
- Geotechnical Report, prepared by CMT Engineering Inc., dated April 2018;
- Hydrogeological Assessment, prepared by Stantec Consulting Limited, dated May 2020;
- Landscape Concept, prepared by Stantec Consulting Limited, dated March 2020;
- Noise Impact Study, prepared by J.E. Coulter Associated Limited, dated February 2020;
- Pedestrian Wind Study, prepared by RWDI, dated March 2020;
- Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Limited, dated May 2016;
- Traffic Impact Study, prepared by Stantec Consulting Limited, dated May 2020;
- Tree Inventory and Preservation Plan, prepared by Natural Resource Solutions Inc., dated March 2020;
- Truck Turning Plan, prepared by Stantec Consulting Limited, dated March 2020; and,
- Urban Design Brief, including Shadow Study, prepared by Stantec Consulting Limited and Kasian Architecture, dated April 2020.

Staff Review

The review of these applications will address the following:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including subdivision control review criteria in the Planning Act, 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 proposed Official Plan Amendment;
- Review of the proposed zoning, including the need for any specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the proposed subdivision 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 Enterprise 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

The Notice of Complete Applications was mailed July 9, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was mailed on August 20, 2020 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 Tribune on August 20, 2020. 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.

Strategic Plan Alignment

Priority

Building our future

Direction(s)

- Continue to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here
- Help increase the availability of housing that meets community needs

Alignment

This will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Attachments

Attachment 1 – Location Map and 120m Circulation

Attachment 2 – Aerial Photograph

Attachment 3 – Existing Official Plan Land Use Designations and Policies

Attachment 4 – Proposed Official Plan Land Use Designations and Policies

Attachment 5 – Existing Zoning

Attachment 6 – Proposed Zoning

Attachment 7 – Proposed Draft Plan of Subdivision

Attachment 8 – Proposed Building Renderings

Attachment 9 – Public Meeting Presentation

Departmental Approval

Not applicable.

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