

# Staff Report

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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 14, 2020
Subject	<b>Statutory Public Meeting Report 120 Huron Street Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS20-005 Ward 1</b>

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## Recommendation

1. That report 2020-117 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-005) by GSP Group Inc., on behalf of the owner, Alice Block Inc., to permit a fifth storey and an additional 30 apartment units on the lands municipally known as 120 Huron Street and legally described as Parts 3 and 6 on Plan 61R-21616 and part of the lands legally described as: Plan 61R4274, except Parts 4 & 5 61R21616 City of Guelph; and being part of PIN 71341-0195 (LT), 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 Official Plan Amendment and Zoning By-law Amendment applications submitted for the lands municipally known as 120 Huron Street to permit a fifth storey containing 30 additional apartment units proposed to be affordable and supportive. 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 Enterprise recommendation report to Council.

### Financial Implications

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

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# **Report**

## **Background**

Applications for an Official Plan Amendment and a Zoning By-law amendment have been received for the property municipally known as 120 Huron Street from GSP Group Inc. on behalf of the property owner, Alice Block Inc. The applications were received by the City on June 30, 2020 and were deemed to be complete on July 29, 2020.

The site is part of a recent rezoning application (ZC1709) approved on January 28 2019 for 120 – 122 Huron Street (By-law (2019)-20362) to permit the reuse of the existing four storey industrial building at 120 Huron for an 87 unit residential apartment building, with the remainder of the previous industrial site (122 Huron Street) rezoned to permit the development of 59 townhouse units.

## **Location**

The subject site is approximately 0.88 hectares in size and located on the southeast corner of the intersection of Huron Street and Alice Street (see ATT-1 and ATT-2 for Location Map and Orthophoto). The site currently contains a vacant four storey former industrial building. Surrounding land uses include:

- To the north, across Alice Street, a variety of single and semi-detached dwellings;
- To the east, a spur line that connects to the Guelph Junction Railway;
- To the south of the site is currently vacant and planned to be developed shortly as 59 cluster townhouse units;
- To the west, there are two small scale apartment buildings, and a variety of single detached dwellings;
- To the northwest, on the opposite corner of the intersection, is Sacred Heart Catholic Church.

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

The Official Plan land use designation that applies to the subject property is "Mixed Office/Commercial". The Mixed Office/Commercial designation is intended to accommodate a variety of freestanding small-scale commercial, office, residential or mixed use buildings; with residential uses permitted with a maximum density of 100 units per hectare. Further details of this designation are included in Attachment 3.

## **Proposed Official Plan Amendment**

The applicant is proposing a site specific Official Plan Amendment to permit a maximum height of five (5) storeys and a maximum net density of 133 units per hectare.

## **Existing Zoning**

The subject site is currently zoned R.4A-53, a specialized General Apartment Zone. It was rezoned to this zone as noted above in 2019 for the previously proposed 87 unit development in the existing four storey building. The existing zoning is shown in Attachment 4.

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

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current R.4A-53 (Specialized General Apartment Zone) to a Specialized High Density Apartment Zone (R.4B-??) to permit the addition of a fifth storey containing 30 additional apartment units. Existing specialized regulations in the R.4A-53 Zone are proposed to be carried over into this zone. New specialized regulations are required for reductions in common amenity area, landscaped open space and parking. See Attachment 5 for more details of the proposed regulations.

## **Proposed Development**

The applicant has proposed to continue to develop the existing four storey industrial building into an 87 unit apartment building, while adding a fifth storey containing an additional 30 apartment units that are intended to be affordable and containing supportive amenities for the residents.

The proposed site concept plan is shown in Attachment 6.

## **Supporting Documents**

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by GSP Group Inc., dated June 30, 2020, revision 1, July 21, 2020;
- Urban Design Report Update, prepared by GSP Group Inc., dated June 30, 2020;
- Conceptual Site Plan, Building Elevations, Floor Plan and 3D Building Drawings, prepared by Grinham Architects, dated June 2020;
- Affordable Housing Report, prepared by Tim Welch Consulting Inc., dated June 30, 2020;
- Community Energy Initiative Letter, prepared by Alice Block Inc., dated June 30, 2020;
- Cultural Heritage Resource Impact Assessment Update, prepared by CHC Limited, dated June 12, 2020;
- Transportation Study Update, prepared by Paradigm Transportation Solutions Ltd., dated June 2020;
- Servicing Capacity Assessment Letter, prepared by GM BluePlan, dated June 17, 2020;
- Noise Impact Study, Addendum Letter, prepared by GHD, dated July 21, 2020.

## **Staff Review**

The review of these applications will address the following issues:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, 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;
- Review of the proposed zoning, including the need for specialized regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the proposed site layout, built form, parking, and pedestrian connections;
- Review of site servicing;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update, 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 Application and Public Meeting was mailed August 13, 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 Mercury Tribune on August 20, 2020. Notice of the applications have also been provided by signage on the property, which was installed on August 14, 2020. All supporting documents and drawings received with the applications 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 review of these development applications will include an assessment of its conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows.

#### **Priority**

Working together for our future

#### **Direction**

Improve how the City communicates with residents and delivers services.

#### **Alignment**

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.

### **Attachments**

Attachment 1 Location Map and 120 m Circulation

Attachment 2 Aerial Photograph

Attachment 3 Official Plan Land Use Designation and Policies

Attachment 4 Existing Zoning

Attachment 5 Proposed Zoning and Details

Attachment 6 Proposed Site Concept Plan and Building Elevation

### **Departmental Approval**

Not applicable

### **Report Authors**

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