

# 120 Huron Street

Official Plan Amendment  
Zoning Bylaw Amendment

Applicant:



Public Meeting  
September 14, 2020



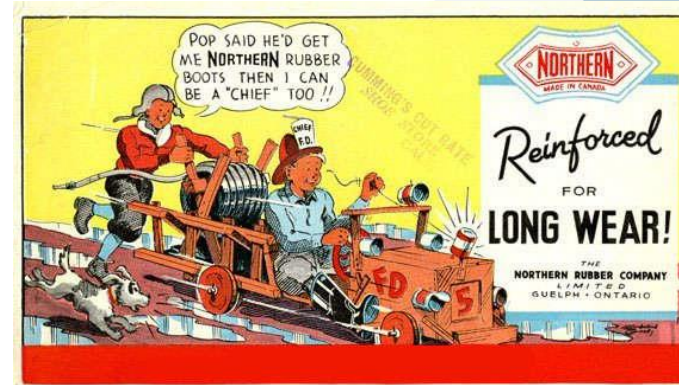
# Site Location



120 Huron OPA & ZBA Public Meeting, City of Guelph  
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# History

- Built by Northern Rubber Co. Ltd. c.1920
- “Daylight factory”
- Chemtura Canada closed the site in 2014



Images sources: Advertisement: 1930s - *Guelph Museums* catalogue no. 1978X.00.1.1; Group photo: Sewing and Cementing: the Northern Rubber Co. Ltd., Guelph, Sept., 1932" *Guelph Museums* Catalogue Number 1978.93.1.1; Façade mid-1970s: Alice Street at Huron c. 1975 - *Guelph Museums* catalogue no. 2013.39.276. CHC Limited report.

# 2019 Zoning By-law Amendment

- Application for ZBA submitted in 2017, approved early 2019
- Permitted adaptive reuse of existing industrial building for 87 apartment units
- Site is now under new ownership
- Adjacent property, originally part of ZBA application has been severed, approved for 59 two and three-storey townhouses, and development is underway



# Proposed Development

- Additional 5<sup>th</sup> storey, 30 additional units - to be affordable
- Exploring support services for some residents on the 5th floor
- Total of 117 units, 114 parking spaces



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# Proposed Official Plan and Zoning By-law Amendments

- Designated Mixed Office/Commercial in the OP which permits 100 uph and a maximum height of 4 storeys
- Proposed density of 132.31 uph and maximum height 5 storeys
- Zoned R.4A-53 Specialized Residential Apartment Zone
- Propose to re-zone the Site to High Density Apartment (R.4B) with site specific regulations, including:
  - Reduced parking requirement from a required 152 spaces to 114 spaces
  - Reduced common amenity area and landscaped open space

# Summary

- Proposed Official Plan and Zoning By-law Amendment Applications are necessary to permit the addition of a 5<sup>th</sup> storey
- Will result in building with a mix of market-rate and affordable rental units
- Site-specific regulations are appropriate given the constraints of working on a Site with an existing heritage structure, site context and future tenant needs
- Intent is to preserve and restore the original building materials, the 5<sup>th</sup> storey is to complement these existing features
- The additional 5<sup>th</sup> storey will realize 30 affordable housing units contributing to the housing options in the City of Guelph
- The Applications are appropriate in this urban context, within proximity to Downtown