

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, October 13, 2020
Subject	Statutory Public Meeting Report 66 Duke Street Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS20-008 Ward 1

Recommendation

1. That report 2020-134 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-008) by GSP Group Inc., on behalf of the owner, IT Enterprises Inc., to permit a 22 unit, four storey apartment building on the lands municipally known as 66 Duke Street and legally described as Part of Lots 86, 87 & 88, Registered Plan 161, City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2020, be received.

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 66 Duke Street to permit a 4 storey apartment building containing 22 apartment units. 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 Services recommendation report to Council.

Financial Implications

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

Report

Background

Applications for an Official Plan Amendment and a Zoning By-law amendment have been received for the property municipally known as 66 Duke Street from GSP Group Inc. on behalf of the property owner, IT Enterprises Inc. The applications were

received by the City on August 14, 2020 and were deemed to be complete on September 4, 2020.

Location

The subject site is approximately 0.147 hectares in size and located on the east side of Duke Street, between Alice Street and Elizabeth Street (see ATT-1 and ATT-2 for Location Map and Orthophoto). The site currently contains an industrial building that is proposed to be demolished. Surrounding land uses include:

- To the north, a large industrial site with a mix of industrial uses;
- To the south and east, a variety of single detached dwellings fronting onto Duke Street and Alice Street;
- To the west, across Duke Street there are a flower shop, a parking lot and a small commercial building.

Existing Official Plan Land Use Designations and Policies

The site is designated as 'Residential 1' in the Downtown Secondary Plan (DSP). The 'Residential 1' designation is intended for residential neighbourhoods within the downtown area and low-rise forms of housing, including detached and semi-detached houses, townhouses and apartment buildings. A maximum density of 100 units per hectare is permitted together with a height range of two to four storeys. Further details of this designation are included in Attachment 3.

The site is also within the Two-Zone Flood Fringe, which includes lands that are outside the floodway but within the regulatory floodlines. Redevelopment is permitted in this area, but requires floodproofing to the regulatory flood level as regulated by the Grand River Conservation Area.

Proposed Official Plan Amendment

The applicant is proposing a site specific Official Plan Amendment to permit a maximum net density of 150 units per hectare.

Existing Zoning

The subject site is currently zoned "B.4.1" (Specialized Industrial) Zone, which permits only storage and warehousing as uses. 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 "B.4-1" (Specialized Industrial) Zone to an "R.4D-???" (Specialized Infill Apartment Zone) to permit the redevelopment of the site as a four storey apartment building containing 22 apartment units. Specialized regulations are required for to permit additional density, an increase in Floor Space Index (FSI), reductions in minimum side yards and rear yard, and reductions in the amount of off-street parking, and parking space dimensions. See Attachment 5 for more details on the proposed regulations.

Proposed Development

The applicant has proposed to redevelop the site as a four storey apartment building containing 22 apartment units. The development is proposed to contain 22 parking spaces within a ground floor garage. Vehicular and pedestrian access to the site is from Duke Street.

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, dated March, 2020;
- Urban Design Brief, prepared by GSP Group, dated March, 2020;
- Drawing Package, prepared by SRM Architects, dated March 18 2020;
- Parking Justification Letter, prepared by Salvini Consulting, March 20, 2020;
- Functional Servicing and Stormwater Management Report and Plans, prepared by MTE, dated March 17, 2020;
- Noise Feasibility Study, prepared by HGC Engineering, dated January 30, 2020.
- Phase One Environmental Site Assessment, prepared by Pinchin, dated September 6, 2019.

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 proposed site layout, built form and parking
- 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 September 17, 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 September 17, 2020. Notice of the applications have also been provided by signage on the property, which was installed on September 18, 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

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