

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, October 13, 2020
Subject	Statutory Public Meeting Report 520 Speedvale Avenue East Proposed Official Plan and Zoning By-law Amendment File: OZS20-006 Ward 2

Recommendation

1. That Report 2020-130 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File OZS20-006) by Astrid J. Clos Planning Consultants, on behalf of the owner, 2601265 Ontario Inc., to permit a cluster townhouse development with 64 stacked, back-to-back units on the lands municipally known as 520 Speedvale Avenue East and legally described as Block B, Plan 602, City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 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 520 Speedvale Avenue East to permit a cluster townhouse development with 64 stacked, back-to-back 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 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 an Official Plan Amendment and a Zoning By-law amendment have been received for the property municipally known as 520 Speedvale Avenue East

from Astrid J. Clos Planning Consultants on behalf of the property owner, 2601265 Ontario Inc. The applications were received by the City on July 6, 2020 and were deemed to be complete on August 6, 2020.

Location

The subject lands are located on the north side of Speedvale Avenue East, between Victoria Road North and Eramosa Road (see Attachment-1 – Location Map and Attachment-2 – Aerial Photo). The subject lands are rectangular in shape and have a frontage of 54.25 metres on Speedvale Avenue East. The site is currently occupied by a vacant religious establishment building (St. David and St. Patrick Anglican Church). The former church building is proposed to be demolished to accommodate the proposed townhouse development.

Surrounding land uses include:

- To the north: single detached dwellings along Dakota Drive;
- To the east: single detached dwellings fronting onto Speedvale Avenue East and low-rise apartments at the northwest corner of Speedvale Avenue East and Delaware Avenue;
- To the south: single detached dwellings fronting onto Speedvale Avenue East; and
- To the west: single detached dwellings along Carmine Place.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is “Low Density Residential” (see Attachment-3). The “Low Density Residential” land use designation permits single detached, semi-detached and duplex dwellings, as well as multiple unit residential buildings, such as townhouses and apartments. The net density of developments within the “Low Density Residential” land use designation is to be between 15 and 35 units per hectare.

Proposed Official Plan Amendment

The Official Plan Amendment is proposing to change the land use designation from “Low Density Residential” to “Medium Density Residential” as shown in Attachment-4.

The Medium Density Residential land use designation permits multiple residential buildings such as townhouses and apartments at a net density between 35 and 100 units per hectare. Further, the height range of residential buildings in this designation is between two and six storeys.

The applicant has requested to change the land use designation to Medium Density Residential to permit a townhouse development at a net density higher than the maximum permitted in the current Low Density Residential land use designation. The proposed cluster townhouse development has a net density of 79.7 units per hectare.

Existing Zoning

The subject lands are currently zoned “Institutional – Educational, Spiritual, and Other Services” (I.1) according to Zoning By-law (1995)-14864, as amended. The I.1 zone permits a religious establishment, school, library, museum among other institutional uses.

The existing zoning map is included in Attachment-5.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment would change the zoning from the current "Institutional – Educational, Spiritual, and Other Services" (I.1) zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) zone.

The applicant has requested to redevelop the property in accordance with the permitted regulations of the standard R.3A zone, with the following site specific exceptions and regulations:

- That in addition to the uses permitted within the R.3A zone, Back-to-Back townhouses shall also be permitted,
 - Further, for the purpose of the proposed R.3A-? zone, "Back-to-Back Townhouse" shall be defined as "a Building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, side yard or exterior side yard and does not have a rear yard".
- To permit a minimum side yard of 5.5 metres, whereas a minimum side yard of 5.75 metres is required (half the building height of 11.5 metres);
- To permit a minimum lot area per unit of 125 square metres, whereas a minimum lot area per unit of 150 square metres is required;
- To permit a minimum private amenity area for ground level units of 13 square metres per units, whereas a minimum private amenity area of 20 square metres is required;
- To not require a minimum depth for ground level private amenity areas, whereas a minimum depth of 4.5 metres (measured from the wall of the dwelling unit) is required;
- To not require minimum width for ground level private amenity areas, whereas a minimum width of 4.5 metres is required;
- To permit ground level private amenity areas within the front yard, whereas ground level private amenity areas are not permitted within the 6 metre front yard;
- To permit ground level private amenity areas to face onto a public street (Speedvale Avenue East), whereas ground level private amenity areas cannot face onto a public street;
- That visitor parking be permitted in the front yard at a minimum 3 metre setback from the street line; whereas visitor parking is permitted in the front yard at a minimum setback of 6 metres from the street line;
- To permit parking spaces within a minimum 1 metre setback from the left side lot line, whereas a minimum 3 metre setback is required; and
- To permit a maximum net density of 80 units per hectare, whereas net density is limited to a maximum of 60 units per hectare.

The proposed zoning and the requested specialized regulations are included in Attachment-6.

Proposed Development

The property owner is proposing to redevelop the subject lands to a cluster townhouse development with 64 stacked, back-to-back townhouses. The conceptual

site plan shows four blocks of townhouses with 16 units per block and is included in Attachment-7. A rendering of one of the townhouse blocks viewed facing north from Speedvale Avenue East is included in Attachment-8.

The townhouse development will be accessed off a private driveway from Speedvale Avenue East. All required parking for the development will be at-grade, accessed off the private driveway. A total of 84 off-street parking spaces are provided with 13 dedicated visitor parking spaces (20% of the total required off-street parking spaces).

The existing and vacant church building and associated parking area would be demolished and removed to accommodate the proposed cluster townhouse development.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report and Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated July 3, 2020;
- Conceptual Site Plan, prepared by Astrid J. Clos Planning Consultants, dated April 22, 2020;
- Building Elevations, prepared by Marann Homes Ltd., dated July 2020;
- Height Survey, prepared by Van Harten Surveying Inc., dated June 30, 2020;
- Functional Servicing Report, prepared by MTE Consultants, dated July 3, 2020;
- Site Servicing Plan, prepared by MTE Consultants, dated June 30, 2020;
- Grading Plan, prepared by MTE Consultants, dated June 30, 2020;
- Removals Plan, prepared by MTE Consultants, dated June 30, 2020;
- Traffic Impact Brief, prepared by Paradigm Transportation Solutions Limited, dated May 2020;
- Fire Truck Movement Plan, prepared by MTE Consultants, dated July 3, 2020;
- Noise Feasibility Study, prepared by HGC Engineering, dated July 3, 2020;
- Archaeological Study, prepared by Amick Consultants Limited, dated Jun2 2020;
- Community Energy Initiative Commitment Letter, prepared by Marann Homes Ltd., dated April 16, 2020;
- Tree Inventory and Preservation Plan, prepared by Aboud & Associates Inc., dated July 2, 2020;
- Phase 1 Environmental Site Assessment, prepared by Chung & Vander Doelen Engineering Ltd., dated December 22, 2017; and
- Reliance Letter, prepared by Chung & Vander Doelen Engineering Ltd., dated June 30, 2020.

Staff Review

The review of these applications will address the following:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the proposal's conformity with the Official Plan land use designations and policies, including any related amendments;
- Review of the proposed zoning, including specialized regulations;
- Review of the overall layout and design of the development;
- Review of the redevelopment proposal's compatibility with adjacent and established land uses and overall built form;
- Review of site servicing and grading;

- Review of traffic impacts on abutting and surrounding roadways and the need for any traffic improvements influenced by the development;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update; and
- Address all comments and issues raised during the public 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 was emailed on August 19, 2020 to local boards and agencies, City service areas, property owners within 120 metres of the subject lands, and other individuals and parties who requested notice in writing. The Notice of Public Meeting was emailed to local board and agencies, City service areas, property owners within 120 metres and other individuals and parties who requested notice in writing on September 14, 2020, and was advertised in the Guelph Mercury Tribune on September 17, 2020. Notice of the application has also been provided by signage on the property, which was installed on August 14, 2020. 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 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 prior to any decisions being made.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designation Map and Policies

Attachment-4 Proposed Official Plan Land Use Designation Map and Policies

Attachment-5 Existing Zoning Map

Attachment-6 Proposed Zoning Map and Details

Attachment-7 Proposed Site Plan

Attachment-8 Building Rendering

Attachment-9 Public Meeting Presentation

Departmental Approval

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