

Staff Report



To **City Council**
Service Area Infrastructure, Development and Enterprise Services
Date Monday, December 9, 2019
Subject **Statutory Public Meeting Report
1871-1879 Gordon Street
Proposed Zoning By-law Amendment
File: OZS19-011
Ward 6**
Report Number IDE-2019-125

Recommendation

That Report IDE-2019-125 regarding proposed Zoning By-law Amendment application (File: OZS19-011) by Astrid J. Clos Planning Consultants, on behalf of the owner, Michael Mario Cotroneo, to permit the development of a six storey apartment building with 43 apartment units on the properties municipally known as 1871 and 1879 Gordon Street and legally described as Part of Lot 11, Concession 11 (Geographic Township of Puslinch), as in IS16048 and RO669984 from Infrastructure, Development and Enterprise dated December 9, 2019, be received.

Executive Summary

Purpose of Report

To provide planning information on application requesting approval of a Zoning By-law Amendment to permit the development of a six storey apartment building with 43 units on the properties municipally known as 1871 and 1879 Gordon Street. This report has been prepared in conjunction with the Statutory Public Meeting for the application.

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

An application for a Zoning By-law Amendment has been received for the properties municipally known as 1871 and 1879 Gordon Street from Astrid J. Clos Planning

Consultants on behalf of the property owner Michael Mario Cotroneo. The application has been submitted to permit the development of a six storey apartment building with 43 units on the subject lands. The Zoning By-law Amendment application was received by the City on September 12, 2019 and deemed to be complete on October 30, 2019.

The Zoning By-law Amendment proposes to rezone the subject lands from the current 'Agricultural' (A) zone in the former Township of Puslinch Zoning By-law to a specialized 'High Density Apartment' (R.4B-?) zone.

Location

The subject lands are located on the west side of Gordon Street, between Poppy Drive West and Gosling Gardens (see Location Map and Orthophoto in Attachment 1 and Attachment 2, respectively). The subject lands have a site area of 0.329 hectares, with a frontage of 72.9 metres along Gordon Street.

Surrounding land uses include:

- To the north, a single detached dwelling facing onto Gordon Street, beyond which is a commercial development;
- To the east, across Gordon Street, a garden centre/nursery;
- To the south, an eight storey apartment building currently under construction; and
- To the west, cluster townhouses.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is "High Density Residential" (See Attachment 3). The predominant use of land within this designation is to be multiple unit residential buildings generally in the form of apartments. The maximum net density in this designation is 150 units per hectare and not less than a minimum net density of 100 units per hectare. The minimum building height in the "High Density Residential" designation is three (3) storeys and the maximum building height is ten (10) storeys.

Further details of the "High Density Residential" land use designation are included in Attachment 3.

Existing Zoning

The subject lands are currently zoned "Agricultural" (A) under the former Township of Puslinch Zoning By-law 19/85 (See Map in Attachment 4). This zoning category from the historical Township Zoning By-law was in place when the subject lands was annexed into the City in 1993 from the Township of Puslinch.

The existing zoning map is included 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 "Agricultural" (A) Zone in the former Township of Puslinch Zoning By-law to a specialized "High Density Apartment" (R.4B-?) Zone.

The applicant has requested to develop the property in accordance with the permitted regulation of the standard R.4B Zone, with the following exceptions:

- To permit a minimum interior side yard of 3 metres to the left (south) property line, whereas a minimum interior side yard of 8.6 metres is required;
- To permit a minimum common amenity area of 915 square metres, whereas a minimum common amenity area of 1,060 square metres is required for a building with 43 apartment dwelling units; and
- To permit a minimum landscaped open space area of 32% of the lot area, whereas a minimum landscaped open space of 40% of the lot area is required.

The proposed Zoning is shown in Attachment 5.

Proposed Development

The property owner is proposing to redevelop the subject lands to include a six (6) storey, 43 unit apartment building. The habitable portions of the apartment building would be on the four (4) middle floors. The upper storey would include an elevator and vestibule entrance onto the rooftop common amenity area. The lower storey would be built into the grade and include partial underground parking.

The applicant has indicated that while the apartment building is intended to appear and function as a five (5) storey building, they are labelling the development as a total of six (6) storeys in the event the final grading makes the partial underground parking level more than 50% above finished grade. If a partial underground floor is greater than 50% above finished grade, the Zoning By-law would interpret it as a storey.

A total of 59 off-street parking spaces are proposed to be provided for the development, meeting the minimum requirement in the Zoning By-law. Of the 59 off-street parking spaces, 12 will be visitor parking spaces (20% of the total required off-street parking spaces). The apartment building will have 37 of the 59 parking spaces in two levels of underground parking.

The existing two single detached dwellings on the subject lands would be demolished to accommodate the proposed apartment development.

The proposed redevelopment concept plan is shown in Attachment 6.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by Astrid J. Clos Planning Consultants, dated September 10, 2019;

- Conceptual Site Plan, prepared by Astrid J. Clos Planning Consultants, dated March 22, 2019;
- Urban Design Brief, prepared by Grinham Architects, dated July 31, 2019;
- Hydrogeological Study, prepared by GM Blueplan Engineering Limited, dated July 25, 2019;
- Building Renderings, Floor Plans and Cross Section prepared by Grinham Architects, dated July 31, 2019;
- Functional Servicing and Stormwater Management Report, prepared by GM Blueplan Engineering Limited, dated July 25, 2019, including:
 - i. Geotechnical Investigation;
 - ii. Water Budget Analysis;
- Shadow Study, prepared by Grinham Architects, dated July 31, 2019;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated August 15, 2019;
- Tree Preservation Plan, prepared by Aboud & Associates Inc., dated September 9, 2019;
- Noise Study, prepared by HGC Engineering Ltd., dated July 26, 2019; and
- Phase 1 Environmental Site Assessments, prepared by GM Blueplan Engineering Limited, dated June 2019.

Staff Review

The review of this application will address the following:

- Evaluation of the proposal against the 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 built form and design of the proposed development, including shadow impacts of the apartment building on adjacent properties, the building's massing and interface with Gordon Street;
- Review of the proposal's land use and built form compatibility with adjacent and established land uses;
- Review of traffic impacts, grading and site serving;
- 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 application.

Once the application is 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 on November 7, 2019 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 November 14, 2019. Notice of the application has also been provided by signage on the property, which was installed on November 12, 2019. 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 this development application 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 application 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 Designations and Policies
- Attachment 4 – Existing Zoning
- Attachment 5 – Proposed Zoning and Details
- Attachment 6 – Proposed Development Concept
- Attachment 7 – Conceptual Rendering

Departmental Approval

Not applicable

Report Author

Michael Witmer, MCIP, RPP
Senior Development Planner

**Approved By**

Chris DeVriendt, MCIP, RPP
Manager of Development Planning



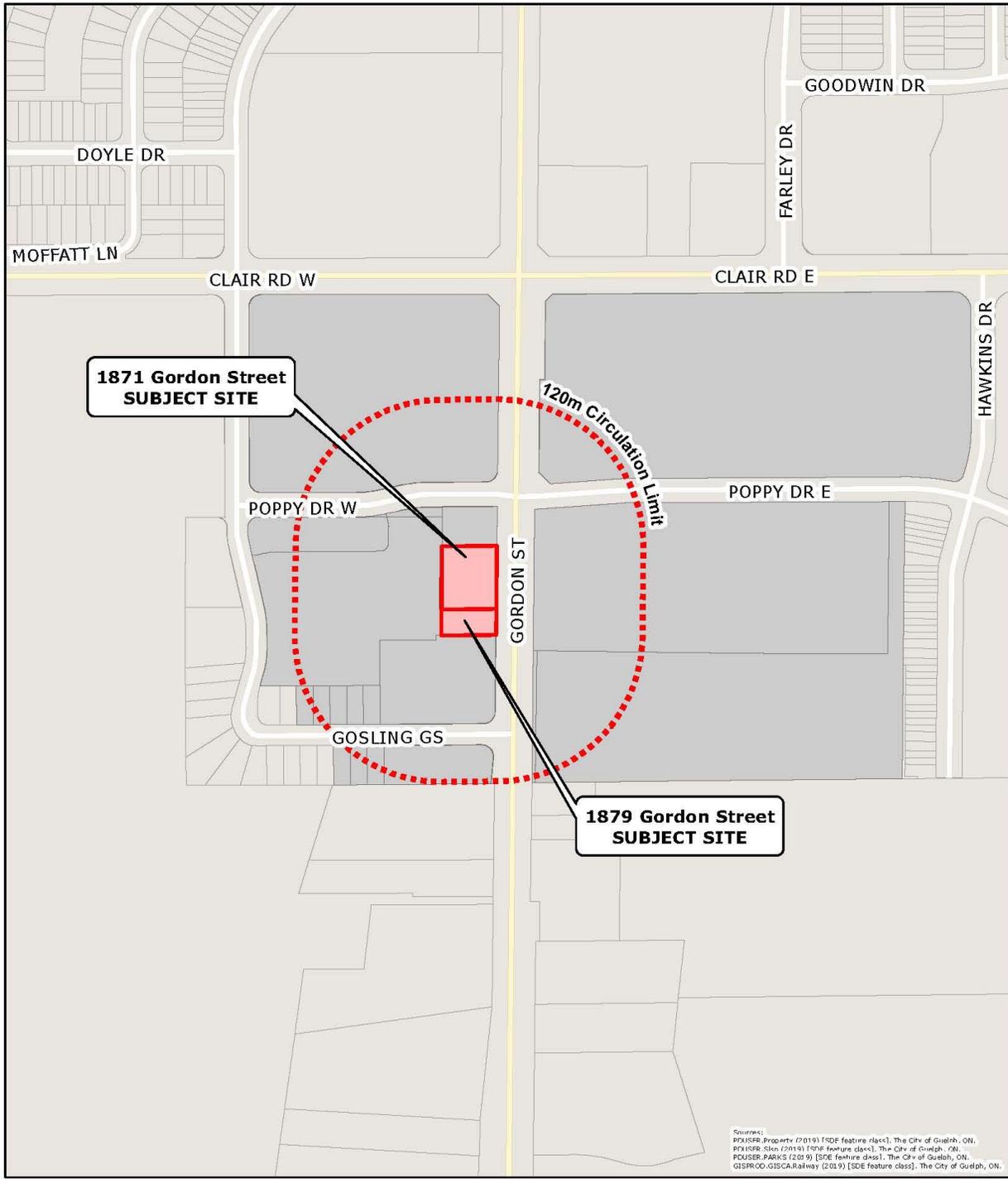
Approved By

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Attachment 1: Location Map and 120 m Circulation





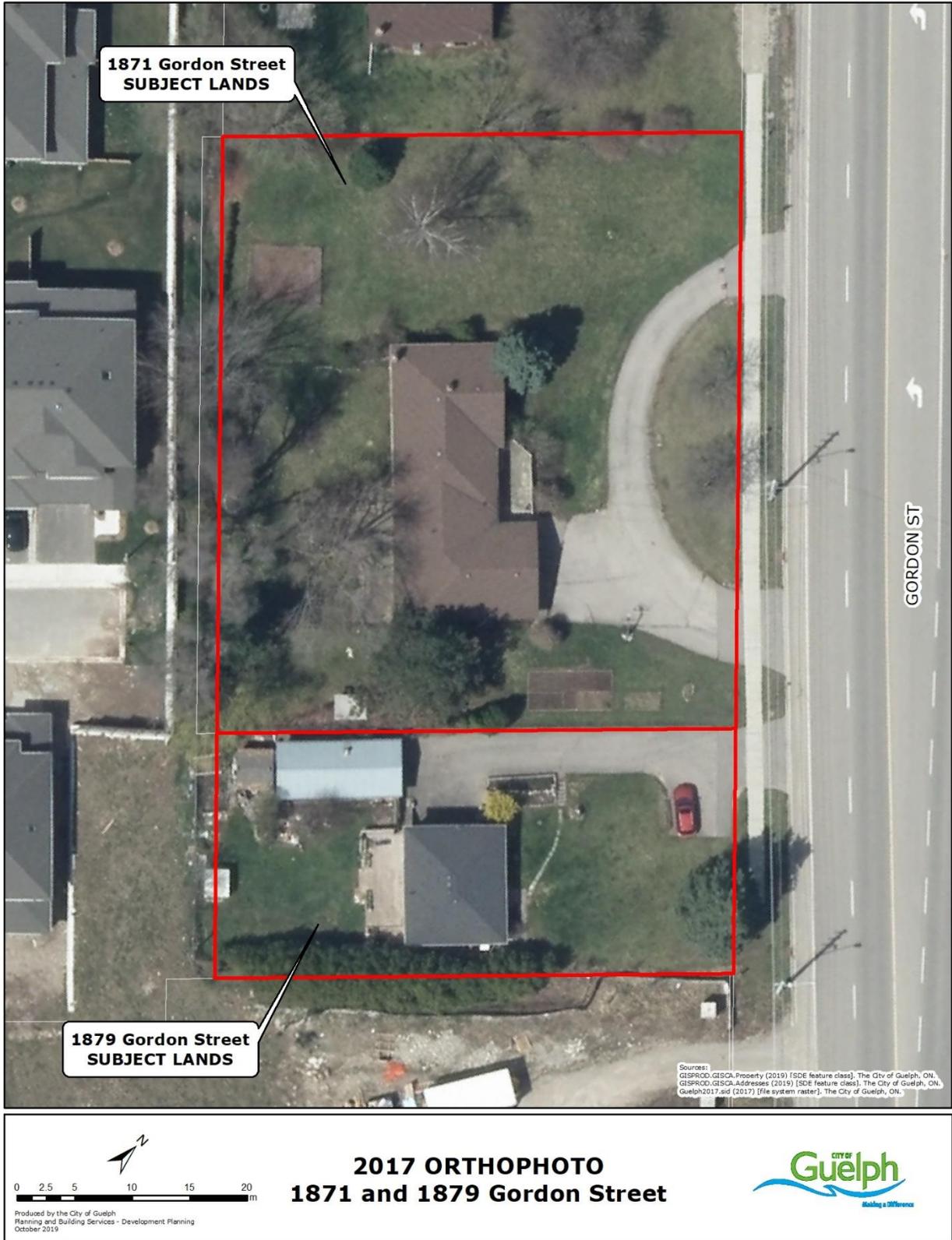
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Produced by the City of Guelph
Planning and Building Services - Development Planning
October 2019

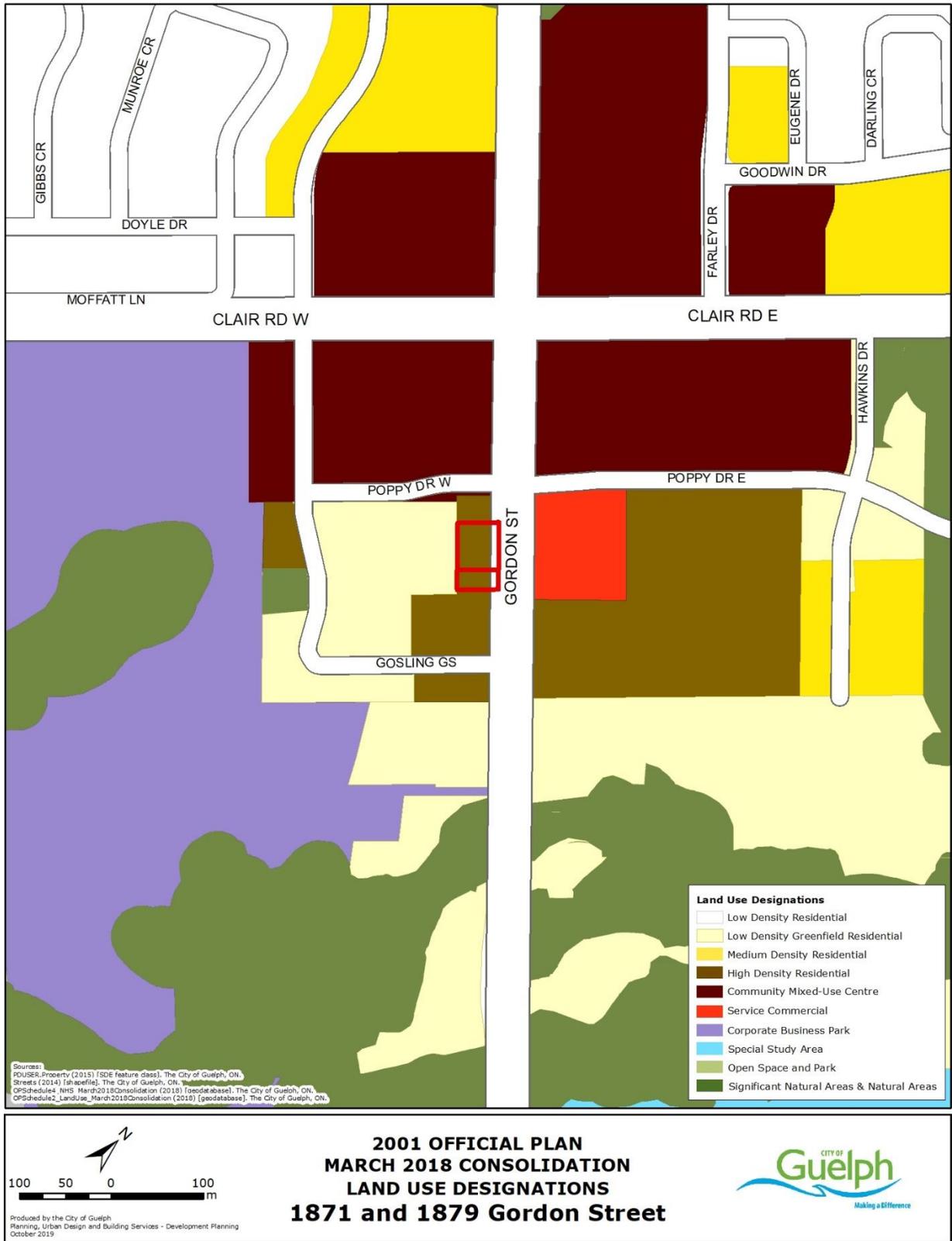
**LOCATION MAP and
CIRCULATION AREA
1871 and 1879 Gordon Street**



Attachment 2: Aerial Photograph



Attachment 3: Official Plan Land Use Designations and Policies



Attachment 4:

Official Plan Land Use Designations and Policies

9.3.5 High Density Residential

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

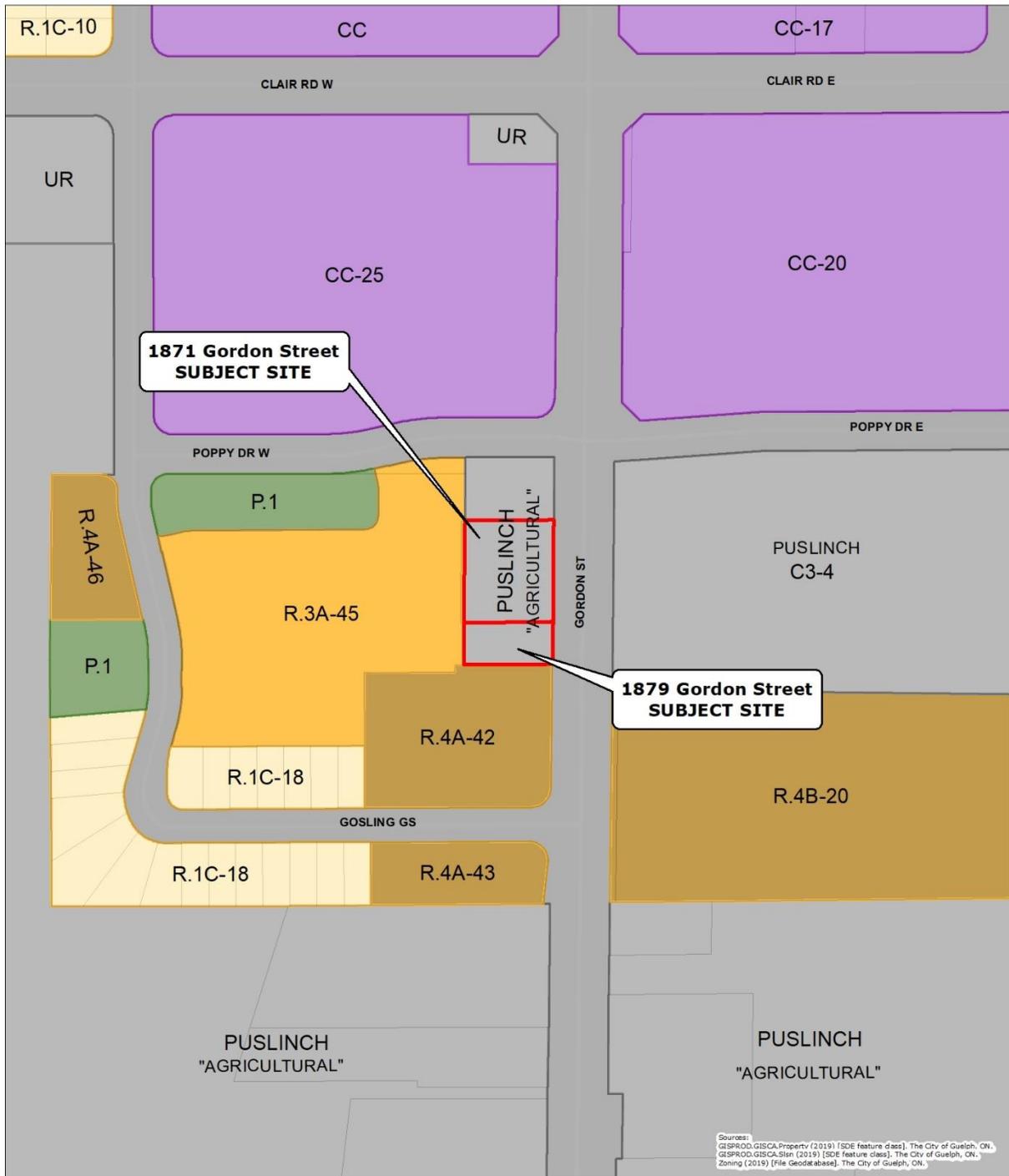
Permitted Uses

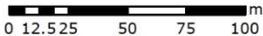
1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i. multiple unit residential buildings generally in the form of apartments.

Height and Density

2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys.
3. The maximum net density is 150 units per hectare and not less than a minimum net density of 100 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

Attachment 5: Existing Zoning



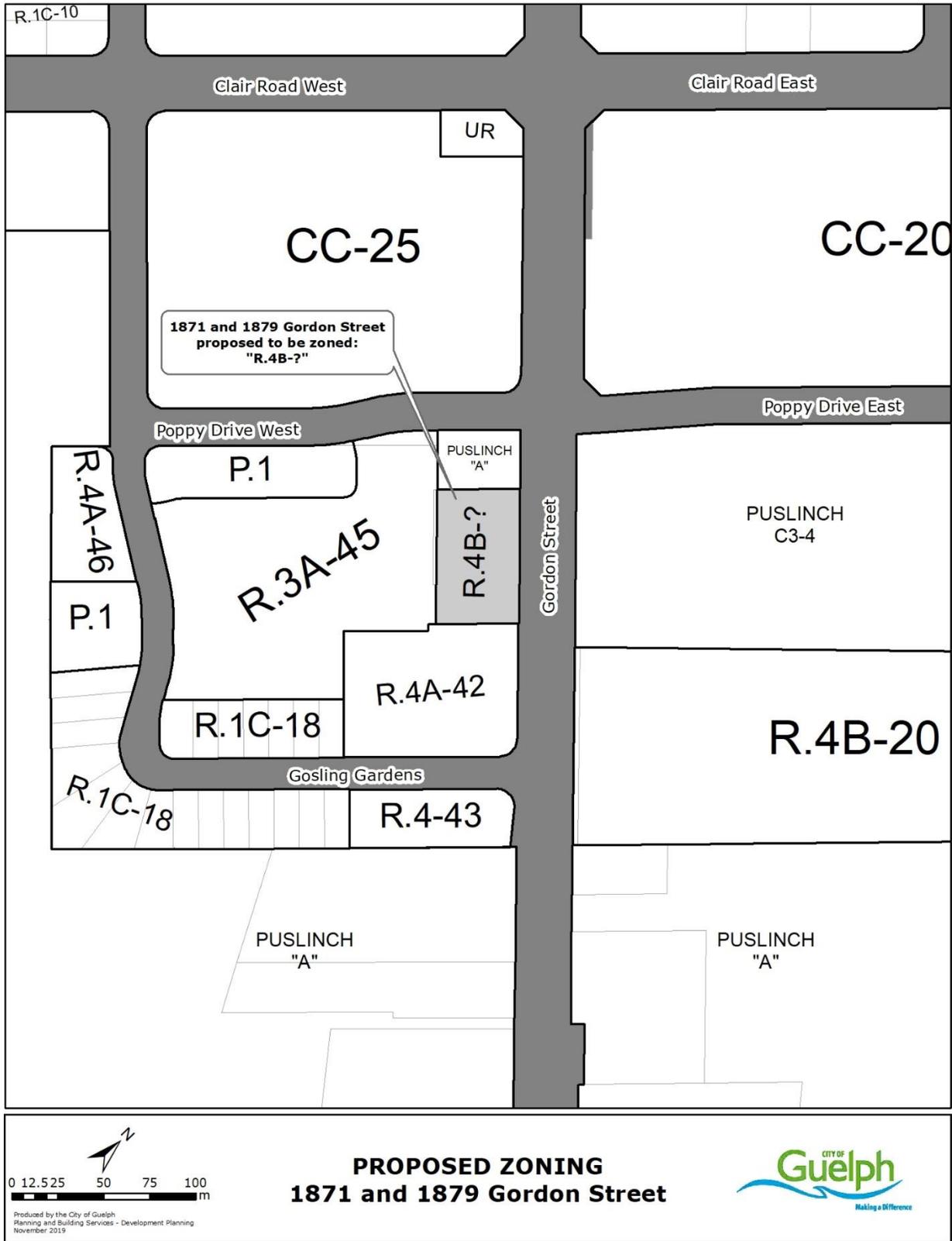
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Planning and Building Services - Development Planning
November 2019

Existing Zoning 1871 and 1879 Gordon Street



Attachment 6: Proposed Zoning and Details



Attachment 6 (continued):

Proposed Zoning and Details

Specialized R.4B-? (High Density Apartment) Zone

Regulations

In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.4.2 (Regulations Governing R.4 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

- To permit a minimum interior side yard of 3 metres to the left (south) property line, whereas a minimum interior side yard of 8.6 metres is required;
- To permit a minimum common amenity area of 915 square metres, whereas a minimum common amenity area of 1,060 square metres is required for a building with 43 apartment dwelling units; and
- To permit a minimum landscaped open space area of 32% of the lot area, whereas a minimum landscaped open space of 40% of the lot area is required.

Attachment 6 (continued):

Proposed Zoning and Details

5-15

5.4 RESIDENTIAL APARTMENT (R.4) ZONES

5.4.1 PERMITTED USES

The following are permitted *Uses* within the Residential *Apartment* R.4 *Zones*:

17187 5.4.1.1

R.4A - General Apartment Zone

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

16595

- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation* in accordance with Section 4.19.

5.4.1.2

R.4B - High Density Apartment Zone

- *Apartment Building*
- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation* in accordance with Section 4.19.

17187 5.4.1.3

R.4C - Central Business District Apartment Zone

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*

16595

- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation in accordance with Section 4.19.*

17187 5.4.1.4

R.4D - Infill Apartment Zone

The R.4D *Zone* shall only be utilized within the boundaries indicated on Defined Area Map Number 66 of Schedule "A" of this *By-law*. The R.4D *Zone* shall permit the following:

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

16595

- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation* in accordance with Section 4.19.

Attachment 6 (continued):

Proposed Zoning and Details

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5.4.2 REGULATIONS

Within the **Apartment R.4 Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.4.2, and the following:

5.4.2.1 Minimum Side Yard - R.4A and R.4B Zones

Despite Row 8 of Table 5.4.2, where windows of a **Habitable Room** face on a **Side Yard**, such **Side Yard** shall have a minimum width of not less than 7.5 metres.

5.4.2.2 Minimum Distance Between Buildings- R.4A and R.4B Zones

Where two or more **Buildings** are located on any one **Lot**, the following regulations shall apply:

5.4.2.2.1 The distance between the face of one **Building** and the face of another **Building** either of which contains windows of **Habitable Rooms**, shall be one-half the total height of the two **Buildings**, and in no case less than 15 metres.

5.4.2.2.2 The distance between the faces of any two **Buildings** with no windows to **Habitable Rooms** shall be a minimum of 15 metres.

5.4.2.3 Minimum Distance Between Buildings - R.4C and R.4D Zones

Where two or more **Buildings** are located on any one **Lot**, the following regulations shall apply:

5.4.2.3.1 The distance between the faces of two **Buildings** which contain windows of **Habitable Rooms** shall be one-half the **Building Height** to a maximum of 30 metres and a minimum of 5 metres.

5.4.2.3.2 The distance between the faces of any two **Buildings** with no windows to **Habitable Rooms** shall be a minimum of 5 metres.

5.4.2.4 Minimum Common Amenity Area

5.4.2.4.1 An amount not less than 30 m² per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m² of **Common Amenity Area** shall be provided and aggregated into areas of not less than 50 m².

5.4.2.4.2 **Amenity Areas** shall be designed and located so that the length does not exceed 4 times the width.

Attachment 6 (continued):

Proposed Zoning and Details

5-17

- 5.4.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.
- 5.4.2.4.4 **Landscaped Open Space** areas, **Building** roof tops, patios, and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas).
- 5.4.2.5 Additional **Building** Regulations - R.4B Zone
- 5.4.2.5.1 Despite Row 10 of Table 5.4.2, properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall have a maximum **Building Height** of 6 **Storeys** and shall be in accordance with Sections 4.16 and 4.18.
- 5.4.2.5.2 Properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall use the R.4C **Zone** regulations as specified in Table 5.4.2 for the following: minimum **Front** and **Exterior Side Yard**, minimum **Side Yard**, minimum **Rear Yard**, minimum distance between **Buildings**, minimum **Common Amenity Area**, minimum **Landscaped Open Space**, and **Floor Space Index** (F.S.I.).

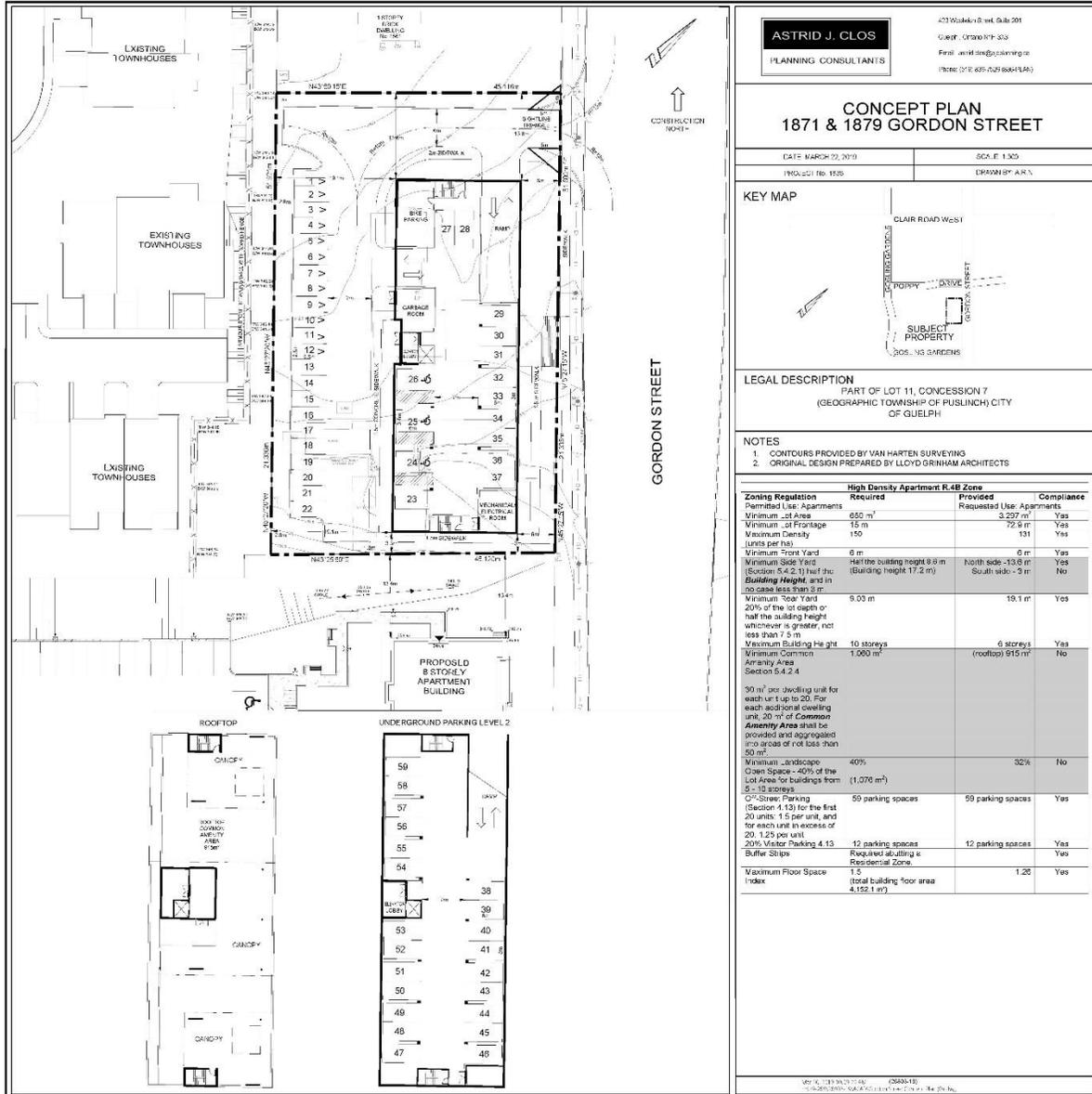
Attachment 6 (continued): Proposed Zoning and Details

5-18

TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General <i>Apartment</i>	High Density <i>Apartment</i>	Central Business District <i>Apartment</i>	Infill <i>Apartment</i>
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m ²			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	-----		6 metres	
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

Attachment 7: Proposed Development Concept



Attachment 8:

Building Renderings

Figure 1: Rendering of Building front and Side, looking southwest from Gordon Street at ground level



Figure 2: Rendering of Building rear and Side, looking southeast from Gordon Street at an elevated level

