

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, March 8, 2021
Subject	<b>Statutory Public Meeting Report 304 Kathleen Street Proposed Zoning By-law Amendment File: OZS20-014 Ward 3</b>

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## Recommendation

1. That Report 2021-52 regarding proposed Zoning By-law Amendment application submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, 785412 Ontario Limited and 1773438 Ontario Incorporated to amend the Zoning By-law for the lands municipally known as 304 Kathleen Street, and legally described as Part of Lots 16 and 18, Registered Plan 242 from Infrastructure, Development and Enterprise dated March 8, 2021, be received.
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## Executive Summary

### Purpose of Report

To provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 304 Kathleen Street. The purpose of the proposed Zoning By-law Amendment to change the zoning from the "Residential Single Detached" (R.1B) Zone to the "Residential Semi-Detached/Duplex" (R.2) Zone to permit the development of a semi-detached residential dwelling. This report has been prepared in conjunction with the Statutory Public Meeting for this 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.

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## Report

### Background

An application was received from Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, 785412 Ontario Limited and 1773438 Ontario Incorporated to amend the Zoning By-law for the lands municipally known as 304

Kathleen Street. The application was received by the City on December 1, 2020 and deemed to be complete on December 31, 2020.

## **Location**

The subject lands are located along the west side of Kathleen Street, between Speedvale Avenue and Highview Place. The lands are 483.4 square metres in size with 15.86 metres of frontage along Kathleen Street.

There was a detached residential dwelling on the property that has been demolished. The property is currently vacant.

Surrounding land uses include:

- To the north: lands zoned for and developed with single detached residential dwellings;
- To the south: lands zoned for and developed with single detached residential dwellings;
- To the east: Kathleen Street, beyond which are lands zoned for and developed with single detached residential dwellings; and,
- To the west: lands zoned for residential apartments and developed as parking areas associated with the apartment buildings at the corner of Speedvale Avenue and Kathleen Street.

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

The Official Plan land use designation that applies to the subject lands is "Low Density Residential". This designation applies to residential area within the built up area of the City that are currently predominantly low density in character. The predominant land use in this designation shall be residential. The maximum building height within this designation is three (3) storeys. Residential development may be permitted to a maximum net density of 35 units per hectare.

The relevant policies for the applicable land use designation is included in Attachment 3.

## **Existing Zoning**

The subject lands are currently zoned "Single Detached Residential" (R.1B), according to Zoning By-law (1995)-14864, as amended. The existing zoning is shown in Attachment 4.

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

The intent of the application is to change the zoning from the "Single Detached Residential" (R.1B) Zone to the "Residential Semi-Detached/Duplex" (R.2) Zone to permit the development of a new semi-detached residential dwelling. The regulations are set out in Table 5.2.2 for the "Residential Semi-Detached/Duplex" (R.2) Zone of Zoning By-law (1995)-14864, as amended.

No site-specific zoning regulations have been requested.

The proposed zoning is shown in Attachment 5.

## **Proposed Development**

The applicant is proposing to construct a semi-detached residential dwelling.

The conceptual site plan is included in Attachment 6.

## **Supporting Documents**

The following information was submitted in support of the application and can be found on the City's website under 'Current Development Applications':

- Planning Justification Report, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated November 30, 2020;
- Conceptual Site Plan, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated November 5, 2020;
- Stormwater Management and Servicing Brief, prepared by GM BluePlan Engineering, dated November 25, 2020;
- Site Servicing Plan (Drawing No. 1) a, prepared by GM BluePlan, dated November 25, 2020;
- City of Guelph Site Screening Questionnaire for Identifying Potential Contamination at a Site, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated November 5, 2020. Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against 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 concept plan;
- Review of the proposed zoning, including the need for any specialized regulations;
- Evaluation of the proposal against the Community Energy Initiative (CEI) Update;
- Review of supporting documents submitted in support of the application; 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 was mailed on January 15, 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 mailed on February 12, 2021 to local boards and agencies, City service areas, property owners within 120 metres of the subject lands and any other interested parties who requested notification. The Notice of Public Meeting was also advertised in the Guelph Tribune on February 11, 2021. Notice of the application has also been provided by signage on the subject lands and all supporting documents 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 proposed development application shall be in 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. A review of how the proposed development applications are in conformity with the City's Official Plan will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

## **Attachments**

Attachment 1 - Location Map and 120m Circulation

Attachment 2 - Aerial Photograph

Attachment 3 - Existing Official Plan Land Use Designations and Policies

Attachment 4 - Existing Zoning

Attachment 5 - Proposed Zoning

Attachment 6 - Conceptual Site Plan

Attachment 7 - Staff Presentation for Public Meeting

## **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager Development Planning

## **Report Author**

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## **This report was approved by:**

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## **This report was recommended by:**

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