

STATUTORY PUBLIC MEETING FOR A PROPOSED ZONE CHANGE

304 KATHLEEN STREET



SITE CONTEXT

Located on west side of Kathleen Street between Speedvale Avenue & Highview Place.

To the north and south -existing single detached residential dwellings

To the west - is part of the parking area and open space associated with the two, six and a half to seven storey apartment buildings located on the corner of Kathleen Street and Speedvale Avenue.

To the east - are the side yards of single detached residential dwellings oriented towards the adjacent streets including Stanley Street and Barton Street.





South



North



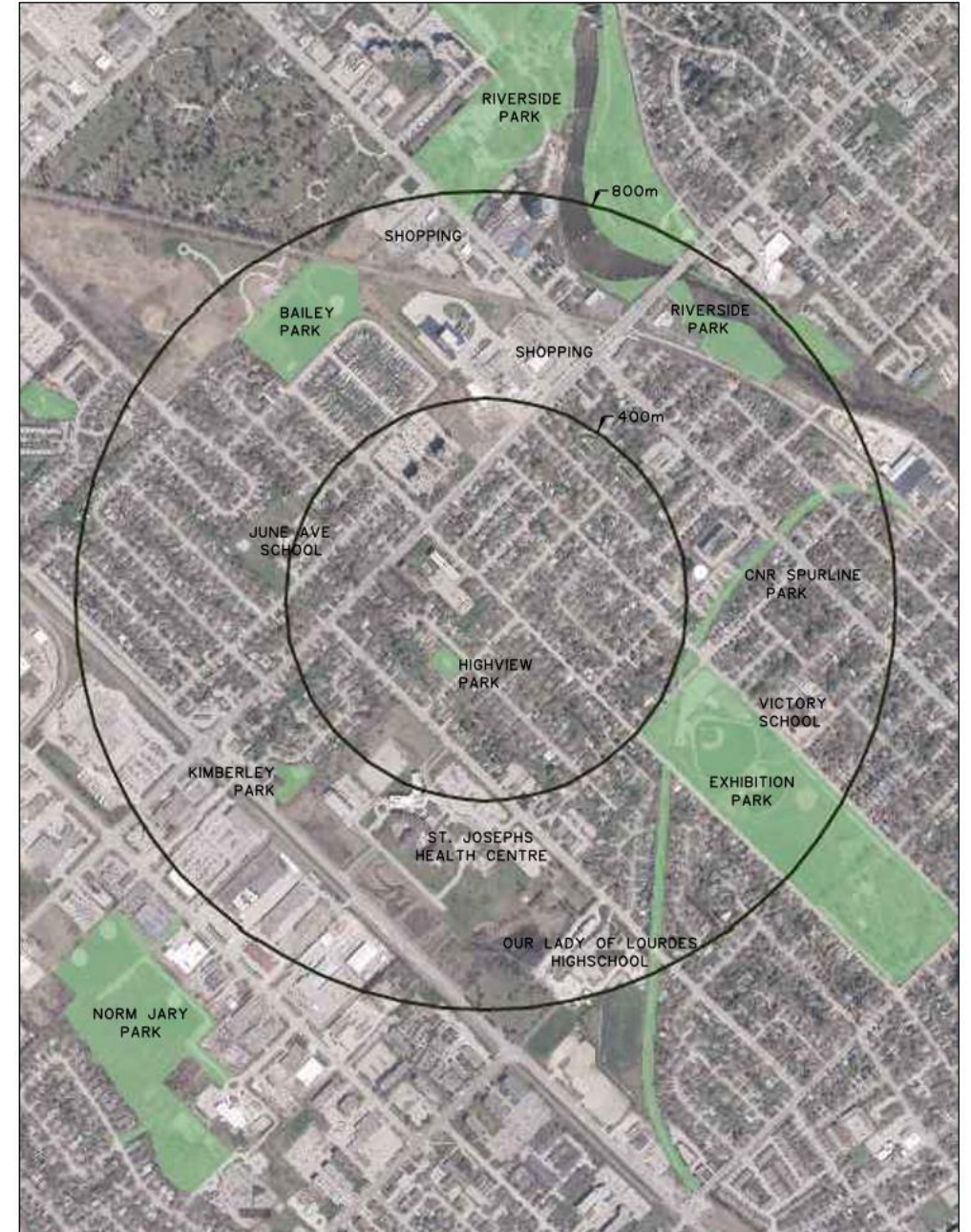
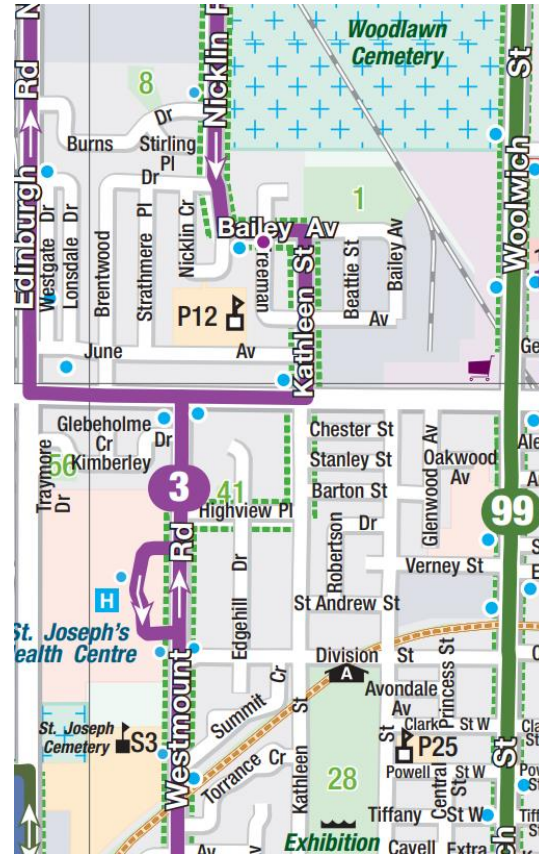
**Opposite side of
Kathleen**



SITE CONTEXT

The property is within walking distance of

- schools,
- neighbourhood parks,
- commercial
- a city trail system accessed by way of the Spur Line Trail.
- It is located along a bike route and within walking distance of two city bus routes

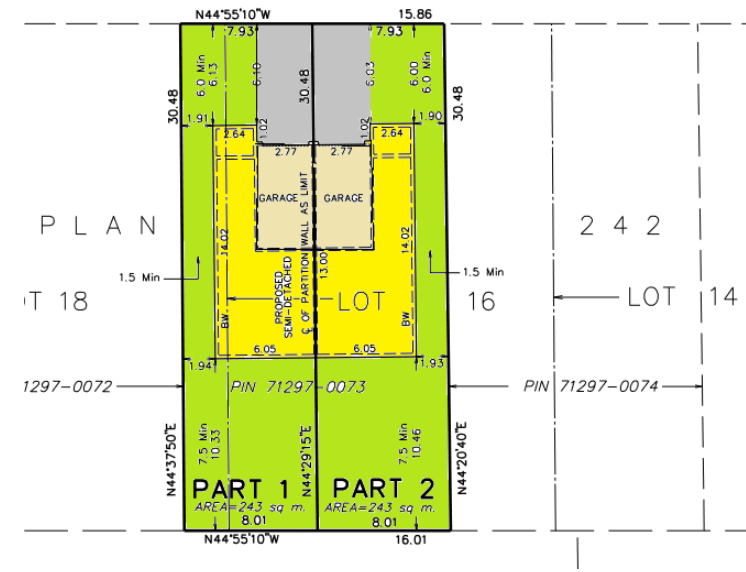


PROPOSED DEVELOPMENT

Semi-detached Residential Dwelling



KATHLEEN STREET
 (BY REGISTERED PLAN 242)
 PIN 71297-0070



OFFICIAL PLAN

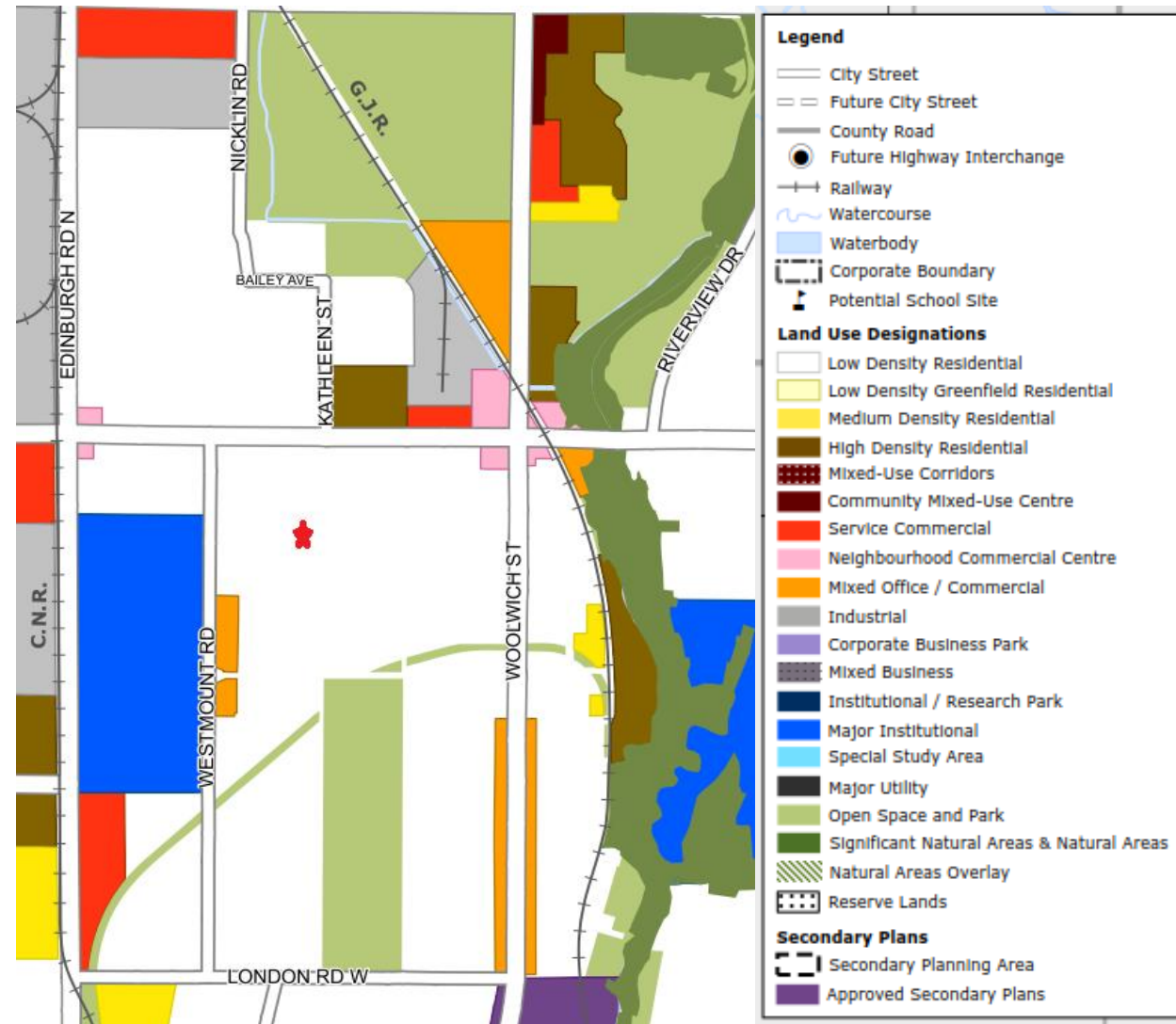
Designated Low Density Residential.

This designation applies to residential areas within the Built-Up Area of the City.

This area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare.

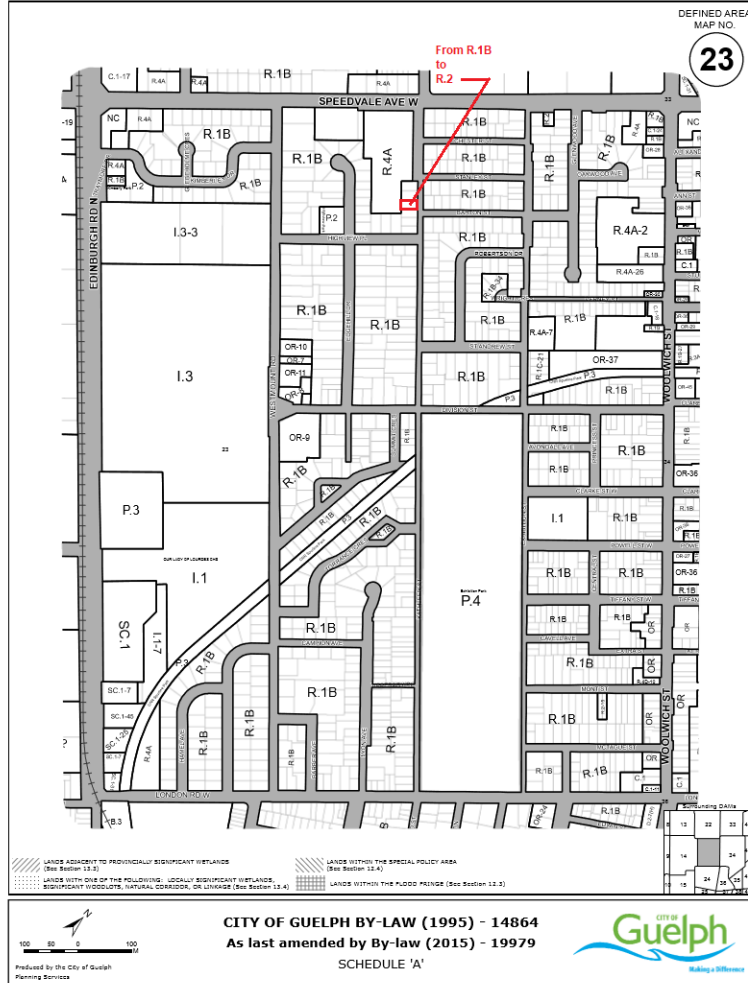
The following list identifies the Permitted Uses within this designation.

- i) detached, semi-detached and duplex dwellings; and
- ii) multiple unit residential buildings, such as townhouses and apartments.



ZONING BY-LAW AMENDMENT

Currently zoned Single Detached Residential (R.1B)



PROPOSED ZONING – Semi-Detached (R2)

Row	Type	Regulation - Required	Provided (for each new lot)	Compliance
1	Zone R.2	Duplex and Semi-detached Dwellings		
2	Minimum Lot Area	460 m ² for every two units 230 m ² for each units	483.4 m ² 241.4 m ²	Y
3	Minimum Lot Frontage	15 m for every 2 units 7.5 m for each unit Average of the Block face	15.86 m 7.93 m	Y
4	Minimum Ground Floor Area	1 storey – 80 m ² 1.5 storeys – 44 m ² 2 or more storeys – 40 m ²	49 m ²	
5	Minimum Front Yard	6 m And in accordance with Sections 4.6, 4.24, 5.2.2.1	6 m	Y
5a	Minimum Exterior Side Yard	4.5 m And in accordance with Sections 4.6, 4.24, 4.28, 5.2.2.1	N/A	N/A
6	Minimum Side Yard (each side)	1.2 m (No side yard between units)	1.5 m	Y
7	Minimum Rear Yard	7.5 metres or 20% of lot depth whichever is less	15 m	Y
8	Accessory Buildings or Structures	In accordance with Section 4.5	Will be provided in accordance with by-law	Y
9	Fences	In accordance with Section 4.20	Will be provided in accordance with by-law	Y
10	Maximum Building Height	3 storeys And in accordance with Section 4.18	2 storeys	Y
11	Maximum Lot Coverage	40%	31%	Y
12	Off-Street Parking	In accordance with Section 4.13	Will be provided in accordance with by-law	Y
13	Garages	For those Lots located within the boundaries indicated on Defined Area Map Number 66, where a roofed porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the porch to a maximum of 2 metres.	Will be provided in accordance with by-law	Y
14	Garbage, refuse storage	In accordance with Section 4.9	Will be provided in accordance with by-law	Y
15	Minimum Landscaped Open Space	The Front Yard on any Lot, excepting the Driveway (Residential) shall be landscaped and no parking shall be permitted within this Landscaped Open Space. Despite the definition of Landscaped Open Space for buildings that do not have a shared driveway access, a minimum area of 0.6 metres between the Driveway (Residential) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and may include a surfaced walk in accordance with Section 4.13.7.2.4.	Will be provided in accordance with by-law	Y

PROVINCIAL POLICY STATEMENT, 2020

The proposed development is consistent with the Provincial Policy Statement 2020

- Located within the urban boundary
- Result in an efficient use of land and existing infrastructure
- Facilitate a gentle residential intensification in a compact form

A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

The proposed development conforms with the policies set out in the 2020 Growth Plan

Where and How to Grow - Manage growth in a manner which ensures better use of land and infrastructure and encourages a compact built form.

- The property is located within the delineated Built-up Area of the City.
- Depending on cost of materials and construction timing, the new semi-detached dwelling has the potential of accommodating affordable housing ownership.
- The property is within walking distance of two city bus routes, schools, neighbourhood parks, and a city trail system accessed by way of the Spur Line Trail.
- The development will accommodate a compact built form and will introduce new housing options for this neighbourhood.
- Will maximize use of existing infrastructure

COMPATIBILITY

This proposal will introduce a built form that is similar to that of the surrounding neighbourhood in terms of the placement and orientation of the dwellings on this property.

The semi-detached dwelling will face Kathleen Street with a driveway connection to Kathleen Street.

Although the predominant form of housing in this area is characterized by bungalow units; the two-storey height of the proposed dwelling is consistent with more recent infill development in the surrounding neighbourhood. Within low density neighbourhoods throughout the City, there is generally a mix of single storey and two storey dwellings. The semi-detached units will maintain a similar front yard setback to the surrounding built form.

Will feel compatible with single detached homes along the street as they present as one building, with one shared driveway and similar side yard setbacks as would be found on a single detached dwelling. The orientation of the new dwelling will be consistent with the established neighbourhood character.

While the form of housing may be different, the overall densities are not vastly different. The established residential character and viability of the area will not be undermined by the introduction of a semi-detached dwelling along this part of Kathleen Street.

COMMUNITY ENERGY INITIATIVE

The City of Guelph's Community Energy Initiative number 1 action item is to incrementally increase the number of net zero new homes to 100% by 2050.

While the owners of this property will not meet the Net Zero goal, the proposed dwelling will be constructed to the Energy Star standard. It is their intention to support the City's Community Initiative by incorporating the following features in the development of this site:

Sustainable Site

A compact and well utilized site

Ensuring a comprehensive erosion and sedimentation control plan is in effect throughout the development of the site

New tree planting to contribute to the overall urban forest

Site lighting – will incorporate exterior light fixtures with refractor and cut-off shields to control light pollution with energy efficient operation controlled by light sensors

Alternative transportation – site is within walking distance of bus routes along Speedvale Avenue and Woolwich Street, bikes routes along Kathleen Street and walking Spur Line Trail connecting to the broader City trail network

Water Efficiency

Drought resistant soft landscaping will be specified as much as possible

Controlled roof drains provided to control flow rate of storm water

Low flow faucets and shower heads and low volume flush toilets

Provision of rainbarrels

Energy and Atmosphere

Building will comply with ban on ozone-depleting refrigerant gases

Low E windows will reduce heat gains and heat loss

High efficiency gas furnace and air exchangers will be used to save natural gas

All indoor light fixtures will utilize energy efficient bulbs

Advanced radon rough in measures

Install electric charging stations in garages

Private waste sorting system will be provided to meet City 3-stream collection system

Material and Resources

Incorporate Low VOC emitting and recycled materials wherever possible (i.e. Low VOC paints & recycled content carpet)

Improve exterior air barrier to reduce air leakage to 1.5 ACH or less

Increase insulation values to make home more efficient and comfortable for buyer while ensuring affordability

Implement a construction waste management plan

Private waste sorting area will be provided and will comply with City's 3-stream system

CONCLUSIONS

The development is:

- Consistent with the policies of the Provincial Policy Statement
- Conforms to the Growth Plan for the Greater Golden Horseshoe
- Conforms to the County and Township Official Plans for development within Greenfield areas.

Planning policy mandates intensification where opportunities exist.

The development of 2 new residential units on this property results in a modest intensification that is considered to be compatible with the existing residential neighbourhood.