

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, June 14, 2021
Subject	Statutory Public Meeting Report 29-31 Fountain Street West Proposed Zoning By-law Amendment File: OZS21-005 Ward 5

Recommendation

1. That Report 2021-169 regarding proposed Zoning By-law Amendment application submitted by Van Harten Surveying Inc. on behalf of 2782552 Ontario Ltd. c/o Thomas MacKillop to amend the Zoning By-law for the lands municipally known as 29-31 Fountain Street West, and legally described as All of Lot 175 and Part of Lot 174, Registered Plan 8, PIN 71283-0050, City of Guelph from Infrastructure, Development and Enterprise dated June 14, 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 29-31 Fountain Street West. The proposed Zoning By-law Amendment is to recognize the existing semi-detached 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 staff recommendation report to Council.

Report

Background

An application was received from Van Harten Surveying Inc. on behalf of 2782552 Ontario Ltd. c/o Thomas MacKillop to amend the Zoning By-law for the lands

municipally known as 29-31 Fountain Street West. The application was received by the City on April 19, 2021 and deemed to be complete on May 18, 2021.

Location

The subject lands are located along the north side of Fountain Street West, east of Dublin Street South and Fountain Street West intersection. The lands front onto Fountain Street West and are approximately 581 square metres in size with 18 metres of frontage and a depth of 32.3 metres.

The property is currently occupied by a semi-detached dwelling containing a total of two dwelling units, each with their own address.

Surrounding land uses include:

- To the north: lands zoned for and developed with low density residential uses;
- To the south: lands zoned for and developed with low density residential uses;
- To the east: Fountain Street West, beyond which are lands zoned for a specialized downtown mixed use and developed with a medical office building; and,
- To the west: Nottingham Street, which has lands zoned for and developed with low density residential uses on either side.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is "Residential 1" in the Downtown Secondary Plan. This designation applies to residential areas within the Downtown Secondary Plan which are predominantly low-density in character. The predominant land use in this designation is residential and includes single and semi-detached dwellings. The relevant policies for the applicable land use designation are included in Attachment 3.

Existing Zoning

The subject lands are currently zoned "Residential Single Detached" (R.1B) Zone 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 "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Semi-Detached" (R.2-??) Zone to recognize the existing semi-detached dwelling. The standard R2 Zone would permit accessory residential dwelling units. A specialized regulation is proposed to permit three (3) stacked parking spaces instead of the required maximum of two (2) stacked parking spaces for a semi-detached dwelling with an accessory residential dwelling unit.

The proposed zoning is shown in Attachment 5.

Proposed Development

The site is existing with a semi-detached building comprised of two dwelling units. Only interior changes are proposed to add one accessory residential dwelling unit to each side of the semi-detached building for a total of two accessory residential dwelling units and four total dwelling units. The accessory dwelling units require Building Permits and unit registration. No changes to the driveway or parking are

proposed. A special regulation to permit the three stacked parking spaces instead of the maximum two stacked parking spaces is proposed. 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':

- Cover Letter, prepared by Van Harten Surveying Inc, dated April 19, 2021;
- Planning Justification, prepared by Van Harten Surveying Inc, dated April 19, 2021;
- Site Plan, prepared by Van Harten Surveying Inc, dated April 19, 2020; and
- Site Servicing Plan, prepared by Van Harten Surveying Inc, dated April 14, 2020.

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 May 20, 2021 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 May 20, 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 May 20, 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

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 – Existing Building Photos

Attachment 8 - Staff Presentation

Departmental Approval

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