

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 13, 2021
Subject	Statutory Public Meeting Report 151 Bristol Street Proposed Zoning By-law Amendment File: OZS21-011 Ward 5

Recommendation

1. That Report 2021-257 regarding proposed Zoning By-law Amendment application submitted by Van Harten Surveying Inc. on behalf of Madalikat Developments Ltd. to amend the Zoning By-law for the lands municipally known as 151 Bristol Street, and legally described as Lots 35 & 36, Plan 42, City of Guelph from Infrastructure, Development and Enterprise dated September 13, 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 151 Bristol Street. The proposed Zoning By-law Amendment is to permit five (5) on-street townhouse units in one (1) block. No site-specific zoning regulations have been requested. The existing one storey dwelling and detached garage are proposed to be demolished. 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.

Report

Background

An application was received from Van Harten Surveying Inc. on behalf of Madalikat Developments Ltd. to amend the Zoning By-law for the lands municipally known as

151 Bristol Street. The application was received by the City on June 24, 2021 and deemed to be complete on July 23, 2021.

Location

The subject lands are located along the north side of Bristol Street and south side of Emslie Street, east of McGee Street and west of Yorkshire Street South. The lands front onto both Bristol Street and Emslie Street and are approximately 1590 square metres in size with 38.2 metres of frontage along Bristol Street and 37.9 metres of frontage along Emslie Street. The lot depth is a maximum 44.1 metres.

The property is currently occupied by a one storey single detached dwelling and a detached garage.

Surrounding land uses include:

- To the north: Emslie Street beyond which are single detached dwellings lands
- To the south: Bristol Street beyond which are apartment buildings;
- To the east: single detached dwellings with frontage on Bristol or Emslie Streets, and semi-detached dwellings with frontage on Yorkshire Street South;
- To the west: single detached dwelling with frontage on both Bristol and Emslie Streets.

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 areas 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 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 the "Residential On-Street Townhouse Zone" (R.3B) Zone to permit the development of five (5) on-street townhouses in one (1) block facing Emslie Street.

No site-specific zoning regulations have been requested. The proposed zoning is shown in Attachment-5.

Proposed Development

The applicant is proposing to construct five (5) on-street townhouse units in one (1) block facing Emslie Street. Each dwelling will have its own driveway and garage facing Emslie Street. Rear yards of the units will face Bristol Street. The existing one storey dwelling and detached garage are proposed to be demolished. 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 June 24, 2021;
- Planning Justification Report, prepared by JL Cox Planning Consultants Inc., dated June 11, 2021;
- Conceptual Site Plan/Lot Grading Plan, prepared by Van Harten Surveying Inc, dated June 23, 2021;
- Elevation Plans, prepared by Groen Design & Drafting Services, dated January 28, 2021;
- Tree Preservation Plan and Tree Preservation Data and Details, prepared by Aboud & Associates Inc., dated April 15, 2021;
- Functional Servicing Report, prepared by Van Harten Surveying Inc., dated June 2, 2021;
- Geotechnical Investigation – Proposed 5-unit Townhouse Development – 151 Bristol Street Guelph, Ontario, prepared by CMT Engineering Inc., dated February 10, 2021;
- Phase One Environmental Site Assessment – 151 Bristol Street Guelph, Ontario, prepared by Bluewater Geoscience Consultants Inc., dated January 14, 2021;
- Phase Two Environmental Site Assessment – 151 Bristol Street Guelph, Ontario, , prepared by Bluewater Geoscience Consultants Inc., dated February 16, 2021;
- Human Health Risk Assessment – 151 Bristol Street, Guelph, Ontario, prepared by NovaTox Inc., dated April 2021;
- Stage 3 Archaeological Assessment, AjHb-93, 151 Bristol Street, prepared by Detritus Consulting Ltd., dated January 29, 2021.

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 combined Notice of Complete Application and Public Meeting was mailed on August 6, 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 also advertised in the Guelph Tribune on August 19, 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

Departmental Approval

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