

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, February 14, 2022
Subject	Decision Report 7 and 9 Omar Street and 19 Alma Street North Proposed Zoning By-law Amendment File: OZS19-005 Ward: 3

Recommendation

1. That the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, Knight Lumber Limited, on lands municipally known as 7 and 9 Omar Street and 19 Alma Street North, and legally described as Lots 62, 64, 65 and Part Lot 63, Registered Plan 258, City of Guelph, for approval of a Zoning By-law Amendment to change the zoning from the current "Industrial" (B.4) Zone to two new "Specialized Residential Single Detached" (R.1D-xx) Zones, be approved in accordance with Attachment 3 of Report 2022-36 dated February 14, 2022.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit the development of two (2) new single detached residential dwellings and the redevelopment of the two (2) existing single detached residential dwellings municipally known as 7 and 9 Omar Street.

Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the recommended zoning regulations and conditions in Attachment 3.

Financial Implications

Estimated Development Charges: \$82,420 (based on 2022 residential rates for two (2) new single detached residential dwellings).

Estimated Annual Taxes: \$8,400 based on the 2022 City tax rate for two (2) new single detached residential dwellings (estimate only and actual number may vary).

Report

Background

An application to amend the Zoning By-law was received for the lands municipally known as 7 and 9 Omar Street and 19 Alma Street North from Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, Knight Lumber Limited to permit the development of two (2) new single detached residential dwellings and the redevelopment of the two (2) existing single detached residential dwellings municipally known as 7 and 9 Omar Street. The application was received by the City on April 11, 2019 and deemed to be complete on May 10, 2019. The Statutory Public Meeting was held on July 8, 2019.

Location

The subject lands are located at the south-east corner of Omar Street and Alma Street North. The lands are one consolidated parcel (see Attachment 1 - Location Map and Attachment 2 – Aerial Photograph). The lands are 0.2443 hectares in size with approximately 30 metres of frontage along Omar Street and approximately 55 metres of frontage along Alma Street. There is an existing one-storey single detached residential dwelling located at 9 Omar Street and an existing one-storey single detached residential dwelling and detached garage located at 7 Omar Street.

The existing “Industrial” (B.4) zoning on the subject lands recognizes the previous use of the lands by Knight Lumber. Previously there was a one-storey frame industrial garage building located along the Alma Street frontage which was used as a maintenance facility for the Knight Lumber fleet. Another industrial garage building was located along the unopened Lucan Street Road allowance.

Surrounding land uses include:

- To the north: Omar Street, beyond which are lands zoned for and developed with single detached residential dwellings;
- To the south: the unopened Lucan Street road allowance, beyond which is the Canadian National Railway line;
- To the east: lands zoned for and developed with single detached residential dwellings; and,
- To the west: Alma Street, beyond which are lands developed with single detached residential dwellings.

Existing Official Plan Land Use Designations and Policies

The subject lands are designated as “Low Density Residential” in the Official Plan. Permissible uses within this land use designation include single and semi-detached dwellings and multiple unit residential buildings, such as townhouses and apartments. The “Low Density Residential” land use designation permits a maximum building height of three (3) storeys and a density between 15 and 35 units per hectare.

The relevant policies for the applicable land use designation are included in Attachment 4.

Existing Zoning

The subject lands are currently zoned "Industrial" (B.4), according to Zoning By-law (1995)-14864, as amended.

The existing zoning is found in Attachment 5.

Proposed Zoning By-law Amendment

The intent of the application is to change the zoning from the "Industrial" (B.4) Zone to a "Specialized Residential Single Detached" (R.1D-?) Zone to permit the development of two (2) new single detached residential dwellings and allow for the redevelopment of the two (2) existing single detached residential dwellings. In addition to the regulations set out in Table 5.1.2 for the "Residential Single Detached" (R.1D) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a maximum driveway width of 6 metres, whereas Section 4.13.7.2.1 of the Zoning By-law permits a maximum driveway width of 5 metres in the R.1D Zone;
- To require a minimum left side yard setback of 1.5 metres for the property municipally known as 9 Omar Street, whereas Table 5.1.2. Row 7 requires a minimum side yard setback of 0.6 metres; and,
- No building shall be located closer than 30 metres from the main line of the railway.

A review of the proposed zoning and specialized regulations is included in the staff review and planning analysis in Attachment 8.

Proposed Development

The applicant is proposing to develop the subject lands with two (2) new single detached residential dwellings and redevelop the two (2) existing single detached residential dwellings. Future Consent applications to the Committee of Adjustment will be required to sever the subject lands into separate parcels.

The concept plan and severance sketch is included in Attachment 7.

Staff Review/Planning Analysis

The staff review and planning analysis for this application is provided in Attachment 8. The analysis addresses relevant planning considerations, including the issues raised by the public and Council at the statutory public meeting. Final comments on the proposal from agencies and internal City departments are included in Attachment 10. The staff review and planning analysis addresses the following:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1);
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the proposed zoning, including the need for any specialized regulations;
- Consideration of the applicable sections of the Community Energy Initiative (CEI) update;
- Review of supporting documents submitted in support of the applications; and,

- All land use planning comments and issues raised at the public meeting and all comments received from circulated agencies and members of the public.

Financial Implications

Estimated Development Charges: \$82,420 (based on 2022 residential rates for two (2) new single detached residential dwellings).

Estimated Annual Taxes: \$8,400 based on the 2022 City tax rate for two (2) new single detached residential dwellings (estimate only and actual number may vary).

Staff Recommendation

Planning staff are satisfied that the proposed Zoning By-law Amendment is consistent with the 2020 Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1). The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate for the lands. Planning staff recommend that Council approve the Zoning By-law Amendment subject to the specialized zoning regulations and proposed conditions to be imposed through future consent and site plan applications as outlined in Attachment 3.

Consultations

The Notice of Complete Application was mailed on May 17, 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 mailed on June 13, 2019 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 June 13, 2019. Notice of the application has also been provided by signage on the subject lands and all supporting documents submitted with the applications have been posted on the City's website.

The Notice of Decision Meeting was mailed/emailed on January 26, 2022 to interested parties who either spoke at the public meeting, provided comments on the application, or requested to receive further notice. The public notification summary is included in Attachment 11.

Strategic Plan Alignment

Priority

Sustaining our Future

Direction

Plan and Design an increasingly sustainable city as Guelph grows.

Alignment

The proposed development application is 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 is in conformity with the City's Official Plan can be found in the staff review and planning analysis in Attachment 8.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Recommended Zoning Regulations and Conditions

Attachment-4 Existing Official Plan Land Use Designations and Policies

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Concept Plan and Severance Sketch

Attachment-8 Staff Review and Planning Analysis

Attachment-9 Community Energy Initiative Commitment

Attachment-10 Departmental and Agency Comments

Attachment-11 Public Notification Summary

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Lindsay Sulatycki, MCIP, RPP, Senior Development Planner

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2395

krista.walkey@guelph.ca

This report was recommended by:

Jayne Holmes, P. Eng., PMP

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

jayne.holmes@guelph.ca