

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, September 19, 2023
Subject	Decision Report 25 Alice Street Proposed Zoning By-Law Amendment File OZS23-004 Ward 2

Recommendation

1. That the application from the owners, Mario and Anthony Cotroneo, for a Zoning By-law Amendment to change the zoning from the current Specialized "Residential Single Detached" (R.1B-10) to a Specialized "Residential Semi-Detached/Duplex Residential" (R.2-31) Zone in the 1995 Comprehensive Zoning By-law (1995)-14864, and RL.2, Low Density Residential in Zoning By-law 2023-20790, to permit the development of a semi-detached dwelling on the property municipally known as 25 Alice Street and legally described as Part of unnumbered Lot, Registered Plan 244, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2023-334, dated September 19, 2023.
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Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit the development of a semi-detached dwelling on the property municipally known as 25 Alice Street.

Key Findings

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

Strategic Plan Alignment

The recommended Zoning By-law Amendment aligns with the Sustaining our Future strategic priority of the 2019-2023 Strategic Plan. 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 proposal is in conformity with the City's Official Plan can be found in the Staff Review and Planning Analysis in Attachment-9. Furthermore, the recommended Zoning By-law amendment also aligns with the approved 2024-2027 Strategic Plan by improving our housing supply.

Financial Implications

Estimated Development Charges: \$50,680.00 (based on current rates)

Estimated Community Benefit Charge: Not applicable under 5-storeys

Estimated Annual Property Taxes: \$8,000.00 (estimate only, actuals may vary)

Report

Background

An application to amend the Zoning By-law was received for the property municipally known as 25 Alice Street from the owners, Mario and Anthony Cotroneo to permit the development of a semi-detached dwelling. The application was received by the City on May 24, 2023 and deemed complete on June 21, 2023. The Statutory Public Meeting was held on July 11, 2023. There have been no revisions to the development proposal since the application was received and deemed complete. To meet legislative requirements, a decision on this application must be made by September 19, 2023.

Location

The subject site is approximately 0.055 hectares in size and is municipally known as 25 Alice Street. The site is rectangular in shape with approximately 17.772 metres of frontage along Alice Street and a depth of approximately 30.98 metres. The site is located directly south of the Duke Street and Alice Street 'T' intersection. The site currently consists of a 1-storey house, a driveway, a walkway from Alice Street to the main entrance, and a garage at the rear of the property. There are no trees located on the subject site.

Surrounding land uses include:

- To the east, are mix of single-detached and semi-detached dwellings. Further south is a church, a catholic elementary school and a 5-storey apartment building (which is currently under construction).
- To the south, are a mix of single-detached and semi-detached dwellings. Further south are some small-scale commercial uses mixed within the established neighbourhood.
- To the west, are a mix of single-detached and semi-detached dwellings. West of Arthur Street South there is a 3-storey apartment building, and 3 apartment buildings ranging between 10-11 storeys in height, with a 4th 14-storey mixed use building currently under construction (the Metalworks development).
- To the north, is the Duke Street "T" intersection. Down Duke Street are a mix of single-detached dwellings, commercial and industrial buildings and the Guelph Junction Railroad (GJR) rail line.

Existing Official Plan Land Use Designation and Policies

The Official Plan land use designation that applies to the subject property is Low Density Residential. The Low Density Residential designation applies to residential areas within the city which are currently, or planned to be, predominantly low-density in character. Detached, semi-detached, duplex dwellings and multiple residential buildings are permitted in the Low Density Residential designation. The maximum height permitted is 3-storeys, and a maximum net density of 35 units

per hectare is permitted. Further details of this designation are included in Attachment-4.

Existing Zoning, Zoning By-law (1995)-14864

The subject site is currently zoned R.1B-10, a Specialized Residential Single Detached Zone in Zoning By-law (1995)-14864, as amended. The R.1B zone permits single detached dwellings and other related or accessory uses. Details of Zoning By-law (1995)-14864, as amended, are shown in Attachment-5.

Comprehensive Zoning By-law (2023)-20790

The subject site is zoned RL.2, a Low Density Residential Zone in the City's new Comprehensive Zoning By-law (2023)-20790. The RL.2 zone permits single detached dwellings, semi-detached dwellings, and duplex dwellings, as well as small multi-unit residential buildings and on-street townhouses and other related or accessory uses. The Comprehensive Zoning By-law was approved by Council on April 18, 2023 to replace Zoning By-law (1995)-14864, as amended, but is not currently in force and effect as it is under appeal in its entirety to the Ontario Land Tribunal (OLT). Details of Comprehensive Zoning By-law (2023)-20790 are shown in Attachment-6.

Description of Proposed Zoning By-law Amendment

The proposed development conforms with the Comprehensive Zoning By-law (2023)-20790. An amendment is required to only the 1995 Zoning By-law to facilitate the proposed development during this transition time. This amendment would allow the development to move forward while the 2023 Zoning Bylaw is under appeal. The purpose of the proposed Zoning By-law Amendment (1995 Zoning By-law) is to change the zoning from the current R.1B-10 (Specialized Residential Single Detached) Zone to a Specialized Residential Semi-Detached/Duplex Zone with specific site policies (R.2-31) to permit the development of a semi-detached dwelling.

The following site-specific regulations are being recommended to Zoning By-law (1995)-14864, as amended, to facilitate the development of a semi-detached dwelling:

- To permit a maximum lot coverage of 47% of the lot area, whereas a maximum lot coverage of 40% of the lot area is currently allowed.
- To permit a minimum lot frontage of 7.5 metres for each unit, whereas, Lots located within the boundaries of Defined Area Map Number 66 of Schedule "A" shall have a minimum Lot Frontage of not less than the average Lot Frontage established by existing Lots within the same City Block Face.

Details of the proposed zoning under the current Zoning By-law (1995)-14864, as amended, are included in Attachment-7.

Development Proposal

The applicant has proposed to redevelop the site by demolishing the existing 1-storey single detached dwelling and garage and construct a new semi-detached dwelling. The proposed site concept plan and building elevation are shown in Attachment-8.

Staff Review/ Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment-9. The analysis addresses all relevant planning considerations. Final comments on the revised proposal from internal City departments and agencies are included in Attachment-11. The staff review and planning analysis addresses the following:

- Evaluation of the development proposal in accordance with the policies of the 2020 Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the development proposal's conformity with the Official Plan;
- Review of the proposed R.2 zoning (1995)-14864, including the need for specialized regulations;
- Review of the RL.2 zoning (2003)-20790, including the need for specialized regulations;
- Review of built form compatibility with adjacent and established land uses;
- Review of supporting documents submitted with the development application;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review alignment with the City's Affordable Housing Strategy; and
- Address comments and issues raised during the review of the application.

Financial Implications

Estimated Development Charges: \$50,680.00 (based on current rates)

Estimated Annual Property Taxes: \$8,000.00 (estimate only, actuals may vary)

These figures are approximations only, based on the addition of one new residential dwelling unit and are based on the current Development Charge rate. Actual numbers may vary depending on the assessed property value.

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. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations are appropriate for the site. Planning staff recommend that Council approve the Zoning By-law Amendment subject to the specialized zoning regulations and proposed conditions to be imposed through a consent application, as outlined in Attachment-3.

Consultations

The Notice of Complete Application and Public Meeting was mailed on June 21, 2023, to local board and agencies, City service areas and all property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on June 22, 2023. Notice of the applications was also provided by means of signage on the property, which was posted on July 4, 2023. All supporting documents submitted by the applicant have been posted on the City's website.

On August 31, 2023, the Notice of Decision Meeting was sent to interested parties and members of the public who spoke at the Public Meeting, provided comments on

the applications, or requested to receive further notice. When a decision is made on the applications, the same interested parties and members of the public will receive further notification.

Final comments from local boards and agencies and City service areas are included in Attachment-11. A complete summary of public notifications and consultation is included in Attachment-12.

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 Designation and Policies

Attachment-5 Existing Zoning, Zoning By-law (1995)-14864

Attachment-6 Comprehensive Zoning By-law (2023)-20790

Attachment-7 Proposed Zoning and Details, Zoning By-Law (1995)-14864

Attachment-8 Proposed Conceptual Site Plan and Building Elevation

Attachment-9 Staff Review and Planning Analysis

Attachment-10 Community Energy Initiative Commitment

Attachment-11 Departmental and Agency Comments

Attachment-12 Public Notification Summary

Departmental Approval

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