

## **Attachment-9 Staff Review and Planning Analysis**

### **Provincial Policy Statement, 2020**

The Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020 and provides policy direction on matters of provincial interest related to land use planning and development. All planning decisions shall be consistent with the PPS.

Section 1.0 of the PPS - Building Strong Healthy Communities, contains policies that speak to the "efficient land use and development patterns (that) support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth."

Policy 1.1.1 of the PPS speaks to creating and sustaining healthy, livable and safe communities by promoting efficient development and land use patterns [1.1.1 a)], accommodating a range and mix of residential types [1.1.1 b)], promoting transit-supportive development [1.1.1 e)] and ensuring necessary infrastructure and public service facilities are available [1.1.1 g)].

Policy 1.1.3 of the PPS requires settlement areas be the focus of growth and development [1.1.3.1] and that "land and resources (be used) wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures." It requires that land use patterns within settlement areas use land and resources efficiently, are appropriate for and efficiently use, the infrastructure and public service facilities which are planned or available, and support active transportation and are transit-supportive [1.1.3.2 a), b), e), f)]. Appropriate locations are to be identified to accommodate a significant supply and range of housing options through intensification and redevelopment that also takes into account existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities [1.1.3.3].

In Planning staff's opinion, the proposed Zoning By-law amendment to rezone the subject lands to permit a semi-detached dwelling is consistent with the policies of the Provincial Policy Statement, 2020. The proposed semi-detached dwelling units will be on full municipal services and will utilize existing and available infrastructure and public service facilities. The proposed development will allow for intensification within the built-up area of the city by the creation of one net new dwelling unit in a built form that is similar and compatible with adjacent land use patterns.

### **Provincial Growth Plan for the Greater Golden Horseshoe (A Place to Grow)**

The Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan) is a provincial plan that builds on the PPS. The PPS provides a broad policy direction, whereas the Growth Plan provides more focused policy direction for the Greater

Golden Horseshoe area. The current Growth Plan came into effect on May 16, 2019 and was amended on August 28, 2020.

The Growth Plan supports building compact and complete communities, managing forecasted population and employment growth to the year 2051, protecting the natural environment, and supporting economic prosperity. All decisions affecting planning matters, must conform with the Growth Plan.

The Growth Plan focuses on several key themes, including building complete communities; directing a significant proportion of growth to existing built-up areas of the City to meet population and employment targets and densities; making efficient use of infrastructure; and creating a healthy mix of housing options and employment land uses.

Section 2.2 of the Growth Plan contains policies to identify where and how population growth to the horizon year of 2051 will be accommodated within the City. These sections contain policies related to intensification, creating complete communities as well as optimizing and making efficient use of infrastructure and public service facilities.

The subject lands are located within the City's delineated "Built-Up Area" as shown on Schedule 1a of the City's Official Plan and are designated for development. As per Policy 2.2.2.5 of the Growth Plan and the City's alternative minimum intensification target approved by the Minister of Municipal Affairs and Housing, a minimum 46 per cent of new residential development in the City must occur each year within the delineated Built-Up Area.

The proposed Zoning By-law Amendment conforms to the policies of these sections by:

- Directing redevelopment and intensification of lands within the existing delineated built-up area of the City that have existing municipal water and wastewater systems;
- Redeveloping and accommodating new residential growth on an underutilized parcel of land;
- Promoting redevelopment that supports active and public transportation options, such as being located in close proximity to transit routes as well as in proximity to existing commercial uses, and public service facilities; and
- Adding new housing units to an established neighbourhood that will contribute to enhancing and broadening the range and mix of housing types and options available.

Overall, the proposed development represents an efficient built form that will be served by adequate infrastructure and public service facilities. The development will contribute to the overall intensification target within the City's built-up area.

Planning staff are of the opinion that the proposed Zoning By-law Amendment is consistent with and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

### **Official Plan Conformity**

The subject lands are designated "Low Density Residential" in the City's Official Plan (see Official Plan Land Use Schedule in Attachment-4). This 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 proposed Zoning By-law amendment is required to permit a semi-detached dwelling which is a permitted use in the "Low Density Residential" land use designation.

Furthermore, the subject site is located within delineated "Built-Up Area" as shown on Schedule 1a of the City's Official Plan. The proposed amendment seeks to redevelop an underutilized lot with additional density and achieves the objectives set out in Section 3.4 of this Plan.

### **Floodplains**

A portion of the subject lands are designated Special Policy Area (SPA) floodplain and a portion of the subject lands are designated Floodplain (Two-Zone Fringe) within the City's Official Plan (Schedule 3: Development Constraints). The subject site must comply with the floodproofing requirements set out in Sections 4.4.1.24, 4.4.1.33 and 4.4.1.34 of the City's Official Plan. Prior to the issuance of a Building Permit, a permit from the Grand River Conservation Authority (GRCA) is required. Comments from the GRCA are included in Attachment-11.

### **Potentially Contaminated Properties**

The Official Plan identifies potentially contaminated sites as properties where the environmental condition may have potential to cause adverse effects on human health, ecological, health or the natural environment. To reduce risks associated with such sites, it is important to identify such properties and ensure they are suitable for the proposed land uses. Redevelopment, restoration and revitalization of land and buildings located on potentially contaminated sites is promoted in the Official Plan.

The applicant submitted a Phase 1 Environmental Site Assessment (ESA) as part of a complete application. The Phase 1 ESA found that any potential contaminating activities historically on the site did not raise any concerns and no further environmental investigations were recommended. Comments from Engineering Staff are included in Attachment-11.

### **Community Energy**

Section 4.7 of the Official Plan, in conjunction with the City's Community Energy Initiative (CEI) contains policies on Community Energy. As part of a complete application a CEI letter was included within the Planning Justification Report (PJR) –

included in Attachment-10. The CEI letter outlines the energy and conservation measures that will be included within the proposed development to achieve the objectives of this plan and the City's CEI. These initiatives proposed by the Owner/Developer will contribute to the City meeting its goal to become a net zero community by 2050.

Staff are recommending a condition to be implemented as part of a consent application that the applicant shall provide a commitment to incorporate features into the development that will contribute to meeting the action items from the CEI (see condition in Attachment-3).

### **Municipal Services and Infrastructure**

Section 6.1.3 of the Official Plan requires all new development to be on full municipal services, including sanitary sewers, water supply, stormwater management and transportation networks. Engineering staff reviewed the development proposal and supporting materials and confirmed there are existing municipal services on Alice Street and that servicing will be reviewed in greater detail as part of the consent/ building permit stage. Staff are recommending conditions be implemented as part of a consent application (see conditions in Attachment-3). Comments from Engineering are included in Attachment-11.

### **Affordable Housing**

The City's Affordable Housing Strategy (AHS) sets an annual City-wide 30% target for housing that is affordable with the goal of ensuring that affordable housing is included in the range and mix of housing provided for all households across the City. The goals and objectives of the AHS are incorporated within Section 7.2 of the Official Plan. These policies are intended to encourage and support the development of affordable housing throughout the city by planning for a range of housing types, forms, tenures, and densities.

Implementing the City's affordable housing target is largely dependent upon designating a suitable amount of land and density for residential use. There is a high correlation between the City's growth management policies and the ability to meet both growth management and affordable housing targets.

The proposed development would provide additional housing options with the addition of one net new residential dwelling unit on an underutilized lot in the delineated "built-up area" of the city.

The City's annual Affordable Housing Reports prepared over the past few years have indicated that the City did not meet affordable housing targets in 2022 for ownership or purpose built rental units.

### **Parkland Dedication**

Park & Trail Development staff requires payment in lieu of conveyance of parkland for the proposed development in accordance with City of Guelph Official Plan Policy 7.3.5.6 and the City of Guelph Parkland Dedication By-law (2022) or any successor thereof. For this development the developer may elect to have the Market Value of

the Land calculated using Schedule A of the Parkland Dedication By-law or may elect to submit a narrative appraisal report to determine the payment in lieu amount owed. Staff are recommending conditions be implemented as part of a consent application (see conditions in Attachment-3). Comments from Parks Planning are included in Attachment-11.

### **Low Rise Residential Built Form**

Specific built form policies are contained in section 8.5 for low rise residential forms. The Zoning By-law implements the urban design policies contained within the Official Plan and include regulations to promote compatibility in built form and for appropriate infill projects [8.23.2]. The proposed development complies with all urban design regulations within both zoning by-laws including maximum width of an attached garage and front yard setback.

Prominent entrances and front porches will be provided, with both dwelling units having a roofed front porch. The average setback of the adjacent dwellings is 2.7 metres. The proposed semi-detached dwelling will be setback 6.0m from the street line in accordance with the zoning by-laws as the required parking space for either unit will be provided in a garage.

The proposed Zoning By-law amendment will permit the redevelopment of the subject lands to permit a semi-detached dwelling, which is a permitted use within the "Low Density Residential" designation. The proposed zoning by-law amendment application conforms with the Official Plan.

### **Review of Proposed Zoning**

#### **Comprehensive Zoning By-Law (2023)-20790**

The Comprehensive Zoning By-law (2023)-20790 was approved by Council on April 18, 2023 to replace Zoning By-law (1995)-14864, as amended, however is under appeal to the Ontario Land Tribunal (OLT) in its entirety and is not currently in force and effect.

The subject lands are zoned "Low Density Residential 2" (RL.2) under the Comprehensive Zoning By-law (2023)-20790. The RL.2 zone permits a range of residential uses, including single detached dwellings and semi-detached dwellings. Based on Staff's review the proposed development conforms to the (2023)-20790 Zoning By-law without the need for any specialized regulations.

#### **Zoning By-Law (1995)-14864**

The purpose of the proposed Zoning By-law Amendment is to change the zoning of the subject lands from the current specialized "Residential Single Detached" (R.1B-10) Zone under Zoning By-law (1995)-14864, as amended, to a Specialized "Residential Semi-Detached/Duplex" (R.2-??) Zone, to permit the development of a semi-detached dwelling.

Staff reviewed the proposed zoning and the requirements associated with the current development proposal and are satisfied that the R.2 zone under Zoning By-law (1995)-14864 is appropriate for the development.

In addition to the regulations set out in Sections 4, 5.2, 12.3, 12.4 and Table 5.2.2 for the Duplex Dwelling and Semi-Detached Dwelling Zone, of Zoning By-law (1995)-14864, as amended, the following specialized zoning regulations have been requested by the applicant or are being recommended by staff.

### **Minimum Lot Frontage**

Table 5.2.2, Row 3 of the Zoning By-law (1995)-14864, requires a minimum lot frontage of, "15 metres for every two units. 7.5 metres for each unit. Despite the above, the 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." A specialized regulation to permit a minimum lot frontage of 7.5 metres for each unit is being requested.

The existing lot has a frontage of approximately 17.77 metres on Alice Street. The proponent intends to sever the lot into two parcels with equal frontage (8.88 metres per lot). The subject lands are located within the boundaries of Defined Area Map Number 66 of Schedule "A". As of July, 2023 the average Lot Frontage established by existing Lots within the same City Block Face is 12.13 metres. While the existing lot frontage exceeds the average Lot Frontage within this City Block Face, once severed the lots would have a minimum lot frontage less than the average Lot Frontage. A site-specific regulation is being sought to permit a minimum lot frontage of 7.5 metres for each unit. This is consistent with the minimum lot frontage requirement in the (2023)-20790 Zoning By-law. Staff are supportive of this specialized regulation.

### **Maximum Lot Coverage**

Table 5.2.2, Row 11, of the Zoning By-law (1995)-14864, requires a Maximum Lot Coverage of 40% of the Lot Area. The applicant is requesting a specialized regulation to permit a maximum lot coverage of 47% of the Lot Area. Staff are supportive of the request as it is a minor increase in coverage. Furthermore, under the (2023)-20790 Zoning By-law, there is no maximum lot coverage within the Low Density Residential 2 Zone.

### **Statutory Public Meeting Comments**

No concerns were raised by Council or members of the public at the statutory public meeting on July 11, 2023.