

# Staff Report



---

To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, November 21, 2023
Subject	<b>Statutory Public Meeting Report 14 Stevenson Street North Proposed Official Plan and Zoning By-law Amendments File: OZS23-011 Ward 2</b>

---

## Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by GSP Group on behalf of the owner, 1000243563 Ontario Inc, to permit the development of a 10 unit multi-residential building, on the lands municipally known as 14 Stevenson Street North and legally described as Part of Lot 53, Registered Plan 227, City of Guelph, from Infrastructure, Development and Enterprise Services dated November 21, 2023 be received.
- 

## Executive Summary

### Purpose of Report

The purpose of this report is to provide planning information on Official Plan and Zoning By-law Amendment applications submitted for the lands municipally known as 14 Stevenson Street North to permit the development of a 10-unit multi-residential building. This report has been prepared in conjunction with the Statutory Public Meeting for the application.

### Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprises Services recommendation report to Council.

### Strategic Plan Alignment

This report aligns with the Sustaining our Future strategic priority and Grow Guelph's Economy strategic priority in the 2019-2023 and 2024-2027 strategic plans respectively. The review of these development applications will include an assessment of their conformity with 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. The Public Meeting being held on the proposed development applications provides the

opportunity for City Council, residents, and community groups to learn more, ask questions and provide comments on the proposed development.

## **Financial Implications**

Financial implications will be reported in the future staff recommendation report to Council.

---

## **Report**

### **Background**

Applications for an Official Plan Amendment and a Zoning By-law amendment have been received for the property municipally known as 14 Stevenson Street North from GSP Group Inc. on behalf of the property owner, 1000243563 Ontario Inc. The applications were received by the City on September 26, 2023 and were deemed to be complete on October 25, 2023.

The proposal is to demolish the existing single detached dwelling and redevelop a 10 unit multi-residential building with 13 surface parking spaces.

### **Location**

The subject site is approximately 0.11 hectares in size and located on the west side of Stevenson Street North, just north of the Metrolinx railway right of way. The site has an existing single detached dwelling and garage that are proposed to be demolished. Surrounding land uses include:

- To the north, one and two storey single-detached dwellings that front onto Stevenson Street North.
- To the east, one and two storey single-detached dwellings across Stevenson Street North and a private condominium road.
- To the south, Metrolinx Railway right of way.
- To the west, one and two storey single detached dwellings that front onto Grove Street.

### **Existing Official Plan Land Use Designation and Policies**

The Official Plan land use designation that applies to the subject property is Low Density Residential which permits a minimum density of 15 units per hectare and a maximum density of 60 units per hectare since the property is adjacent to an arterial road (Stevenson Street North).

Further details of the site's designation are included in Attachment-3.

### **Proposed Official Plan Amendment**

The applicant is proposing to amend the existing Low Density Residential land use designation to the Medium Density Residential land use designation to allow a maximum net density of up to 100 units per hectare. The proposed development is approximately 90 units per hectare.

More information on the proposed wording of the Official Plan Amendment is included in Attachment-4.

## **Existing Zoning**

The subject site is zoned "Single Detached Residential" (R.1B) Zone in the 1995 Zoning By-law. The site is also zoned "Low Density Residential 1" (RL.1) Zone new Comprehensive Zoning By-law (2023)-20790, which is currently under appeal at the Ontario Land Tribunal.

The existing zoning is shown in Attachment-5.

## **Proposed Zoning By-law Amendment**

The purpose of the proposed Zoning By-law Amendment is to allow the development of a 10-unit residential building, with site-specific regulations for setbacks, parking location, buffer strips and private amenity areas. These specific regulations include:

- Permit a multiple attached residential building;
- Permit parking to be in front of the front wall of the building;
- Reduced minimum front, side and rear yards;
- Reduced landscaped open space;
- Reduced buffer strip;
- Reduced private amenity areas.

See Attachment-6 for the full details of the proposed specialized zoning regulations.

## **Proposed Development**

The applicant has proposed to redevelop the site by developing a 10 unit multiple residential building. The building will be 2 storeys above grade with units below grade having sunken patios for private amenity area.

Pedestrian and vehicle access are proposed from Stevenson Street North. A total of 13 parking spaces are proposed together with short-term bicycle parking and interior long-term bicycle storage.

The proposed site concept plan and building elevations are shown in Attachment-7.

## **Supporting Documents**

The following information was submitted in support of the applications:

- Cover Letter, prepared by HB Developments, dated September 25, 2023.
- Planning Justification Report, prepared by GSP Group, dated September 2023
- Neighbourhood Meeting Report, prepared by GSP Group, dated August 2023
- Urban Design Brief, prepared by GSP Group, dated September 2023
- Site Plan, prepared by HB Developments, dated August 21, 2023
- Elevations, prepared by HB Developments, dated August 21, 2023
- Renderings, prepared by HB Design, dated August 21, 2023
- Geotechnical Investigation, prepared by JLP Consultants, dated February 10, 2023
- Functional Servicing and Stormwater Management Report, prepared by GMBLuePlan, dated August 2023
- Erosion & Sedimentation Control Plan, prepared by GMBLuePlan, dated August 23, 2023
- Grading & Site Servicing Plan, prepared by GMBLuePlan, dated August 23, 2023
- Traffic Geometrics Plan, prepared by GMBLuePlan, dated August 23, 2023

- Phase I Environmental Site Assessment, prepared by Chung & Vander Doelen Engineering Ltd., dated January 13, 2023
- Environmental Noise and Vibration Assessment, prepared by SLR Canada, dated October 3, 2023
- Rail Safety Report, prepared by Entuitive, dated September 2023
- Sight Distance Analysis – Proposed Residential Development, prepared by UrbanTrans Engineering Solutions Inc., dated July 10, 2023
- Vegetation Inventory Report, prepared by GSP Group, dated August 31, 2023
- Vegetation Management Plan, prepared by GSP Group, dated August 22, 2023
- Landscape Plan, prepared by GSP Group, dated August 22, 2023
- Salt Management Plan, prepared by GMBLuePlan, dated August 23, 2023

## **Staff Review**

The review of these applications will address the following issues:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, 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 and need for site specific Official Plan policies.
- Review of the proposed zoning, including the need for specialized regulations.
- Review of the proposal's land use compatibility with adjacent and established land uses.
- Review of the proposed site layout, built form, parking, and pedestrian connections.
- Review of site servicing.
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update.
- Address comments and issues raised during the review of the applications.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise Services 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 owner held a virtual neighbourhood meeting on June 14, 2023, to inform the community about the proposed development and obtain feedback. A Neighbourhood Meeting Report, prepared by GSP Group, dated August 2023 has been included with this application.

The Notice of Complete Application and Public Meeting was mailed October 31, 2023, 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 on the City's website and the Guelph Today website starting on October 26, 2023. Notice of the applications has also been provided by signage on the property, which was installed on October 26, 2023. All supporting documents and drawings received with the applications have been posted on the City's website.

## **Attachments**

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designation and Policies

Attachment-4 Proposed Official Plan Amendment

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Proposed Site Concept Plan and Building Renderings

Attachment-8 14 Stevenson Street Public Meeting Staff Presentations

## **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

## **Report Author**

Ryan Mallory, 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

519-837-5615 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