

# 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 151 Bristol Street Proposed Zoning Bylaw Amendment File: OZ23-012 Ward 3</b>

## Recommendation

1. That the Statutory Public Meeting Report regarding proposed Zoning By-law Amendment application (File OZS23-012) submitted by Van Harten Surveying Inc. on behalf of the owner, Madalikat Developments Ltd., to permit the development of two semi-detached buildings and accessory additional residential dwelling units on 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 Services dated November 21, 2023, be received.

## Executive Summary

### Purpose of Report

The purpose of this report is to provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 151 Bristol Street to permit the development of two (2) semi-detached buildings, containing 4 semi-detached dwelling units, 4 basement Additional Residential Dwelling Units (ARDU), and 4 standalone accessory ARDUs. 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 Enterprise Services recommendation report to Council.

### Strategic Plan Alignment

The review of this development application will align with the direction of Strategic Plan Sustaining our Future priority to plan and design an increasingly sustainable city as Guelph grows. The review will include an assessment of its 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 review of this development application will align with the direction of the 2024-2027 Strategic Plan City Building priority, improving our housing supply.

## **Financial Implications**

Financial implications will be reported in a future Infrastructure, Development and Enterprise Services recommendation report to Council.

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## **Report**

### **Background**

An application for a Zoning By-law Amendment has been received for the subject lands from Van Harten Surveying Inc., on behalf Madalikat Developments Ltd., to facilitate the development of two semi-detached buildings containing 4 semi-detached dwelling units, 4 basement ARDUs, and 4 detached accessory ARDUs. The application was received by the City on October 13, 2023, and deemed to be complete on October 30, 2023.

### **Location**

The subject lands are located on the north side of Bristol Street between Yorkshire Street South and McGee Street (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject lands are approximately 0.158 hectares in size and has frontage along Bristol Street and Emslie Street and are part of the former Emslie and Morrison's Quarry. The subject lands are currently occupied by a single-detached dwelling with a detached garage.

Surrounding land uses include:

- To the north: Residential blocks primarily composed of one to two storey single-detached dwellings fronting onto Waterloo Avenue, Emslie street and Yorkshire Street South.
- To the south: Across Bristol Street are several four to six storey apartment buildings, further which lies an outdoor recreational field along the Speed River.
- To the east: Residential blocks primarily composed of one to two storey single-detached dwellings with further road access to Wellington Street West and a commercial area.
- To the west: Residential blocks primarily composed of one to two storey single-detached dwellings, with some occasional office and service uses.

### **Existing Zoning**

The subject lands are currently zoned "Residential Single Detached" (R.1B), according to Zoning By-law (1995)-14864, as amended, and "Low Density Residential 1" (RL.1) according to Zoning By-Law (2023)-20790, as amended.

Details of the existing zoning are provided in Attachment-4 and Attachment-5.

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

The purpose of the Zoning By-law Amendment application is to rezone the existing Residential Single Detached (R.1B) zone to establish site-specific zoning regulations in Zoning By-law (1995)-14864, as amended, through a new Specialized Residential Semi-Detached/Duplex (R.2-XX) Zone that proposes the following:

To permit a maximum driveway width of 5.0 metres, whereas Section 4.13.7.2.3 of the Zoning By-law permits a maximum driveway width of 3.5 metres.

An amendment to Zoning By-Law (2023)-20790, as amended, is not required to permit the proposed development. Therefore, no application has been included to amend Zoning By-Law (2023)-20790.

### **Proposed Development**

The applicant is proposing two semi-detached buildings containing 4 semi-detached dwellings units, each of which would include its own basements ARDU and detached accessory ARDU for a total of 12 dwelling units.

The property is expected to be severed into four lots, each containing a semi-detached dwelling unit, basement ARDU, and detached accessory ARDU.

### **Supporting Documents**

The following information was submitted in support of the applications and can be found on the City's website under 'Current Development Applications':

- Cover Letter, prepared by Van Harten Surveying Inc., dated September 2023;
- Planning Justification Report, prepared by JL Cox Planning Consultants Inc., dated June 2023;
- Addendum to Planning Justification Report, prepared by JL Cox Planning Consultants Inc., dated September 2023;
- Stage 3 Archaeological Assessment, prepared by Detritus Consulting Ltd., dated January 2021;
- Functional Servicing and Stormwater Management Brief, prepared by Van Harten Surveying Inc., dated September 2023;
- Geotechnical Investigation, prepared by CMT Engineering Inc., dated May 2023;
- Human Health Risk Assessment, prepared by NovaTox Inc., dated April 2021;
- Phase One Environmental Site Assessment, prepared by Bluewater Geoscience Consultants Inc., dated January 2021;
- Phase Two Environmental Site Assessment, prepared by Bluewater Geoscience Consultants Inc., dated February 2021;
- Grading Plan, prepared by Van Harten Surveying Inc., dated September 2023;
- Servicing Plan, prepared by Van Harten Surveying Inc., dated September 2023; and,
- Site Plan, prepared by Van Harten Surveying Inc., dated September 2023.

### **Staff Review**

The review of this application will address the following issues:

- Evaluation of the proposal for conformity and consistency with the Planning Act;
- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including 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;
- Evaluation of the proposal's conformity with Zoning By-law (1995)-14864 and Zoning By-law (2023)-20790, including the review of the proposed zoning amendment and the review of requested specialized zoning regulation;
- Evaluation of the Environmental Site Assessment;
- Review of the overall layout, built form, parking and pedestrian connections;

- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the application; and,
- Address all comments and issues raised during the review of the application.

### **Financial Implications**

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

### **Consultations**

A neighbourhood meeting to inform the community about the proposed development and obtain feedback was not held by the Owner.

The Notice of Complete Application and Public Meeting was mailed to local boards and agencies, City service areas and property owners within 120 metres of the subject lands on October 31, 2023. The Notice of Public Meeting was also advertised on the City of Guelph's website and in Guelph Today (City Information section) on October 26, 2023. Notice of the applications have also been provided by signage on the property, which was installed on October 30, 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 Existing Zoning – Zoning By-law (1995)-14864

Attachment-5 Existing Zoning - Zoning By-law (2023)-20790

Attachment-6 Proposed Zoning – Zoning By-law (1995)-14864

Attachment-7 Proposed Conceptual Site Plan

Attachment-8 151 Bristol Street, Public Meeting Staff Presentation

### **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

### **Report Author**

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### **This report was approved by:**

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**This report was recommended by:**

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