

Staff Report



To **City Council**
Service Area Infrastructure, Development and Environment
Date Tuesday, February 13, 2024
Subject **Decision Report**
14 Stevenson Street North
Official Plan and Zoning By-law Amendments
File: OZS23-011
Ward 2

Recommendation

1. That the application from GSP Group Inc. on behalf of 1000243563 Ontario Inc., for an Official Plan Amendment 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, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-32, dated February 13, 2024.
2. That the application from GSP Group on behalf of the owner, 1000243563 Ontario Inc., for Zoning By-law Amendment to amend the current "Residential Single Detached" (R.1B) Zone to a specialized "Residential Infill Apartment" (R.4D-15) Zone in the Zoning By-law (1995)-14864, as amended; and from the current "Low Density Residential 1" (RL.1) Zone to a specialized "Medium Density Residential 6" (RM.6-27) Zone in the Comprehensive Zoning By-law (2023)-20790, 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, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2024-32, dated February 13, 2024.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve Official Plan Amendment and modified Zoning By-law Amendment to permit the development of a two and a half (2.5) storey multiple attached residential building with 10 dwelling units on the property municipally known as 14 Stevenson Street North.

Key Findings

Planning staff support the proposed amendments subject to the recommended Official Plan Amendment in Attachment-3 and the recommended zoning regulations and conditions in Attachment-4.

Strategic Plan Alignment

The recommended Official Plan Amendment and Zoning By-law Amendment aligns with the approved 2024-2027 Strategic Plan theme of City Building and the Future Guelph objective of improving housing supply by providing a range of housing options for current and future residents. 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-11.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

Estimated Development Charges: \$228,064 (based on current rates)

Estimated Community Benefit Charge: Not applicable under 5 storeys

Estimated Annual Property Taxes: \$25,000 to \$35,000 (estimate only)

Report

Background

Applications to amend the Official Plan and Zoning By-law were received for the property municipally known as 14 Stevenson Street North from GSP Group Inc., on behalf of 1000243563 Ontario Inc. The applications were received by the City on September 26, 2023, and deemed complete on October 25, 2023. The Statutory Public Meeting was held on November 21, 2023.

The proposed development is a two and half storey multiple attached residential building with ten units. To meet legislative requirements, a decision on this application must be made by February 21, 2023.

Location

The subject site is located on the west side of Stevenson Street North, just north of the Metrolinx railway right of way. The location is shown in Attachment-1 and Attachment-2. The site is approximately 0.11 hectares in size and has an approximate frontage of 43.22m. 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 existing Official Plan land use designation 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 within the delineated built-up area, and a maximum net density of 60 units per hectare on an arterial road. Further details of this designation are included in Attachment-5.

Proposed Official Plan Amendment

The applicant requested to change the land use designation to Medium Density Residential to allow a maximum net density of up to 100 units per hectare. The proposed development has a residential density of 90 units per hectare. Due to constraints imposed by the adjacent railway, the south portion of the site cannot feasibly contain residential dwelling units. Therefore, the building is shifted to the north side of the site and a denser built form of stacked townhouses/multiple attached dwellings is proposed, while maintaining a 3-storey building height consistent with the surrounding Low Density Residential designation. More information on the proposed Official Plan Amendment is included in Attachment-3.

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

The subject site is currently zoned "Residential Single Detached" (R.1B) 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-6.

Existing Zoning, Comprehensive Zoning By-law (2023)-20790

The subject site is zoned "Low Density Residential 1" (RL.1) Zone in the City's new Comprehensive Zoning By-law (2023)-20790. The RL.1 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). The location of the property within the RL.1 zone is shown in Attachment-7.

Proposed Zoning By-law Amendment, (1995)-14864

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the existing "Residential Single Detached" (R.1B) zone to a new specialized "Residential Infill Apartment" (R.4D-15) Zone in Zoning By-law (1995)-14864, as amended, to permit a multiple attached dwelling development.

Several specialized regulations to the "Residential Infill Apartment" (R.4D) Zone were requested by the applicant to facilitate the proposed development, including:

- To add Multiple Attached Dwelling as a permitted use within the R.4D-15 zone,
- To permit the minimum Side Yard to be 2.0m; whereas the Side Yard shall be equal to one half the Building Height but no less than 3 metres

- To permit the minimum Rear Yard to be 3.0m; whereas the Rear Yard shall be equal to 20% of the lot depth or one-half of the Building Height, whichever is greater, but no less than 7.5 metres,
- To permit parking within the Front Yard and at least 3.0 metres from the Front Lot Line; whereas in a R.3A or R.4 Zone, every parking space shall be located in the Side Yard or Rear Yard provided that no Parking Space is located within 3 metres from any Lot Line.
- To permit parking spaces within the Side Yard and at least 2.0 metres from the Side Lot Line; whereas in a R.3A or R.4 Zone, every parking space shall be located in the Side Yard or Rear Yard provided that no Parking Space is located within 3 metres from any Lot Line

Planning staff recommend some modifications and additions to the requested regulations and recommend the following specialized regulations:

- To permit the maximum Building Height to be 3 storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 86; whereas the Building Height shall be 4 storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 86,
- To permit a maximum of 15% of the minimum required parking spaces to be designed, provided and maintained for compact vehicles and despite any other provision, parking spaces for compact vehicles shall have a minimum size of 2.4 metres in width and 5.5 metres in length, except this shall not apply to parallel parking spaces or accessible parking spaces; whereas these regulations are not contained within section 4.13 of the Zoning By-law.

Full details of the recommended specialize zoning regulations under Zoning By-law (1995)-14864, as amended, are included in Attachment-4.

A review of the proposed zoning and specialized regulations to both Zoning By-law are included in the Staff Review and Planning Analysis in Attachment-11.

Proposed Zoning By-law Amendment, (2023)-20790

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current "Low Density Residential 1" (RL.1) Zone to a new specialized "Medium Density Residential 6" (RM.6-27) Zone in Comprehensive Zoning By-law (2023)-20790, as amended.

Several specialized regulations to the "Medium Density Residential 6" (RM.6) Zone were requested to facilitate the proposed development, including:

- To permit the Front Yard to be 3 metres; whereas the Front Yard shall be 6 metres,
- To permit the Interior Side Yard to be 2.0 metres; whereas the Interior Side Yard shall be one-half the building height and no less than 3 metres,
- To permit the Rear Yard to be 3.0 metres; whereas the Rear Yard shall be one-half the building height and no less than 4.5 metres,
- To permit the Landscaped Open Space to be 36% of the lot area; whereas the Landscaped Open Space shall be 40% of the lot area,
- To permit a buffer strip to be 2.0 metres and a fence; whereas a 3 metre buffer strip is require adjacent to interior side and rear lot lines,
- To permit parking within the Front Yard and at least 3.0 metres from the Front Lot Line; whereas every parking space shall be located in the Interior Side Yard or Rear Yard and shall be setback 3 metres from any lot line.

Planning staff recommend some modifications and additions to the requested regulations and recommend the following specialized regulations:

- To permit one dwelling unit to have 0.0 square metre private amenity area; whereas private amenity areas for stacked townhouse shall be a minimum of 10 square metres,
- To permit minimum private amenity areas to be 4.0 square metres above grade and 8.6m square metres below grade with 50% projection of the balcony above; whereas private amenity areas for stacked townhouse shall be a minimum of 10 square metres,
- To permit the maximum Building Height to be 3 storeys and in accordance with Sections 4.14; whereas the Building Height shall be 4 storeys and in accordance with Sections 4.14,
- To permit any Parking Area or Parking Space located within the Interior Side Yard or Rear Yard to be setback 2.0 metres from a Side or Rear Lot Line; whereas every parking space shall be located in the Interior Side Yard or Rear Yard and shall be setback 3 metres from any lot line,

Details of the proposed zoning under the current Comprehensive Zoning By-law (2023)-20790, as amended, are included in Attachment-4.

A review of the proposed zoning and specialized regulations to both Zoning By-law are included in the Staff Review and Planning Analysis in Attachment-11.

Development Proposal

The applicant has proposed to redevelop the site by demolishing the existing 2-storey single detached dwelling and garage and constructing a two and a half (2.5) storey stacked townhouse containing ten (10) dwelling units. Thirteen parking spaces are provided on site for residents and visitors. The proposed site concept plan is shown in Attachment-10.

Staff Review/ Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment-11. The analysis addresses all relevant planning considerations. Final comments on the proposal from internal City departments and agencies are included in Attachment-13. 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.4D zoning (1995)-14864, including the need for specialized regulations;
- Review of the RM.6 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
- Review of land use planning comments and issues raised at the public meeting and all comments received from circulate agencies and members of the public.

Financial Implications

Estimated Development Charges: \$228,064 (based on current rates)

Estimated Annual Property Taxes: \$25,000 to \$35,000 (estimate only)

These figures are approximations only, based on the addition of ten new residential dwelling units 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 Official Plan Amendment (OPA 94) as set out in Attachment-3 and the Zoning By-law Amendment subject to the specialized zoning regulations to the 1995 and 2023 Zoning By-laws as set out in Attachment-4.

Consultations and Engagement

The owner held a virtual neighbourhood meeting on June 14, 2023, to inform the community about the proposed development and to 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 on October 31, 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 on the City of Guelph's website and in Guelph Today (City Information section) on October 26, 2023. Notice of the applications was also provided by means of signage on the property, which was installed on October 30, 2023. All supporting documents submitted by the applicant have been posted on the City's website.

On January 24, 2024, 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-13. A complete summary of public notifications and consultation is included in Attachment-14.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Recommended Official Plan Amendment No. 94

Attachment-4 Recommended Zoning, Regulations and Conditions

Attachment-5 Existing Official Plan Land Use Designation and Policies

Attachment-6 Existing Zoning - Zoning By-law (1995)-14864
Attachment-7 Existing Zoning - Comprehensive Zoning By-law (2023)-20790
Attachment-8 Proposed Zoning - Zoning By-Law (1995)-14864
Attachment-9 Proposed Zoning - Comprehensive Zoning By-law (2023)-20790
Attachment-10 Proposed Site Plan and Building Renderings
Attachment-11 Staff Review and Planning Analysis
Attachment-12 Community Energy Initiative Commitment
Attachment-13 Departmental and Agency Comments
Attachment-14 Public Notification Summary

Departmental Approval

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