

Staff Report



To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, August 10, 2020

Subject **Decision Report
167 Alice Street
Zoning By-law Amendment
File: OZS19-006
Ward 1**

Recommendation

1. That the application submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, Adam Albert Ross Bebuck and Jiyeon Oh to change the zoning from the current "Specialized Industrial" (B.4-1) Zone to the "Residential Single Detached" (R.1D(H)) Zone to recognize the existing detached dwelling and permit the development of two new single detached residential dwellings on lands municipally known as 167 Alice Street, and legally described as Part Lots 156 and 157, Registered Plan 293, City of Guelph, be approved in accordance with Attachment 6 of the Infrastructure, Development and Enterprise Report 2020-01, dated August 10, 2020.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to recognize the existing single detached dwelling and permit the development of two new single detached residential dwellings on the property known as 167 Alice Street.

Key Findings

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

Financial Implications

Estimated Development Charges: \$72,654.00 based on 2020 rates for two (2) new single detached dwellings. Development charges are not applicable for the existing dwelling.

Estimated Annual Taxes: \$10,105.00 based on 2020 tax rate for one (1) existing single detached dwelling and two (2) new single detached dwellings (estimate only and actual number may vary).

Report

Background

An application to amend the Zoning By-law for the lands municipally known as 167 Alice Street from Black, Shoemaker, Robinson and Donaldson Limited on behalf of the property owners, Adam Albert Ross Bebuck and Jiyeon Oh. The application was received by the City on June 13, 2019 and deemed to be complete on July 5, 2019. The application proposed to recognize the existing dwelling and permit the development of two new single detached residential dwellings. No site-specific zoning regulations have been requested. This application, if approved, will allow for future consent applications to the Committee of Adjustment to facilitate the creation of new residential building lots.

Location

The subject lands are located at the southwest corner of Alice Street and Morris Street. The lands are owned as one parcel (see Attachment 1 - Location Map and Attachment 2 – Aerial Photograph). The lands are approximately 0.125 hectares in size with approximately 30 metres of frontage along Morris Street and approximately 41 metres of frontage along Alice Street.

There is an existing one storey, single detached brick house on the property. The dwelling is located towards the intersection of Alice Street and Morris Street. The remainder of the property to the west of the house is vacant.

Surrounding land uses include:

- To the north: Alice Street, beyond which are lands zoned for and developed with single detached and semi-detached residential dwellings;
- To the south: vacant lands zoned for industrial, beyond which is a woodworking shop and retail outlet (Luke’s Carpentry);
- To the east: Morris Street, beyond which are lands zoned for and developed with single detached residential dwellings; and,
- To the west: lands zoned for industrial, developed with a commercial building, beyond which lies the Guelph Junction Railway line.

Existing Official Plan Land Use Designation and Policies

The subject property is designated “Mixed Office/Commercial”. This designation is intended to provide a range of uses to meet the needs of daily living. It allows for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings. The maximum building height within this designation is four (4) storeys. Residential development may be permitted to a maximum net density of 100 units per hectare.

The relevant Official Plan policies for the applicable land use designation are included in Attachment 4.

Existing Zoning

The subject lands are currently zoned “Specialized Industrial” (B.4-1), according to Zoning By-law (1995)-14864, as amended. The existing zoning is shown in Attachment 5.

Description of Proposed Zoning By-law Amendment

The purpose of the Zoning By-law amendment is to change the zoning from the "Specialized Industrial" (B.4-1) Zone to the "Residential Single Detached" (R.1D(H)) Zone to recognize the existing dwelling and permit the development of two new single detached residential dwellings.

Development is proposed in accordance with the standard R.1D Zone and no site-specific zoning regulations have been requested.

The details of the proposed zoning regulations and conditions are shown in Attachment 3, with a map of the proposed zoning shown in Attachment 6.

Proposed Development

The applicant is proposing to retain the existing single detached dwelling and create two new residential single detached dwelling lots. Future consent applications to the Committee of Adjustment will be required to sever the subject lands into separate parcels.

The conceptual site plan is included in Attachment 7.

Staff Review and Planning Analysis

The staff review and planning analysis for this application is provided in Attachment 8. The analysis addresses all related planning considerations, including issues that were raised by Council at the statutory Public Meeting held on September 9, 2019. Final comments on the revised proposal from internal City departments and agencies are included in Attachment 9. The staff review and planning analysis addresses the following:

Evaluation of the proposal in accordance with the policies of the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);

Evaluate how the application conforms to the Official Plan land use designations and policies;

Review of the proposed zoning;

Consideration of the applicable sections of the Community Energy Initiative (CEI) Update; and

Address all comments and issues raised during the public review of the applications.

Staff Recommendation

Planning staff are satisfied that the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan. Planning Staff recommend that Council approve the Zoning By-law Amendment subject to the zoning regulations and conditions to be imposed through consent applications as outlined in Attachment 6.

Financial Implications

Estimated Development Charges: \$72,654.00 based on 2020 rates for two (2) new single detached dwellings. Development charges are not applicable for the existing dwelling.

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Consultations

The Notice of Complete Application was mailed on July 19, 2019 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was mailed on August 14, 2019 and was also advertised in the Guelph Mercury Tribune on August 15, 2019. Notice of the application has also been provided by signage on the property and all supporting documents submitted with the application have been posted on the City's website. The statutory Public Meeting was held on September 9, 2019.

On July 21, 2020, the Notice of Decision Meeting was sent to members of the public and parties that provided comments on the applications or requested to receive further notice. See Attachment 10 for a full consultation summary.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows

Alignment

The proposed development applications are 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 proposed development applications are in conformity with the City's Official Plan can be found in the Staff Review and Planning Analysis in Attachment 8.

Attachments

Attachment 1 – Location Map and 120m Circulation

Attachment 2 – Aerial Photograph

Attachment 3 – Recommended Zoning Regulations and Conditions

Attachment 4 – Official Plan Land Use Designations and Policies

Attachment 5 – Existing Zoning

Attachment 6 – Proposed Zoning

Attachment 7 – Development Plan

Attachment 8 – Staff Review and Planning Analysis

Attachment 9 – Departmental and Agency Comment Summary

Departmental Approval

Not applicable.

Report Author

Ryan Mallory, MCIP, RPP, Planner 2 - Development and Urban Design

This report was approved by:

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2395

krista.walkey@guelph.ca

This report was recommended by:

Kealy Dedman, P. Eng., MPA

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

kealy.dedman@guelph.ca