



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Ruth Conard – Planner – Development Review

DATE: March 1, 2022

REPORT NO.: PD-2022-0014

SUBJECT: Recommendation Report for a proposed Zoning By-law Amendment to permit business office and medical office uses at 94 Guelph Street (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2022-0014, dated March 1, 2022, regarding the “Recommendation Report for a proposed Zoning By-law Amendment to permit business office and medical office uses at 94 Guelph Street (Georgetown)”, be received;

AND FURTHER THAT the Zoning By-law Amendment to amend Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands municipally known as 94 Guelph Street (Georgetown), as generally shown on SCHEDULE 3 – ZONING BY-LAW AMENDMENT, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the Town of Halton Hills Official Plan, and represents good planning for the reasons outlined in Report No. PD-2022-0014, dated March 1, 2022;

AND FURTHER THAT in accordance with Section 34(17) of the Planning Act, no further notice is determined to be necessary.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Zoning By-law Amendment application D14ZBA19.004 seeks to permit business office and medical office uses within the existing building at 94 Guelph Street (Georgetown).

- The Statutory Public Meeting for the application was held on September 14, 2020; no comments or concerns regarding the proposed Zoning By-law Amendment have been received from the public to date.
- Town and agency staff have completed their review of the application and development proposal.
- This report is recommending approval of the proposed Zoning By-law Amendment application.

BACKGROUND AND DISCUSSION:

1.0 Location and Site Characteristics:

The subject lands, municipally known as 94 Guelph Street, are located on the south side of Guelph Street, west of Maple Avenue in Georgetown; see **SCHEDULE 1 – LOCATION MAP**. The lot has an area of approximately 614.0 m² (6,609 ft²) with frontage of approximately 15.0 m (49.0 ft) on Guelph Street. The property currently contains a two-storey building which is proposed to be maintained. While the existing building was constructed under a residential dwelling permit, it has previously been used as a business office without the necessary permissions.

Surrounding land uses to the subject property include:

To the North:	Single detached dwellings, a five-storey apartment building and vacant lands previously occupied by a gas station across Guelph Street.
To the East:	Gary Allen High School – Halton Hills Campus
To the South:	Georgetown District High School
To the West:	Commercial uses and single detached dwellings further west

2.0 Development Proposal:

In April 2020, the Town deemed complete a Zoning By-law Amendment application (File No. D14ZBA19.004) submitted by George Barakat (the Applicant) for 94 Guelph Street in Georgetown. The purpose of the application was to obtain the land use permissions to allow business office, service commercial and medical office uses, in addition to the low-density residential uses currently permitted under the applicable Residential Commercial (RCO) zone. Since the April 2020 submission, the Applicant has revised the application to eliminate the request for service commercial uses as that use carries a higher parking requirement than is capable of being accommodated on-site.

No alterations to the exterior of the building are proposed as a result of the application; see Figure 1 below. The property will continue to be accessed off Guelph Street and all parking requirements will be provided on site; see **SCHEDULE 2 – SITE PLAN**.



Figure 1: Existing Building

To accommodate the proposed office uses, the Applicant is proposing to rezone the property from Residential Commercial (RCO) to a Residential Commercial zone with the following site-specific provisions; see **SCHEDULE 3 – ZONING BY-LAW AMENDMENT**.

- Net floor area for medical office uses will be limited to a maximum of 50.0 m²;
- Access to parking in the rear yard will be provided by two aisles, each with a minimum width of 2.8 metres whereas 3.0 metres is required.

3.0 Planning Context and Policy Framework:

The purpose of this section is to evaluate the proposed Zoning By-law Amendment application against the relevant Provincial, Regional and Town policy framework to determine conformity with the applicable policies and guidelines.

Provincial Policy Statement:

The 2020 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range and mix of employment, including industrial and commercial uses, to meet the long-term needs of residents and make appropriate use of infrastructure to support the development of healthy communities. Policy direction pertaining to employment is set out in Section 1.3 of the PPS.

Further the PPS promotes a policy-based led system that provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Planning staff is of the opinion that the proposed Zoning By-law Amendment application is consistent with the policies of the 2020 PPS.

Growth Plan for the Greater Golden Horseshoe:

The Growth Plan directs new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies for employment and commercial lands.

Planning staff is of the opinion that the proposed Zoning By-law Amendment application is in conformity with the Growth Plan for the Greater Golden Horseshoe.

Region of Halton Official Plan:

The subject lands are designated Urban Area (Georgetown) under the 2009 Regional Official Plan (ROP). The range of permitted uses and creation of lots within the Urban Area are to be in accordance with local Official Plans and Zoning By-laws. The ROP states that it is an objective of the Region to provide for an appropriate range and balance of employment uses including industrial, office, retail and institutional uses to meet long-term needs.

Regional staff has confirmed that the application conforms to the Urban Area policies of the ROP.

Town of Halton Hills Official Plan:

Under the Town's Official Plan, the subject property is designated Low Density Residential Area. Uses permitted in this designation include single detached, semi-detached and duplex dwellings.

The property is also subject to Residential Special Policy Area 7, which applies to the row of single detached lots on the south side of Guelph Street, adjacent to the Georgetown District High School. As per Section D1.6.7, Special Policy Area 7 allows the conversion of residential dwellings, in whole or in part, for office and limited retail uses, subject to an amendment to the Zoning By-law, provided Council is satisfied that:

- a) Adequate on-site parking will be provided and is located in the rear and side yards;
- b) The residential character of the building is maintained;
- c) Appropriate buffering such as setbacks, landscaping, and fencing will be provided on-site to ensure compatibility of the use with adjacent residential uses; and,
- d) The signage will respect the character of the area.

Planning staff is of the opinion that the proposal satisfies the intent of Section D1.6.7 of the Official Plan, as follows:

- a) the Applicant is providing 6 parking spaces on-site; 4 at the rear and 2 in the front yard. The 6 spaces satisfy the parking requirements for the proposed medical

and business office uses provided the medical office is limited to a maximum of 50 m². Town staff have no concerns with the 2 existing parking spaces in the front yard given the constrained nature of the site and that the parking is screened by landscaping.

- b) the proposal seeks to allow business and medical office uses to operate within the existing building on-site. The existing building was constructed under a residential dwelling permit. No changes to the design of the building are proposed as part of the subject application.
- c) the existing building meets all setback and height requirements outlined in the Zoning By-law. Staff are satisfied that the existing fencing and landscaping meets the policy requirements. The property does not abut any residential uses as the existing dwelling to the west is occupied by a dentist office and then Georgetown District High School and Gary Allen High School abut to the south and east.
- d) the Applicant will be required to ensure that all existing and proposed signage meets the criteria of the Town's Sign and Advertising Devices By-law (By-law No. 2003-0065, as amended).

For the reasons outlined above, Planning staff is of the opinion that the requested Zoning By-law Amendment to permit medical and business office uses on the subject site is consistent with the intent of the Special Policy Area 7 policies in the Official Plan.

Town of Halton Hills Zoning By-law:

Under the Town's Zoning By-law 2010-0050, as amended, the subject property is zoned Residential Commercial (RCO), which permits low density residential uses. Business and medical office uses are only permitted in this zone if they legally existed prior to the enactment of the Zoning By-law. As these uses did not exist on site prior to the enactment of Zoning By-law 2010-0050, a Zoning By-law Amendment is required.

The application seeks to rezone the property to a site-specific RCO zone to allow business and medical office uses. The site-specific zone will include the following site-specific provisions:

- Net floor area for medical office uses will be limited to a maximum of 50.0 m²;
- Access to parking in the rear yard will be provided by two aisles, each with a minimum width of 2.8 metres whereas 3.0 metres is required.

Staff considers the proposal to rezone the property from Residential Commercial (RCO) to a site-specific Residential Commercial (RCO) zone appropriate given it will implement the Residential Special Policy Area 7 provisions applied to the property through the Town's Official Plan.

The proposal to restrict the medical office use to a maximum of 50.0 m² (538.0 sq.ft.) of the net floor area ensures there is adequate parking on-site given the property's relatively small size and the fact that there is no on-street parking permitted along Guelph Street.

Regarding the reduction of the drive aisle from 3.0 metres (9.8 ft.) to 2.8 metres (9.2 ft.) for two-way traffic, this site-specific zone standard has been reviewed by Town Transportation and Development Engineering staff and no concerns with site circulation has been identified.

The Applicant has already obtained a Site Alteration Permit and submitted the associated securities to address the necessary on-site changes to grading and the removal of curbing that encroaches into the Town's right-of-way. The Site Alteration Permit also secures the replacement of the landscaping at the front, which will have to be altered to address the encroachment issue.

For the reasons outlined above, Town staff is recommending approval of the proposed site-specific Zoning By-law Amendment.

4.0 Department and Agency Comments:

The proposed Zoning By-law Amendment was circulated to Town departments and external agencies for review and comment, with the most recent circulation occurring August 12, 2021. Staff from various departments and agencies have completed their review of the proposal and have indicated they have no concerns or objections to the proposed Zoning By-law Amendment.

Comments flagged in the August 13, 2020, Public Meeting Report pertaining to on-site parking have been addressed to staff's satisfaction by the Applicant restricting the floor area for the medical office use.

5.0 Public Comments:

The proposed Zoning By-law Amendment was presented to the public by way of Report No. PD-2020-0040 through a Statutory Public Meeting on September 14, 2020. The public did not ask any questions or express any views with respect to the proposal at the meeting.

STRATEGIC PLAN ALIGNMENT:

This report aligns to the Town's Strategic plan recognizing the value to foster a prosperous economy, maintain and enhance the economic vitality of the town through the provision of a wide range of opportunities for economic development.

This report also identifies shaping growth as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows: A Statutory Public Meeting was held on September 14, 2020. This meeting fulfilled the requirements for public participation under the Planning Act, and provided for Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter.

INTERNAL CONSULTATION:

Planning staff have consulted with the appropriate Town departments and external agencies including Halton Region in preparation of this report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning and Development

Chris Mills, Chief Administrative Officer