

REPORT

REPORT TO: Chair and Members of the Planning, Public Works and Transportation Committee

REPORT FROM: John McMulkin, Planner – Development Review

DATE: June 13, 2018

REPORT NO.: PLS-2018-0057

RE: Recommendation Report for a proposed Housekeeping Amendment to Zoning By-law 2010-0050 for 249-251 Guelph Street (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2018-0057, dated June 13, 2018, with respect to a proposed Housekeeping Amendment to Zoning By-law 2010-0050 for 249-251 Guelph Street (Georgetown)", be received;

AND FURTHER THAT the Zoning By-law Amendment, to amend Town of Halton Hills Comprehensive Zoning By-law 2010-0050, as amended, for the lands municipally known as 249-251 Guelph Street (Georgetown), as generally shown in SCHEDULE 3 of this report, be approved.

PURPOSE OF THE REPORT:

The purpose of this report is to provide Council with a recommendation to approve a Housekeeping Amendment to incorporate the property municipally known as 249-251 Guelph Street into Zoning By-law 2010-0050. The Housekeeping Amendment is required to facilitate the development of a 2-storey commercial building on the site that is currently under Site Plan review.

BACKGROUND:

1.0 Location & Site Characteristics:

The subject property is municipally referred to as 249-251 Guelph Street and is generally located on the north side of Guelph Street, west of Sinclair Avenue; see **SCHEDULE 1 – LOCATION MAP**. The irregularly shaped lot is approximately 0.26 hectares (0.65 acres) in size and has roughly 59.0 metres (194 feet) of frontage along Guelph Street. The lands are currently occupied by a 1.5-storey single detached dwelling and a 2-storey commercial building, both of which were previously used as business offices.

2.0 Site / Development History:

When Comprehensive Zoning By-law 2010-0050 was approved by Council in July 2010 a number of properties, including 249-251 Guelph Street, were “deferred” from incorporation into the new by-law. These deferred properties retained the zoning under previous by-laws in effect before the adoption of By-law 2010-0050. The subject property was not incorporated into By-law 2010-0050 because an active Site Plan application (File No. D11SPA10.003) for two 3-storey office buildings had been proposed to conform to previous By-law 57-91. However, the owner of the property never followed through with plans to construct the two office buildings.

In 2017, ownership of the property changed hands and the new owner requested that Site Plan application D11SPA10.003 be closed.

3.0 Development Proposal:

In 2018, the new owner filed Site Plan application D11SPA18.004 for a 2-storey commercial building consisting of a drive-through take-out restaurant and two retail units on the first storey and business offices on the second storey; see **SCHEDULE 2 – PROPOSED SITE PLAN**.

In order to facilitate the development of the proposed 2-storey commercial building the property owner requested that the site be incorporated into By-law 2010-0050.

4.0 Development Proposal:

The subject property is designated “Secondary Commercial Sub-Area” in the Town’s Official Plan which permits the commercial, retail, restaurant and office uses proposed through Site Plan D11SPA18.004.

As mentioned above, the site is currently subject to former Georgetown Zoning By-law 57-91. Under By-law 57-91:

- the west side of the property (249 Guelph Street) is zoned “Second Industrial (M2)” which does not permit restaurant and retail uses;
- the east side of the property (251 Guelph Street) is zoned “General Commercial Special (C2-1)” which does permit restaurants, retail uses and business offices.

Therefore, a Zoning By-law Amendment is required in order to facilitate the approval of Site Plan Application for the proposed 2-storey building.

COMMENTS:

In order to incorporate the site into By-law 2010-0050 Planning staff is recommending that the property be rezoned to a “Georgetown Community Node Two Exception Holding (GCN2 (101)(H1))” zone.

The GCN2 zone is considered appropriate for the following reasons:

- the GCN2 zone applies to each of the properties that abut and surround the subject site. As such, the GCN2 zone would likely have been applied to the property if it had been originally incorporated into By-law 2010-0050 at the time of adoption in 2010;
- the GCN2 zone conforms to the Secondary Commercial Sub-Area designation applicable to the site through the Town's Official Plan; and
- the GCN2 permits drive-through restaurants, retail, commercial and office uses and would appropriately facilitate the development of the proposed 2-storey building, subject to one modest site-specific provision.

A site-specific exception is proposed for the site to reduce the minimum required front yard planting strip width from 3.0 metres (9.8 ft.) to 1.5 metres (4.9 ft.). Staff is supportive of the reduced planting strip width given:

- the size of the property cannot accommodate a 3.0 metre wide planting strip while also complying with minimum drive aisle widths, required queuing lanes for the drive-thru restaurant and providing sufficient on-site parking;
- a previous road widening taken along Guelph Street reduced the amount of land at the front of the site; and
- Recreation & Parks staff is satisfied that a 1.5 m wide planting strip can provide sufficient space for tree planting, ground cover and other landscaping to help screen the front yard parking in order to achieve the Town's urban design objectives along Guelph Street.

A Holding (H1) provision is also proposed to be applied to the property through the Housekeeping Amendment. The Holding (H1) provision may be removed once a Site Plan Agreement has been executed and allocation of servicing (if required) has been approved by the Region of Halton.

Staff is also satisfied that the development proposal conforms to the policies of Section 2.5.2.4.3 of the Official Plan and that a Comprehensive Redevelopment Plan (CDP) is not required prior to considering the Housekeeping Zoning By-law Amendment.

Site Plan Application:

As mentioned, the proposed 2-storey commercial building is being reviewed by staff through Site Plan application D11SPA18.004.

Staff anticipates issuing conditional Site Plan approval for the project shortly and is satisfied that any issues with the application have been sufficiently resolved in order to support the preparation of the Housekeeping Amendment.

It should be noted that through the Site Plan review Town staff has requested fencing and landscaping to be provided along the northern property boundary to screen the loading, garbage and drive-through areas. Staff is also requiring that a 1.8m (6.0 ft.) tall privacy fence and/or enhanced landscape planting be provided along the eastern property boundary to serve as a screen/buffer for the abutting residential property.

RELATIONSHIP TO STRATEGIC PLAN:

The proposed development is most closely aligned with Strategic Direction C – Foster a Prosperous Economy, the goal of which is:

To maintain and enhance the economic vitality of the Town through the provision of a wide range of opportunities for economic development.

The proposed development is most closely aligned with Strategic Direction G – Achieve Sustainable Growth, the goal of which is:

To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses.

FINANCIAL IMPACT:

There is no immediate financial impact to the Town budgets associated with this report.

CONSULTATION:

Planning staff has consulted with the appropriate Town Departments and the Region of Halton in the preparation of this Report.

PUBLIC ENGAGEMENT:

The proposed Housekeeping Amendment was presented to the public through a Statutory Public Meeting on April 16, 2018 (Report No. PLS-2018-0022).

No members of the public attended the Public Meeting and Town staff did not receive any correspondence or inquiries regarding the proposed Housekeeping Amendment.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The recommendation outlined in this report advances the Strategy's implementation.

This report supports the Environmental Health and Social Well-Being pillars of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is Very Good.

Compliance with the Town's Green Development Standards will be addressed through the approval of a required Site Plan application. The application of the Green Development Standards to this project will help achieve energy and water efficiencies with other sustainable objectives.

COMMUNICATIONS:

Public Notice of Council’s decision regarding the Zoning By-law Amendment will be completed in accordance with the requirements of the Planning Act.

CONCLUSION:

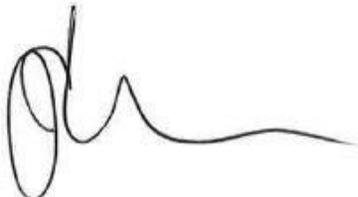
The proposed Housekeeping Amendment to the Town’s Comprehensive Zoning By-law will incorporate 249-251 Guelph Street into By-law 2010-0050. It will also facilitate the approval of a 2-storey commercial building on the subject lands. Both the proposed development and Housekeeping Amendment are consistent with the Town’s Official Plan.

For these reasons, Planning staff recommends that Council approve the Zoning by-law Amendment generally shown in **SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT** of this report.

Reviewed and Approved by,



Jeff Markowiak, Manager of Development Review



John Linhardt, Commissioner of Planning and Sustainability



Brent Marshall, CAO