



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Ruth Conard, Planner – Development Review

DATE: August 20, 2020

REPORT NO.: PD-2020-0040

RE: Public Meeting for a proposed Zoning By-law Amendment to permit business office, service commercial and medical office uses at 94 Guelph Street (Georgetown).

RECOMMENDATION:

THAT Report No. PD-2020-0040, dated August 20, 2020, regarding Public Meeting for a proposed Zoning By-law Amendment to permit business office, service commercial and medical office uses at 94 Guelph Street (Georgetown), be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

BACKGROUND:

1.0 Purpose of the Report:

The purpose of this report is to advise Council and the public about a Zoning By-law Amendment application seeking to obtain the necessary approval to permit business office, service commercial and medical office uses within the existing building at 94 Guelph Street (Georgetown).

2.0 Location & 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 sq.ft.) 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.

Surrounding lands uses to the subject site include:

To the North: Single detached dwellings, 5-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 residential dwellings further west

3.0 Development Proposal:

On April 21, 2020, the Town deemed complete the Zoning By-law Amendment application (File No. D14ZBA19.004) submitted by George Barakat (the Applicant) for 94 Guelph Street.

The application seeks to obtain the necessary site specific land use approvals to permit business office, service commercial (i.e. banking, financial planning, personal services such as cleaners, salons, spas) and medical office uses on-site, in addition to the low density residential uses currently permitted under the applicable Residential Commercial (RCO) zone. The Zoning By-law Amendment would allow the Owner to continue to operate his business office (Jack Nathan Health) out of the existing building, which has been occurring since 2018.



Figure 1 – Existing Building at 94 Guelph St.

No alterations to the interior or exterior of the existing building are proposed as a result of this application. The property will continue to be accessed off Guelph Street and parking will be provided on the property; see SCHEDULE 2 – SITE PLAN.

To accommodate the proposed office and commercial uses the Applicant is suggesting to rezone the property from Residential Commercial (RCO) to a site specific Residential Commercial Exception zone; see SCHEDULE 3- DRAFT ZONING BY-LAW AMENDMENT. The proposal and existing building complies with the RCO zone standards for lot frontage, building height and setbacks.

Should the Zoning By-law Amendment application be approved the proposed development will require the submission of a Site Plan application in order to secure improvements to the site layout and parking configuration.

COMMENTS:

1.0 Planning Context and Policy Framework:

In Ontario, when reviewing an application seeking to amend local Zoning By-laws, development proposals are expected to conform with and meet the intent of all applicable Provincial, Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

1.1 Provincial Policy Statement (PPS):

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. Further, the PPS promotes a policy-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. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

1.2 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.

1.3 Region of Halton Official Plan (ROP):

The 2009 Regional Official Plan (ROP) designates the subject lands as Urban Area (Georgetown). The range of permitted uses and the creation of lots within the Urban Area are to be in accordance with local Official Plans and Zoning By-laws, as outlined in Section 76 of the ROP. Section 72(10) of 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 the long-term needs.

1.4 Town of Halton Hills Official Plan (HHOP):

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

However, the property is also subject to the 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. Special Policy Area 7 allows the conversion of

residential dwellings for office and limited retail uses, subject to an Amendment to the Zoning By-law and Site Plan Control, provided that 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 the compatibility of the use with adjacent residential uses; and,
- d) the signage will respect the character of the area.

1.5 Town of Halton Hills Zoning By-law 2010-0050:

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

2.0 Issues Summary:

2.1 Department and Agency Circulation Comments:

The application was circulated for review and comment to Town departments and external agencies on April 21, 2020. The following comments/issues have been identified which require further discussion:

On-Site Parking:

The site plan drawing illustrates six (6) parking spaces on-site, which is only sufficient to accommodate business office uses within the existing building, based on the parking requirements under By-law 2010-0050. However, the Zoning Amendment application is also seeking to permit service commercial and medical offices uses on the lands, which carry higher parking requirements per square metre of non-residential floor area. The Applicant has not identified the need to obtain parking relief as part of their proposal, despite needing it to accommodate the additional uses. Transportation staff requires the Applicant to submit a Parking Justification Study as part of the next submission to identify the extent of relief being requested and to appropriately consider such a request.

2.2 Public Comments:

To date, Planning staff has not received any correspondence or inquiries from the public related to the application.

The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any further comments received from the public will be reviewed, addressed and included in the final Recommendation Report.

RELATIONSHIP TO STRATEGIC PLAN:

The final Recommendation Report will address the relationship between the proposed development and the Town's Strategic Plan.

FINANCIAL IMPACT:

There is no financial impact associated with this particular report.

CONSULTATION:

Pre-Consultation:

The proposed Zoning By-law Amendment application was originally considered at the September 6, 2018, Development Review Committee Pre-Consultation meeting (D00ENQ18.028). The Applicant was provided with Pre-Consultation notes that outlined comments from the various departments and agencies together with their submission requirements.

PUBLIC ENGAGEMENT:

Planning Staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, will be at the core of the Public Consultation Strategy throughout the review process for the subject proposal.

SUSTAINABILITY IMPLICATIONS:

The final Recommendation Report will address the relationship between the proposed development and any sustainability implications.

COMMUNICATIONS:

Public Notification Key Dates:

June 26, 2020:	Sign posted along Guelph Street explaining the purpose of the proposed application.
April 23, 2019:	Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
August 20, 2020:	Notice of Public Meeting was published in the Independent & Free Press.
August 19, 2020:	Notice of Public Meeting was mailed out to all property owners assessed within 120 m of the subject property and to anyone who requested notification.
September 10, 2020:	Courtesy Notice to be published in the Independent & Free Press.

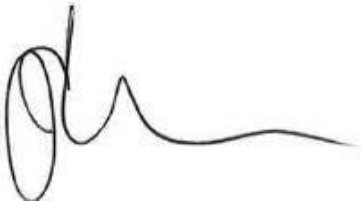
CONCLUSION:

The proposed Zoning By-law Amendment seeks to permit business office, service commercial and medical office uses within the existing building at 94 Guelph Street. Once all relevant information, reports and comments have been reviewed, a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the proposal, will be prepared.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'Jeff Markowiak', written in a cursive style.

Jeff Markowiak, Director of Development Review

A handwritten signature in black ink, appearing to read 'John Linhardt', written in a cursive style.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read 'Chris Mills', written in a cursive style.

Chris Mills, Acting Chief Administrative Officer