

General Committee

July 6, 2020



Report IPSPL20-009

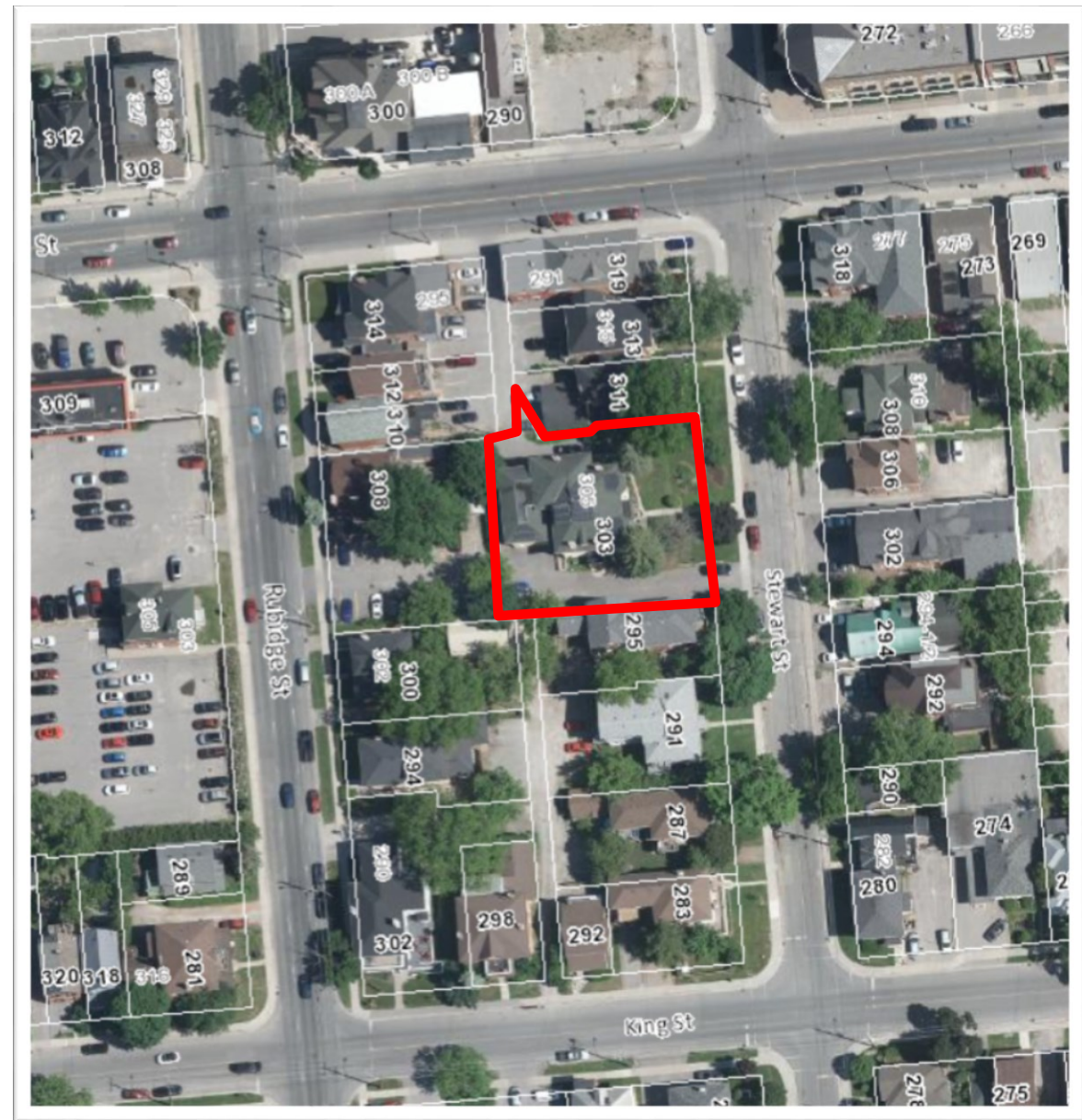
Proposed Zoning By-law Amendment

303 Stewart Street

Location



Location



Site Description

- **Applicant:** John Howard Society of Canada
- **Existing Official Plan Designations:**
 - Schedule A: Commercial
 - Schedule J: Charlotte Street Business District
- **Existing Zoning:** C.5 Commercial District
- **Existing Use:** Commercial – Administrative Office
- Property is listed in the City's cultural heritage register

Site Photographs



Site Photographs



Development Proposal

- Create Zoning By-law exception to allow a Group Home
 - Up to 10 residents plus 24-hour supervisory staff
 - Permit the group home use to be located in any portion of the building
 - Recognize existing deficiencies for building setback and landscaped open space adjacent to residentially-zoned properties

Development Proposal

- Use to be facilitated through renovation of existing building interior
 - Residential rooms on second and attic levels, kitchen, dining and office/training space on ground floor
 - No exterior modifications except for a fire escape stairway on south side of building

- 10 parking spaces exist (6 required)
- Parking/driveway layout to remain the same



Policy Review

- Application supported by
 - Provincial Policy Statement 2020
 - Sections 1.1.1 and 1.4.3
 - Growth Plan for the Greater Golden Horseshoe, 2019
 - Sections 2.2.1.2, 2.2.1.4, 2.2.6.2
 - Official Plan Section 4.2.5.2.3
 - Group homes may be allowed in any residential area of the City or any location where institutions are permitted
 - Group homes proposing 7 to 10 occupants require a zoning by-law amendment

Comments Received

- One written submission to date
 - Public safety
 - Property value
 - Deter future renters/homeowners from living in the area

Summary

- Proposal is consistent with Provincial Policy and is supported by the Official Plan
- Maintains existing condition of the building exterior and yard
- Maintains the built character of the existing street
- Fills a need for specialized housing in the community