

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 25, 2021
Subject	Statutory Public Meeting Report 77 Victoria Road North Proposed Official Plan and Zoning By-law Amendments File: OZS20-013 Ward 1

Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc. to permit a stacked townhouse development with 24 three-storey stacked townhouse units on the property municipally known as 77 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C' (Geographic Township of Guelph) City of Guelph, from Infrastructure, Development and Enterprise dated January 25, 2021 be received.
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Executive Summary

Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications for the property municipally known as 77 Victoria Road North to permit the development of 24 three-storey stacked townhouse units. This report has been prepared in conjunction with the Statutory Public Meeting for these applications.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

Applications for Official Plan and Zoning By-law Amendments have been received for the property municipally known as 77 Victoria Road North from Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc. to permit the development of 24 three-storey stacked townhouse units. The applications were received by the City on November 10, 2020 and deemed to be complete on December 7, 2020.

Location

The subject property is located on the east side of Victoria Road North, south of Cassino Avenue and north of St. James Catholic High School (see Attachment 1 - Location Map and Attachment 2 - Aerial Photograph). The property is 0.312 hectares in size with approximately 32 metres of frontage along Victoria Road North. The property is currently developed with a single detached residential dwelling and associated accessory buildings.

Surrounding land uses include:

- To the north: lands zoned for and developed with single detached residential dwellings, beyond which is Cassino Avenue;
- To the south: St. James Catholic High School;
- To the east: St. James Catholic High School; and,
- To the west: Victoria Road North, beyond which are lands zoned for and developed with single detached residential dwellings.

Existing Official Plan Land Use Designations and Policies

The subject property is designated as "Low Density Residential" in the Official Plan. Permissible uses within this land use designation include single and semi-detached dwellings and multiple unit residential buildings, such as townhouses and apartments. The "Low Density Residential" land use designation permits a maximum building height of three (3) storeys and a maximum density of 35 units per hectare.

Proposed Official Plan Amendment

The applicant is requesting to add a site specific Official Plan policy that would permit a maximum net density of 77 units per hectares. Further details of the proposed Official Plan Amendment are included in Attachment 4.

Existing Zoning

The subject property is currently zoned "Institutional" (I.1), according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are provided in Attachment 5.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Institutional" (I.1) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, to implement the proposed development.

In addition to the regulations set out in Table 5.3.2 – for Stacked Townhouses of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a minimum lot area per unit of 130 square metres, whereas a minimum lot area of 150 square metres per unit is required;
- To permit a maximum density of 77 units per hectare, whereas a maximum density of 60 units per hectare is permitted; and,
- To permit visitor parking in the required front yard a minimum of 3 metres from the street line, whereas Section 4.13.2.2.1 of the Zoning By-law does not permit visitor parking in the 6 metre front yard setback.

Proposed Development

The applicant is proposing to redevelop the site with 24 three-storey stacked townhouse units. A total of 28 parking spaces are proposed, including 5 visitor parking spaces. Vehicular access to the site is from Victoria Road.

The proposed conceptual site plan is included in Attachment 7 and the proposed front building rendering is included in Attachment 8.

Supporting Documents

The following information was submitted in support of the applications and can be found on the City's website under 'Current Development Applications':

- Planning Justification Report and Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated November 2020;
- Conceptual Site Plan, prepared by Astrid J. Clos Planning Consultants, dated October 2020;
- Legal Survey, prepared by BSRD Ontario Land Surveyors, dated February 2020;
- Building elevations and renderings, dated November 2020;
- Draft Official Plan and Zoning By-law Amendments, prepared by Astrid J. Clos Planning Consultants, dated November 2020;
- Functional Servicing Report including Stormwater Management Report, prepared by MTE, dated November 5, 2020;
- Site Grading and Site Servicing Plans, prepared by MTE, dated September 2020;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated November 2020;
- Traffic Geometrics Plan, prepared by Paradigm Transportation Solutions Limited, dated November 2020;
- Phase One Environmental Site Assessment, prepared by G2S Environmental Consulting Inc., dated February 2020;
- Reliance Letter for Phase One Environmental Site Assessment, prepared by G2S Environmental Consulting Inc., dated November 2020;
- Noise Feasibility Study prepared by HGC Engineering, dated October 2020; and,
- Tree Inventory and Preservation Plan and Conceptual Landscape Compensation Plan, prepared by Aboud and Associates Inc., dated November 2020.

Staff Review

The review of these applications will address the following:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including the 2020 Provincial Policy Statement and A Place to

Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1, which came into effect August 28, 2020);

- Evaluation of the proposal's conformity with the Official Plan, including the proposed Official Plan Amendment;
- Review of the proposed zoning, including the need for any specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the overall layout, built form, parking and pedestrian connections,
- Review of site servicing and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the review of the applications.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Consultations

The Notice of Complete Applications and Public Meeting was mailed December 21, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the Guelph Tribune on December 31, 2020. Notice of the applications has also been provided by signage on the subject property and all supporting documents submitted with the applications have been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows.

Alignment

The review of these development applications will include an assessment of its 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.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Proposed Official Plan Amendment

Attachment-5 Existing Zoning
Attachment-6 Proposed Zoning
Attachment-7 Proposed Conceptual Site Plan
Attachment-8 Proposed Building Rendering
Attachment-9 Staff Presentation for Public Meeting

Departmental Approval

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