

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, February 8, 2021
Subject	Statutory Public Meeting Report 78 and 82 Eastview Road Proposed Zoning By-law Amendment File: OZS19-004 Ward 2

Recommendation

1. That report 2021-07 regarding proposed Zoning By-law Amendment application (File OZS19-004) by Robert Russell Planning Consultants Inc., on behalf of the owners 2613598 Ontario Inc. and 2589618 Ontario Inc. to permit the development of 30 cluster townhouses as well as a five storey apartment building with 40 residential units on the lands municipally known as 78 and 82 Eastview Road and legally described as Part of Lot 2, Concession 5, Division 'C', Former Township of Guelph from Infrastructure, Development and Enterprise dated February 8, 2021, be received.
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Executive Summary

Purpose of Report

To provide planning information on a revised Zoning By-law Amendment application submitted for the lands municipally known as 78 and 82 Eastview Road to permit 30 cluster townhouses as well as a five storey apartment building with 40 residential units. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

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

An application to amend the Zoning By-law was initially received for the properties municipally known as 78 and 82 Eastview Road from Robert Russell Planning

Consultants Inc. on behalf of the owners, 2613598 Ontario Inc. and 2589618 Ontario Inc. on March 25, 2019. This application was submitted as part of a development proposal to permit 57 cluster townhouse dwelling units on the subject lands. Specifically, the application as originally submitted proposed to rezone the subject lands from the current specialized "Single Detached Residential" (R.1B-39(H)) and "Urban Reserve" (UR) Zones to the standard "Cluster Townhouse" (R.3A) Zone with associated "Wetland" (WL) and "Conservation Land" (P.1) Zones. This application was deemed to be complete on April 12, 2019, and notice of the application was sent to City departments, agencies and residents within 120 metres of the subject lands on April 30, 2019.

A Statutory Public Meeting to discuss this Zoning By-law Amendment was held before Council on June 10, 2019. At this Public Meeting, several members of the public addressed Council, raising concerns related to compatibility of the 57-unit townhouse development to existing and adjacent residential areas, impacts to natural heritage features such as wetlands and wildlife habitat, tree removals, increased traffic, parking, drainage and groundwater impacts. Since this Public Meeting, the property owners, applicant and their consulting team have met on several occasions with City staff to discuss technical comments related to the development proposal and review public and agency comments received.

Following these discussions and the Public Meeting, the applicant revised their development proposal to now include 30 cluster townhouse units as well as introduce a five storey apartment building to the site with 40 residential units. The most significant changes include removing the northern most townhouse block, reducing the overall number of townhouse units and block lengths, and introducing a mid-rise apartment building towards Eastview Road. To accommodate these changes, the applicant made revisions to their Zoning By-law Amendment application as well as all of the supporting technical studies. The applicant's resubmission was formally made to the City on November 20, 2020.

Location

The subject lands are located on the north side of Eastview Road between Starwood Drive and Auden Road. The subject lands have an area of 3.25 hectares and a combined frontage of 116 metres along Eastview Road. The subject lands are currently two separate, conveyable parcels. They are each currently occupied by a single detached dwelling.

Surrounding land uses include:

- To the north, natural heritage lands (the Guelph Northeast Provincially Significant Wetland Complex);
- To the east, single and semi-detached dwellings along Starwood Drive;
- To the south, across Eastview Road, cluster and stacked townhouses; and
- To the west, cluster townhouses and natural heritage lands (the Guelph Northeast Provincially Significant Wetland Complex).

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the majority of the subject lands is "Low Density Greenfield Residential", with the northwest portions of the lands designated as "Significant Natural Areas and Natural Areas". The "Low Density Greenfield Residential" land use designation permits single detached, semi-detached and duplex dwellings, as well as multiple unit residential buildings such as

townhouses and apartments. The net density of development within the Low Density Greenfield Residential designation is to be between 20 and 60 units per hectare.

The "Significant Natural Areas and Natural Areas" land use designation applies to lands that are within the City's Natural Heritage System, and include features such as significant wetlands, significant woodlands and significant habitat of provincially endangered and threatened species. Development and site alteration is not permitted within the Natural Heritage System, including associated buffers to natural features such as wetlands.

As a result of the Natural Heritage System being on and directly adjacent to the subject lands, the applicant has prepared an Environmental Impact Study (EIS). One of the purposes of this EIS is to recommend appropriate setbacks (i.e. buffers) for the proposed development and to demonstrate that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions.

The land use designations and relevant policies in the Official Plan are included in Attachment-3.

Existing Zoning

The subject lands are currently zoned "Urban Reserve" (UR) and "Specialized Single Detached Residential" with a holding symbol (R.1B-39(H)), according to Zoning By-law (1995)-14864, as amended. The UR Zone does not permit residential uses. The specialized R.1B-39(H) zone permits a single detached residential dwelling. The holding provision (H) on this zone requires approval of a related consent (severance) applications to create new lots, along with entering into an associated development agreement with the City regarding a consent to sever application.

The existing zoning map is included in Attachment-4.

Proposed Zoning By-law Amendment

The revised Zoning By-law Amendment proposes to change the zoning from the current "Urban Reserve" (UR) Zone and "Specialized Single Detached Residential" with a holding symbol (R.1B-39(H)) Zone partially to the standard "General Apartment" (R.4A) Zone, partially to the standard "Cluster Townhouse" (R.3A) Zone, and partially to the "Wetland" (WL) and "Conservation Land" (P.1) Zones to permit the development of 30 cluster townhouses as well as a five storey apartment building with 40 residential units. The WL and P.1 Zones are proposed to apply to the surveyed limits of the adjacent Guelph Northeast Provincially Significant Wetland Complex and recommended buffers in the EIS.

Details of the revised proposed zoning are provided in Attachment-5.

Proposed Development

The property owner has formally revised their Zoning By-law Amendment and development concept since the June 2019 Public Meeting. They are now proposing to redevelop the subject lands to include 30 cluster townhouses as well as a five storey apartment building with 40 residential units. The 30 townhouse units would be distributed among four two-storey townhouse blocks at the eastern portion of the property. The townhouses would front onto a private roadway. The five storey

apartment building would be located on the southwest portion of the lands, directly adjacent to Eastview Road.

Parking for the apartment building would be accommodated in an internal garage as well as behind the building. In total, the apartment building portion of the development is proposed to have 58 parking spaces, with 22 spaces located in the internal garage of the building and the remaining 36 spaces in a surface lot behind the building. Of the 58 parking spaces for the apartment building, 11 will be reserved for visitors in the surface lot. A minimum of 55 parking spaces for the apartment building are required in the Zoning By-law. The townhouses are proposed to have a total of 70 parking spaces. Each townhouse unit will have an attached garage and private driveway, allowing for 2 parking spaces per unit. Further, a 10-space surface visitor parking lot will also be provided for the townhouses.

The existing two single detached dwellings on the subject lands would be demolished to accommodate the proposed development.

The revised conceptual site plan is included in Attachment-6.

Supporting Documents

The following information was submitted and updated in support of the revised application:

- Cover Letter and Comment Response Matrix, prepared by Robert Russell Planning Consultants Inc., dated November 20, 2020;
- Revised Conceptual Site Plan, prepared by BJC Architects Inc., dated November 17, 2020;
- Planning Justification Report, prepared by Robert Russell Planning Consultants Inc., dated November 20, 2020;
- Draft Zoning By-law, prepared by Robert Russell Planning Consultants Inc., dated November 20, 2020;
- Scoped Environmental Impact Study, prepared by WSP Canada Group Limited, dated November 6, 2020;
- Hydrogeological Assessment and Water Balance, prepared by WSP Canada Group Limited, dated November 5, 2020;
- Tree Management Plan, prepared by WSP Canada Group Limited, dated November 3, 2020;
- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., dated November 6, 2020;
- Functional Site Grading, Servicing and Stormwater Management Plan, prepared by MTE Consultants Inc., dated November 6, 2020;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated November 20, 2020;
- Phase 1 Environmental Site Assessment – 78 Eastview Road, prepared by Premier Environmental Services Inc., dated August 16, 2017;
- Phase 1 Environmental Site Assessment – 82 Eastview Road, prepared by Premier Environmental Services Inc., dated July 24, 2017; and
- Environmental Noise Assessment, prepared by YCA Engineering Limited, dated November 13, 2020.

Staff Review

The review of the revised application 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;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of the overall layout and design of the development;
- Review of the development proposal's compatibility with adjacent and established land uses and overall built form;
- Review of impacts of the development on the Natural Heritage System, including the adjacent Provincially Significant Wetland;
- Review of site servicing, grading and stormwater management;
- Review of traffic impacts on abutting and surrounding roadways and the need for any traffic improvements influenced by the development;
- Review how the proposed development complies with and contributes to implementing the City's Affordable Housing Strategy; and
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents resubmitted in support of the revised application; and,
- Address all comments and issues raised during the continued public review of the application.

Once the application is 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 Revised Application was emailed on December 2, 2020 to local boards and agencies and City service areas. The Notice of Second Public Meeting was emailed to local board and agencies, City service areas, and mailed to property owners within 120 metres and other individuals and parties who requested notice in writing on January 15, 2021, and was advertised in the Guelph Mercury Tribune on January 24, 2021. Notice of the application has also been provided by signage on the property, which was installed on April 30, 2019. All supporting documents and drawings submitted with the application, including the November 2020 resubmission 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 and set of policies for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows.

Priority

Working together for our future

Direction

Improve how the City communicates with residents and delivers services.

Alignment

The Second Public Meeting being held on the proposed development application provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development prior to any decisions being made.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designation Map and Policies

Attachment-4 Existing Zoning Map

Attachment-5 Proposed Zoning Map and Details

Attachment-6 Proposed Site Plan (Revised)

Attachment-7 Public Meeting Presentation

Departmental Approval

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