

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, July 12, 2021
Subject	Statutory Public Meeting Report 300 Grange Road Proposed Zoning By-law Amendment File: OZS21-006 Ward 1

Recommendation

1. That the Statutory Public Meeting Report regarding a proposed Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of the owner, 2538003 Ontario Inc. to rezone a portion of the subject lands to permit a private driveway access for lands currently zoned for townhouses on the lands municipally known as 300 Grange Road and legally described as Part of Lot 6, Plan 53, Division 'C', Part 1 on 61R-10871, City of Guelph, from Infrastructure, Development and Enterprise dated July 12, 2021 be received.
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Executive Summary

Purpose of Report

To provide planning information on a Zoning By-law Amendment application for lands municipally known as 300 Grange Road to rezone a portion of the subject lands to permit a private driveway access for lands currently zoned for townhouses. 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 for a Zoning By-law Amendment has been received for the lands municipally known as 300 Grange Road from MHBC Planning Limited on behalf of the owner, 2538003 Ontario Inc., to rezone a portion of the subject lands to permit

a private driveway access for lands currently zoned for townhouses. The application was received by the City on May 13, 2021 and deemed to be complete on June 2, 2021.

Location

The subject lands are located on the north side of Grange Road, to the east of Auden Road and Hadati Creek and opposite of Hagan Avenue (see Attachment 1 - Location Map and Attachment 2 – Aerial Photograph). The lands are a single property with a total area of approximately 0.88 hectares in size with approximately 29.6 metres of frontage along Grange Road. The lands are currently vacant.

Surrounding land uses include:

- To the north: single detached dwellings with frontage on Chesterton Lane;
- To the south: Grange Road, beyond which are single and semi-detached dwellings;
- To the east: single detached dwellings closer to Grange Road and vacant lands abutting the northern portion of the subject lands; and,
- To the west: City trail and Hadati Creek which runs parallel to the subject lands.

Existing Official Plan Land Use Designations and Policies

The subject lands are 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.

Details of the existing land use designations and policies are provided in Attachment 3.

Existing Zoning

The subject lands are currently zoned “Cluster Townhouse” (R.3A) and “Residential Single Detached” (R.1D), according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are provided in Attachment 4.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to change the zoning on a portion of the subject lands from the “Residential Single Detached” (R.1D) Zone to a “Specialized Residential Single Detached” (R.1D-?) Zone, to permit a private driveway access for lands currently zoned for townhouses.

In addition to the permitted uses set out in Section 5.1.1 of Zoning By-law (1995)-14864, as amended, the following additional use is requested to facilitate this proposal:

- a private driveway access for lands currently zoned for townhouses.

Proposed Development

The subject lands were part of draft approved plan of subdivision 23T-07505, together with the adjacent parcel, which permitted residential units in a combination of single detached, semi-detached, on-street and cluster townhouse

units. The draft plan lapsed in December 2019 and the applicant is proceeding with development on the subject lands independently.

The proposed development includes two single detached residential dwellings and 21 cluster townhouse units in conformity with the existing "Residential Single Detached" (R.1D) and "Cluster Townhouse" (R.3A) zoning on the subject lands. The Zoning By-law Amendment application is requesting to change the zoning on a portion of the subject lands to permit a private driveway access to the cluster townhouse zoned portion of the lands.

The proposed conceptual site plan is included in Attachment 6.

Supporting Documents

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

- Planning Justification Report, prepared by MHBC Planning Limited, dated May 2021;
- Conceptual Site Plan, prepared by MHBC Planning Limited, dated April 2021;
- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants, dated March 2021;
- Engineering Plans – Existing Conditions, Functional Site Grading, Servicing and SWM Plan, prepared by MTE Consultants, dated March 2021;
- Phase I Environmental Site Assessment, prepared by MTE Consultants, dated January 2021;
- Phase II Environmental Site Assessment, prepared by MTE Consultants, dated January 2021;
- Letter of Reliance, prepared by MTE Consultants, dated June 2021;
- Noise Feasibility Study, prepared by HGC Engineering, dated May 7, 2021;
- Traffic Geometrics Plan, prepared by Paradigm Transportation Solutions Limited, dated April 2021; and,
- Transportation Impact Brief, prepared by Paradigm Transportation Solutions Limited, dated April 2021.

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;
- 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 and pedestrian connections,
- Review of site servicing, grading and site access;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the application; and,
- Address all comments and issues raised during the 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 Complete Application and Public Meeting was mailed June 16, 2021 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Tribune on June 17, 2021. Notice of the application has also been provided by signage on the subject lands and all supporting documents submitted with the application 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 this development application 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 Existing Zoning

Attachment-5 Proposed Zoning

Attachment-6 Proposed Conceptual Site Plan

Attachment-7 Staff Presentation for Public Meeting

Departmental Approval

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