

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 13, 2021
Subject	Statutory Public Meeting Report 103-105 Victoria Road North Proposed Zoning By-law Amendment File: OZS21-008 Ward 1

Recommendation

1. That report 2021-245 regarding proposed Zoning By-law Amendment application (File OZS21-008) by MHBC Planning Limited, on behalf of the owners, Gemini Homes and Alex Maziarz, to permit a 44 unit cluster townhouse development as well as 3 single detached dwellings on the lands municipally known as 103-105 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C', City of Guelph from Infrastructure, Development and Enterprise dated September 13, 2021, be received.
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Executive Summary

Purpose of Report

To provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 103-105 Victoria Road North to permit a 44 unit cluster townhouse development as well as 3 single detached dwellings. This report has been prepared in conjunction with the Statutory Public Meeting for the 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

An application for a Zoning By-law Amendment has been received for the properties municipally known as 103 and 105 Victoria Road North from MHBC Planning Limited on behalf of the property owners, Gemini Homes and Alex Maziarz. The application was received by the City on June 4, 2021 and deemed to be complete on July 12, 2021.

Location

The subject lands are located directly at the northeast corner of Victoria Road North and Cassino Avenue (see Attachment-1 – Location Map and Attachment-2 – Aerial Photo). Currently, two separate properties make up the subject lands, being both 103 and 105 Victoria Road North. 103 Victoria Road North is occupied by a single detached dwelling. 105 Victoria Road is also presently occupied by a single detached dwelling as well as a large rear yard with a detached garage. 105 Victoria Road North wraps around 103 Victoria Road North. Cumulatively, the subject lands are rectangular in shape and have a frontage of 90 metres on Victoria Road North and a frontage of 154 metres on Cassino Avenue.

Surrounding land uses include:

- To the north: a cluster townhouse development at 129 Victoria Road North;
- To the east: single detached dwellings on Cassino Avenue and Hadati Road;
- To the south: single detached dwellings on Cassino Avenue, beyond which are additional single detached dwellings on Palermo Crescent; and
- To the west: single detached dwellings on Victoria Road North.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is “Low Density Residential” (see Attachment-3). The “Low Density 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 developments within the “Low Density Residential” land use designation is to be between 15 and 35 units per hectare.

Existing Zoning

The subject lands are currently zoned “Urban Reserve” (UR) according to Zoning By-Law (1995)-14865, as amended (See Map in Attachment-4). In general, the UR Zone permits agricultural, environmental, and recreational uses. The UR Zone does not permit residential uses.

The Official Plan allows for the UR Zone in situations where, at the time the Zoning By-law was passed, there was insufficient information to determine specific zoning categories to implement the policies and provisions of the Official Plan. Further, the UR Zone may also be applied where development of lands at the time is considered to be premature because adequate municipal services are not available.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment would change the zoning from the current “Urban Reserve” (UR) Zone to a “Specialized Residential Cluster Townhouse” (R.3A-?) Zone for a portion of the subject lands. This zone would apply to approximately the eastern two-thirds.

The applicant has requested to redevelop this portion of property to 44 cluster townhouses in accordance with the permitted regulations of the standard R.3A zone, with the following site specific exceptions and regulations:

- To permit a minimum lot area per unit of 219 square metres, whereas a minimum lot area per unit of 270 square metres is required;
- To permit a minimum distance of 11 metres between the front, exterior side and rear yard of one townhouse building and the front, exterior side or rear yard of

another townhouse building each containing windows to habitable rooms; whereas a minimum distance of 15 metres is required;

- Note: This has been requested to apply between townhouse buildings A and E and buildings A and F only; see proposed site plan in Attachment-6.
- To permit a minimum distance of 6.5 metres between the private amenity areas to walls in another building containing windows to habitable rooms facing the private amenity area; whereas a minimum distance of 10.5 metres is required;
- To permit private amenity areas to be a minimum setback of 0 metres from side and rear lot lines, whereas a minimum setback of 3 metres is required; and
- To permit a maximum net density of 45.5 units per hectare, whereas net density is limited to a maximum of 37.5 units per hectare.

The Zoning By-law Amendment is also proposing to change the UR Zone on the western third of the subject lands to the "Residential Single Detached" (R.1A) Zone. No site specific exemptions or regulations have been requested for the proposed R.1A zoned portion of the lands. The R.1A zone has been requested to recognize the two existing single detached dwellings as well as to permit one new single detached dwelling.

The proposed zoning and the requested specialized regulations are included in Attachment-5.

Proposed Development

The property owners are proposing to redevelop the subject lands in part to a cluster townhouse development with 44 units. The remaining part of the development will consist of three single detached dwellings on Victoria Road North.

The cluster townhouse development will be on the eastern two thirds of the lands. A future severance would separate this portion of the subject lands to eventually form a new parcel with a site area of approximately 0.96 hectares. This new cluster townhouse parcel will front onto Cassino Avenue. A private roadway will connect the townhouse development and align with the existing intersection of Cassino Avenue and Palermo Crescent. The conceptual site plan shows a total of six townhouse blocks. The two northern townhouse blocks are proposed to be three storeys in height. The four southern townhouse blocks are proposed to be two storeys in height.

Five of the townhouse blocks will be accessed from the new private roadway, and the sixth townhouse block will front and have private unit driveways directly onto Cassino Avenue. Each townhouse unit will have a total of two parking spaces – one in an attached garage, and one in a private driveway. In addition, nine visitor parking spaces are proposed on the site (20% of the total required off-street parking spaces). In total, 97 off-street parking spaces are proposed for the townhouse development.

The single detached dwelling component will be on the western third of the lands. Two of the single detached dwellings are existing and front onto Victoria Road North. A new single detached dwelling parcel is proposed directly at the corner of Victoria Road North and Cassino Avenue. The existing single detached dwelling parcel at 105 Victoria Road North wraps around 103 Victoria Road North and has a large rear yard extending onto Cassino Avenue. This rear yard would be severed from 105 Victoria Road North to form the townhouse component of the

development described above. A detached garage exists in this rear yard which is proposed to be demolished.

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

Supporting Documents

The following information was submitted in support of the application:

- Planning Justification Report, prepared by MHBC Planning Limited, dated June 2021, including:
 - i. draft proposed Zoning By-law;
 - ii. affordable housing summary;
 - iii. Community Energy Initiative letter;
- Concept Plan, prepared by MHBC Planning Limited, dated June 3, 2021;
- Urban Design Brief, prepared by MHBC Planning Limited, dated May 2021;
- Landscape Plan, prepared by MHBC Planning Limited, dated June 3, 2021;
- Tree Inventory and Preservation Plan, prepared by MHBC Planning Limited, dated June 2021;
- Functional Servicing Report, prepared by Stantec Consulting Limited, dated June 2021;
- Geotechnical Investigation Report, prepared by MTE Consultants, dated April 30, 2021, including:
 - i. Existing Conditions and Erosion and Sediment Control (ESC) Plan;
 - ii. Site Servicing Plan;
 - iii. Grading Plan;
- Traffic/Transportation Impact Brief, prepared by Stantec Consulting Limited, dated April 14, 2021, including:
 - i. Traffic Geometric Plan;
- Noise Feasibility Study, prepared by HGC Engineering, dated June 4, 2021;
- Phase I Environmental Site Assessment, prepared by MTE Consultants, dated May 5, 2021; and
- Phase II Environmental Site Assessment, prepared by MTE Consultants, dated May 5, 2021.
- Salt Management Plan, prepared by Stantec Consulting Limited, dated March 23, 2021; and
- Stage 1 Archaeological Assessment, prepared by Amick Consultants Limited, dated June 29, 2020.

Staff Review

The review of this application will address the following:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the proposal's conformity with the Official Plan land use designations and policies, including any related amendments;
- Review of the proposed zoning, including specialized regulations;
- Review of the overall layout and design of the development;
- Review of the redevelopment proposal's compatibility with adjacent and established land uses and overall built form;

- Review of site servicing and grading;
- Review of parking and traffic impacts on abutting and surrounding roadways and the need for any traffic improvements influenced by the development;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative (CEI) update; and
- Address all comments and issues raised during the public 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 Application and Public Meeting was emailed on July 27, 2021 to local boards and agencies, City service areas, property owners within 120 metres of the subject lands, and other individuals and parties who requested notice in writing. The Notice of Public Meeting was advertised in the Guelph Mercury Tribune on August 19, 2021. Notice of the application has also been provided by signage on the property, which was installed on July 23, 2021. All supporting documents and drawings 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.

Priority

Working Together for our Future

Direction

Improve how the City communicates with residents and delivers services.

Alignment

The 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-6 Proposed Zoning Map and Details

Attachment-7 Proposed Site Plan

Attachment-8 Two-storey Townhouse Building Rendering

Attachment-9 Public Meeting Presentation

Departmental Approval

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