

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, July 11, 2022
Subject	Decision Report 300 Grange Road Proposed Zoning By-law Amendment File: OZS21-006 Ward 1

Recommendation

1. That the application by MHBC Planning Limited on behalf of the owner, 2538003 Ontario Inc. on 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, for approval of a Zoning By-law Amendment to change the zoning from the current "Residential Cluster Townhouse" (R.3A) Zone and "Residential Single Detached" (R.1D) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, be approved in accordance with Attachment-3 of Report 2022-239 dated July 11, 2022.
 2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 300 Grange Road.
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Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to change the zoning of a portion of the front from the "Residential Single Detached" (R.1D) Zone and to change the zoning of the remainder of the portion of lands currently zoned "Residential Cluster Townhouse" (R.3A) to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone to facilitate the development of 22 cluster townhouse units.

Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the recommended zoning regulations and conditions in Attachment-3.

Financial Implications

Estimated Development Charges: \$585,244 (based on 2022 residential rates).

Estimated Annual Taxes: \$88,000 based on the 2022 City tax rate for 22 cluster townhouse dwelling units (estimate only and actual number may vary).

Report

Background

An application for a Zoning By-law Amendment was 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. The Statutory Public Meeting was held on July 12, 2021. In response to comments received on the original application, the applicant has made minor modifications to the application. The modifications are outlined further below.

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-4.

Existing Zoning

The subject lands are currently zoned "Residential 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-5.

Proposed Zoning By-law Amendment

Original Proposal

The original proposal requested 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.

The original conceptual site plan is included in Attachment-7.

Current Conceptual Site Plan

To address comments received on the original submission the following key changes were made to the proposal:

- The private access road has been shifted to the south end of the property to allow for further separation between the proposed access and Hagan Avenue; and,
- The original application requested to change the zoning on the front 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 to the cluster townhouse zoned portion of the lands. The applicant is now requesting that the majority of the subject lands be zoned a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone to address minimum lot frontage requirements and minimum separation distances between townhouse blocks on the subject lands.

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 22 cluster townhouse units in conformity with permitted uses of the existing "Residential Single Detached" (R.1D) and "Residential Cluster Townhouse" (R.3A) zoning on the subject lands. The scope of the Zoning By-law Amendment application is limited to the portion of the lands currently zoned R.3A and a portion of the lands currently zoned R.1D to accommodate access to the townhouse development. The original conceptual site plan showed 21 cluster townhouse units and the applicant is now proposing to build 22 cluster townhouse units. The number of units proposed is not within the scope of this Zoning By-law Amendment application. The lands were zoned for cluster townhouse units in 2009.

The current conceptual site plan is included in Attachment-8.

Staff Review/Planning Analysis

The staff review and planning analysis for this application is provided in Attachment-10. The analysis addresses relevant planning considerations, including the issues raised by the public and Council at the statutory public meeting. Final comments on the revised proposal from agencies and internal City departments are included in Attachment-12. The staff review and planning analysis addresses the following:

- Evaluation of the proposal against the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1);
- Evaluation of the proposal's conformity with the Official Plan;

- Review of the proposed site layout, built form and site access;
- Review of the proposed zoning, including the need for any specialized regulations;
- Consideration of the applicable sections of the Community Energy Initiative (CEI) update;
- Review of supporting documents submitted in support of the application; and,
- All land use planning comments and issues raised at the public meeting and all land use comments received from circulated agencies and members of the public.

Financial Implications

Estimated Development Charges: \$585,244 (based on 2022 residential rates).

Estimated Annual Taxes: \$88,000 based on the 2022 City tax rate for 22 cluster townhouse dwelling units (estimate only and actual number may vary).

Staff Recommendation

Planning staff are satisfied that the proposed Zoning By-law Amendment is consistent with the 2020 Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (including Amendment 1). The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate for the site. Planning staff recommend that Council approve the Zoning By-law Amendment subject to the specialized zoning regulations and proposed conditions to be imposed through site plan approval as outlined in Attachment-3.

The applicant has made minor modifications to the proposed development in response to comments received on the original application, which has resulted in a revised access location and revised specialized zoning regulations. An analysis of the revised access location and specialized zoning regulations are discussed further in the Staff Review and Planning Analysis in Attachment-10. These changes are considered minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the Planning Act.

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 Revised Submission was mailed/emailed on April 4, 2022 to interested parties who either spoke at the public meeting, provided comments on the application or requested to receive further notice. 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.

The Notice of Decision Meeting was mailed/emailed on June 27, 2022 to interested parties who either spoke at the public meeting, provided comments on the application or requested to receive further notice. The public notification summary is included in Attachment-13.

Strategic Plan Alignment

Priority

Sustaining our Future

Direction

Plan and design an increasingly sustainable city as Guelph grows.

Alignment

The proposed development application is in 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. A review of how the proposed development is in conformity with the City's Official Plan can be found in the Staff Review and Planning Analysis in Attachment-10.

Attachments

Attachment-1 Location Map and 120m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Recommended Zoning Regulations and Conditions

Attachment-4 Existing Official Plan Land Use Designations and Policies

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Original Conceptual Site Plan

Attachment-8 Current Conceptual Site Plan

Attachment-9 Proposed Street Frontage Renderings

Attachment-10 Staff Review and Planning Analysis

Attachment-11 Community Energy Initiative Commitment

Attachment-12 Departmental and Agency Comments

Attachment-13 Public Notification Summary

Departmental Approval

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