

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, June 13, 2022
Subject	Statutory Public Meeting Report 1563-1576 Gordon Street; 42 & 48 Lowes Road West; and 164-182 Dawn Avenue Proposed Zoning By-law Amendment File: OZS22-006 Ward 6

Recommendation

1. That report 2022-192 regarding proposed Zoning By-law Amendment application (File OZS22-006) by MHBC Planning Limited on behalf of Reid's Heritage Homes to permit a 154 unit stacked townhouse development as well as eight (8) single detached dwelling units on the lands municipally known as 1563-1576 Gordon Street; 42 & 48 Lowes Road West; and 164-182 Dawn Avenue, from Infrastructure, Development and Enterprise Services dated June 13, 2022, 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 1563-1576 Gordon Street, 42 and 48 Lowes Road West, and 164-182 Dawn Avenue. This application is to permit the development of seven (7) stacked townhouse blocks with a total of 154 cluster townhouse units, in addition to eight (8) single-detached dwelling units along Dawn Avenue. 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 Services 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 properties municipally known as 1563-1576 Gordon Street, 42 and 48 Lowes Road West, and 164-182 Dawn Avenue from MHBC Planning Limited on behalf of the property owner, Reid’s Heritage Homes. The application was received by the City on April 8, 2022 and was deemed to be complete on May 3, 2022.

Location

The subject lands are located within Ward 6 and are situated west of Gordon Street, east of Dawn Avenue, and south of Lowes Road West (see Attachment-1 and Attachment-2 for Location Map and Orthophoto). The subject lands are comprised of nine separate parcels, each currently occupied with a single detached dwelling.

Surrounding land uses include:

- To the north: single detached dwellings on Lowes Road West, a six (6) storey apartment building currently under construction, and commercial buildings located at the intersection of Lowes Road West and Gordon Street;
- To the east: cluster townhouse units directly across Gordon Street, including a six (6) storey apartment building currently under construction, beyond which are further low rise residential uses in the Westminster Woods and Pineridge neighbourhood;
- To the south: a City-owned property identified as part of the Natural Heritage System in the Official Plan and as a future trail in the Trail Master Plan Update, Beyond which are cluster townhouses and single detached dwellings fronting on Dawn Avenue and Gordon Street; and
- To the west; single detached dwellings along Dawn Avenue, beyond which is Preservation Park and additional Natural Heritage Features, including the Hanlon Creek Swamp Provincially Significant Wetland complex.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designations that apply to the subject lands are “Medium Density Residential” on the portion fronting Gordon Street and Lowes Road West and “Low Density Residential” on the portion fronting Dawn Avenue. Specifically, 1563-1579 Gordon Street and 42 and 48 Lowes Road West are designated “Medium Density Residential” and 164, 174, 182 Dawn Avenue are designated “Low Density Residential” (see Attachment-3).

The “Low Density Residential” designation applies to residential areas within the built-up area of the City which are predominantly low-density in character. The primary permitted land use of the “Low Density Residential” designation is residential, including but not limited to, single-detached dwellings, 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 the maximum net density of 35 units per hectare, with a minimum net density of 15 units per hectare.

The “Medium Density Residential” designations applies to areas of the city which are intended for medium density housing forms. The permitted land uses within the

"Medium Density Residential" designation are multiple unit residential buildings, such as townhouses and apartments. The "Medium Density Residential" designation permits a maximum height of six (6) storeys and the maximum density of 100 units per hectare.

Further details of these land use designations are included in Attachment-3.

Existing Zoning

The subject lands are currently zoned "Single Detached Residential" (R.1B), in the City of Guelph Zoning By-law (1995)-14864, as amended. The R.1B Zone permits single detached dwellings, additional residential dwelling units, home occupations, and other similar residential uses. Further, the R.1B Zone requires all lots for single detached dwellings to have a minimum site area of 460 square metres, and a minimum lot frontage of 15 metres. The R.1B zone does not permit townhouses.

Details and mapping on the existing R.1B zoning is shown in Attachment-4.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is, in part, to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Townhouse Zone" (R.3A-XX) to permit the development of seven (7) stacked townhouse blocks with 154 units. The stacked, cluster townhouse blocks proposed range in size from 10 to 32 units.

The proposed Zoning By-law Amendment also requests to change a remaining portion of the current R.1B zone along Dawn Avenue to R.1D to permit eight (8) single-detached dwelling units with reduced lot frontages and lot areas. No specialized provisions are being requested for the proposed R.1D zone.

The applicant has requested to redevelop the cluster townhouse portion of the subject lands in accordance with the permitted regulations of the standard R.3A zone, with the following site-specific exceptions and regulations:

- To permit a maximum density of 83 units per hectare, whereas net density is limited to a maximum 60 units per hectare;
- To permit a minimum lot area of 120 square metres per dwelling unit, whereas a minimum 150 square metres is required;
- To permit a minimum lot frontage (Dawn Avenue) of 11 metres, whereas a minimum 18 metres is required;
- To permit a maximum building height of 3.5 storeys (14.5 m), whereas building height is limited to a maximum 3 storeys;
- To permit a minimum private amenity area of 9 square metres per unit; whereas a minimum 10 square metres per unit is required; and
- To permit a maximum of 32 dwelling units in a row, whereas 12 units in a row is permitted. and
- A severability clause to ensure the site specific policies above continue to apply after future subdivision of the lands through a plan of condominium and/or severance.

The proposed zoning, mapping and specialized regulations are included in Attachment-5.

Proposed Development

The property owner is proposing to redevelop the subject lands by demolishing the existing single detached dwellings and developing a stacked, cluster townhouses with seven (7) blocks. The stacked townhouse blocks contain between 10 to 32 units, totaling 154 townhouse units. In addition, eight (8) single-detached dwelling units are proposed along Dawn Avenue.

The cluster townhouse development is proposed to be accessed from Lowes Road West, with separate driveway access for each of the eight (8) single-detached dwellings from Dawn Avenue. A total of 206 parking spaces are proposed for the townhouse development, in addition to 31 visitor parking spaces, including 2 barrier free parking stalls. The development proposes private amenity area in the form of balconies for the stacked townhouse units and a shared, common amenity area and landscaped areas for the residents of the stacked townhouse component.

The proposed conceptual site plan and building renderings are shown 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':

- Conceptual Site Plan, prepared by MHBC Planning Limited, dated March 18, 2022;
- Planning Justification Report, prepared by MHBC Planning Limited, dated April, 2022;
- Urban Design Brief, prepared by MHBC Planning Limited, dated April, 2022;
- Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Ltd., dated March 2022;
- Noise Impact Study, prepared by Stantec Consulting Ltd., dated March 31, 2022;
- Hydrogeological Assessment, prepared by Stantec Consulting Ltd., dated March 30, 2022;
- Geotechnical Report, prepared by Stantec Consulting Ltd., dated March 25, 2022;
- Environmental Impact Study, prepared by Natural Resource Solutions Inc. dated April, 2022 ;
- Phase 1 Environmental Site Assessment, prepared by Stantec Consulting Ltd., dated April 1, 2022;
- Tree Inventory and Preservation Plan, prepared by Natural Resource Solutions Inc., dated March 22, 2022;
- Stage 1 Archaeological Assessment, prepared by Stantec Consulting Ltd., dated March 25, 2022;
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited, dated April 2022; and
- Traffic Geometric Plans, prepared by MHBC Planning Limited, dated March 18, 2022.

Staff Review

The review of these applications will address the following issues:

- 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 (2020 Consolidation);
- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed zoning, including the requested specialized regulations;
- Review of the proposal's overall design and land use compatibility with adjacent and established land uses;
- Review of the proposed site layout, built form, and pedestrian connections;
- Review of impacts on the adjacent Natural Heritage System;
- Review of site servicing;
- 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 update, and
- Address 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 Services 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 May 12, 2022 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 Mercury Tribune on May 19, 2022. Notice of the applications have also been provided by signage on the property, which was installed on May 12, 2022. All supporting documents and drawings received with the application has 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.

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 Official Plan Land Use Designation and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning

Attachment-6 Proposed Site Plan

Attachment-7 Massing Model

Attachment-8 Public Meeting Staff Presentation

Departmental Approval

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