

# Staff Report



To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 12, 2022
Subject	<b>Statutory Public Meeting Report 639 Eramosa Road Proposed Official Plan and Zoning By-law Amendments File: OZS22-014 Ward 2</b>

## Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by Van Harten Surveying Inc., on behalf of the owner 2795318 Ontario Inc., to permit the redevelopment of the property for a medical clinic (chiropractic clinic) on the property municipally known as 639 Eramosa Road and legally described as All of Lots 4 and 5, and Part of Lots 3 and 6, Registered Plan 549, City of Guelph, from Infrastructure, Development and Enterprise dated September 12, 2022 be received.

## Executive Summary

### Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications for the property municipally known as 639 Eramosa Road to permit the redevelopment of the property for a medical clinic (chiropractic clinic). This report has been prepared in conjunction with the Statutory Public Meeting for these applications.

### 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 Services recommendation report to Council.

# Report

## Background

Applications for Official Plan and Zoning By-law Amendments have been received for the subject property from Van Harten Surveying Inc., on behalf of the owner 2795318 Ontario Inc., owned by Dr. Michael Grabowski and Dr. Katelyn McGhie to permit the redevelopment of the property for a medical clinic (chiropractic clinic). The applications were received by the City on July 15, 2022 and deemed to be complete on August 12, 2022.

## Location

The subject property is located on the south side of Eramosa Road, between Victoria Road North and Speedvale Avenue East (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject property is approximately 1,428 square metres in size with approximately 46 metres of frontage along Eramosa Road. The subject property is currently developed with an existing building and paved parking lot, previously used as a place of worship.

Surrounding land uses include:

- To the north: Eramosa Road, beyond which are lands zoned and developed as single detached residential dwellings;
- To the south: single detached residential dwellings;
- To the east: single detached residential dwellings; and,
- To the west: single detached residential dwellings.

## Existing Official Plan Land Use Designations and Policies

The subject property is 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. Within the residential land use designations, a variety of small-scale non-residential uses are permitted that are complementary to and serve the needs of the residential neighbourhoods. Such non-residential uses include: schools, places of worship, child care centres and convenience commercial uses.

Details of the existing land use designation and policies are included in Attachment-3.

## Proposed Official Plan Land Use Designations and Policies

The applicant is requesting to change the land use designation from “Low Density Residential” to “Mixed Office/Commercial”. Small-scale office uses are permitted in the Mixed Office/Commercial land use designation and includes medical offices.

Further details of the proposed Official Plan land use designation and policies are included in Attachment-4.

## Existing Zoning

The subject property is currently zoned “Educational, Spiritual and Other Services” (I.1), according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are provided in Attachment-5.

### **Proposed Zoning By-law Amendment**

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Educational, Spiritual and Other Services" (I.1) Zone to a "Specialized Office Residential" (OR-?) Zone to permit a medical clinic.

The following specialized regulations are requested to facilitate the proposal:

- To allow a medical clinic as a permitted use, whereas the Office Residential Zone allows for a medical office, but not a medical clinic; and,
- To allow for a minimum of 22 parking spaces, whereas Section 4.13.4.2 of the Zoning By-law requires 25 parking spaces for the proposed medical clinic (6 parking spaces per practitioner (6x4=24) or 1 space per 15.5 square metres of Gross Floor Area (380 square metres/15.5 = 25), whichever is greater.

Details of the proposed zoning are provided in Attachment-6.

### **Proposed Development**

The applicant is proposing to convert the existing building into a medical clinic. The existing building will be converted without external renovations or additions and no changes to existing site grading or services are proposed. The following changes are proposed to the property:

- existing parking spaces abutting both the Eramosa Road right-of-way and the sidewalk in front of the property are proposed to be removed and landscaped;
- the remaining parking spaces will be reconfigured to address the City's current Site Plan Guidelines; and,
- the property is buffered from the adjacent residential uses with existing board fences on the rear portions of the side lot lines. The rear lot line is currently buffered by an existing chain link fence and a hedgerow which is located on the adjacent property. A new solid wood fence is proposed to replace the existing chain link fence to provide enhanced screening.

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

### **Supporting Documents**

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

- Planning Justification Report, prepared by JL Cox Planning Consultants Inc., dated July 2022;
- Conceptual Site Plan, prepared by Van Harten Surveying Inc., dated July 2022;
- Landscape Plan, prepared by Aboud and Associates Inc., dated April 2022; and,
- Servicing Brief, prepared by Van Harten Surveying Inc., dated February 2022.

### **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;

- Evaluation of the proposal's conformity with the Official Plan, including the proposed Official Plan Amendment;
- 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, parking and pedestrian connections,
- Review of site servicing and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the applications; and,
- Address all 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**

A combined Notice of Complete Application and Public Meeting was mailed on August 18, 2022 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. Notice of Public Meeting was also advertised in the Guelph Tribune on August 18, 2022. Notice of the applications has also been provided by signage on the subject property and all supporting documents submitted with the applications 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 Proposed Official Plan Land Use Designations and Policies

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning  
Attachment-7 Proposed Conceptual Site Plan  
Attachment-8 Staff Presentation for Public Meeting

**Departmental Approval**

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