

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, December 6, 2022
Subject	Statutory Public Meeting Report 140 Hadati Road Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS22-015 Ward 1

Recommendation

1. That report 2022-333 regarding proposed Official Plan and Zoning By-law Amendment applications (File OZS22-015) by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC Planning) on behalf of Dotty Lake Retreats Inc., to permit the development of 24 stacked townhouse dwelling units, on the lands municipally known as 140 Hadati Road, from Infrastructure, Development and Enterprise Services dated December 6, 2022, be received.

Executive Summary

Purpose of Report

The purpose of this report is to provide planning information on Official Plan and Zoning By-law Amendment applications submitted for the lands municipally known as 140 Hadati Road to permit the development of stacked townhouses containing 24 residential units. 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.

Strategic Plan Alignment

This report aligns with the Strategic Plan priorities of Sustaining our Future and Working Together for our Future. The review of these development applications will include an assessment of their conformity with City's Official Plan, which is the City's key document for guiding future land use and development, and which directs the design of an increasingly sustainable city as Guelph grows. The Public Meeting being held on the proposed development applications provides the opportunity for City Council, residents, and community groups to learn more, ask questions and provide comments on the proposed development.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Report

Background

Applications for an Official Plan Amendment and a Zoning By-law amendment have been received for the property municipally known as 140 Hadati Road from Planning on behalf of the property owner, Dotty Lake Retreats Inc. The applications were received by the City on July 29, 2022 and were deemed to be complete on August 26, 2022.

Location

The subject site is approximately 0.25 hectares in size and located on the east side of Hadati Road between Leacock Avenue, and Upton Crescent (see Attachment-1 and Attachment-2 for Location Map and Orthophoto). The site currently contains a commercial building used as a convenience store. Surrounding land uses are predominantly single-detached dwellings fronting onto Hadati Road, Leacock Avenue and Upton Crescent respectively. Further to the north on Hadati Road is an entrance to Peter Misersky Park. To the west behind the dwellings on Hadati Road is Palermo Park and the rear yard of St James Catholic High School, accessible via a sidewalk connection to Hadati Road.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is Low Density Residential. The Low Density Residential designation is intended to be compatible with existing neighbourhoods while accommodating appropriate intensification to meet intensification targets for the built-up area. Permitted Uses in Low Density Residential areas include detached, semi-detached, and duplex dwellings, as well as multiple unit residential buildings such as townhouses and apartments. The maximum height in this designation is three storeys and the maximum net density for residential development is 35 units per hectare. Further details of this designation are included in Attachment-3.

Proposed Official Plan Amendment

The applicant is proposing an Official Plan Amendment to include site specific policies to permit a maximum density of 95 units per hectare and to allow a maximum height of 4 storeys and 12 meters. More information on the proposed Official Plan Amendment is included in Attachment-4.

Existing Zoning

The subject site is currently zoned C.1 (Convenience Commercial). Permitted uses within this zone include an artisan studio, convenience store, day care center, food vehicle, group home, personal service establishment and take-out restaurant. Residential units are permitted within a mixed-use building. The existing zoning is shown in Attachment-5.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current C-1 (Convenience Commercial) to a specialized R.3A-?? (Residential Cluster Townhouse Zone) to permit the development of the proposed stacked townhouse building with 24 residential units. A number of specialized regulations are required for the proposed development including a reduction in the minimum front yard setback, increases to the maximum building height, a reduced parking provision and increases to the maximum density of the site. See Attachment-6 for the full details of the proposed specialized zoning regulations.

Proposed Development

The applicant has proposed to redevelop the site by demolishing the existing commercial building and developing a 3.5 storey stacked townhouse building. The applicant proposes 24 units with 2-3 bedrooms each.

The site is proposed to be accessed from both Leacock Avenue and Upton Crescent. A total of 26 parking spaces are proposed, consisting of one parking space per residential unit and 2 visitor parking spaces.

The proposed site concept plan and building elevations are shown in Attachment-7.

Supporting Documents

The following information was submitted in support of the applications:

- Conceptual Site Plan and Floor Plans, Prepared by ABA Architects, dated July 2022;
- Planning Justification Report, prepared by MHBC Planning, dated July 2022;
- Urban Design Brief, prepared by MHBC Planning, dated July 2022;
- Building Elevations and 3D Renderings, prepared by ABA Architects, dated June 22, 2022;
- Engineering Reports, Functional Servicing Report and Stormwater Management Report, Traffic Geometric Plan, and Conceptual Site Servicing, Grading and Erosions and Sediment Control Plans, prepared by Meritech Engineering, dated June 10, 2022;
- Geotechnical Report, prepared by Chung and Vander Doelen, dated June 29, 2022;
- Noise Feasibility Study, prepared by SLR, dated July 2022;
- Phase 1 Environmental Site Assessment, prepared by G2S Consulting; and
- Tree Inventory & Preservation Plan, prepared by JK Consulting Arborists, dated May 27, 2021.

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, 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 and need for site specific Official Plan policies;
- Review of the proposed zoning, including the need for specialized regulations;

- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the proposed site layout, built form, parking, traffic impacts and pedestrian connections;
- Review of site servicing, grading and drainage
- 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 was mailed September 8, 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 mailed November 16, 2022, and was also advertised in the Guelph Mercury Tribune on November 17, 2022. Notice of the applications have also been provided by signage on the property, which was installed on September 14, 2022. All supporting documents and drawings received with the applications have been posted on the City's website.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Official Plan Land Use Designation and Policies

Attachment-4 Proposed Official Plan Amendment

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning

Attachment-7 Proposed Site Plan and Building Renderings

Attachment-8 140 Hadati Road Public Meeting Staff Presentation

Departmental Approval

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