



Tuesday, December 6<sup>th</sup>, 2022

PUBLIC MEETING  
140 HADATI ROAD  
FILE NO. OZS22-015



# Location



Figure 2

## Context Plan

140 Hadati Rd  
City of Guelph

### LEGEND

- Subject Lands
- 400m Radius (5 min Walking Dist.)
- 800m Radius (10 min Walking Dist.)
- Bike Lane
- Trail
- Victoria Rd Rec Centre Route #13
- Grange #14
- Woodlawn Watson
- Watson Woodlawn #17 & #18
- Transit Stop

Date: July 2022

Scale: NTS

File: 21351A

Drawn: CAC

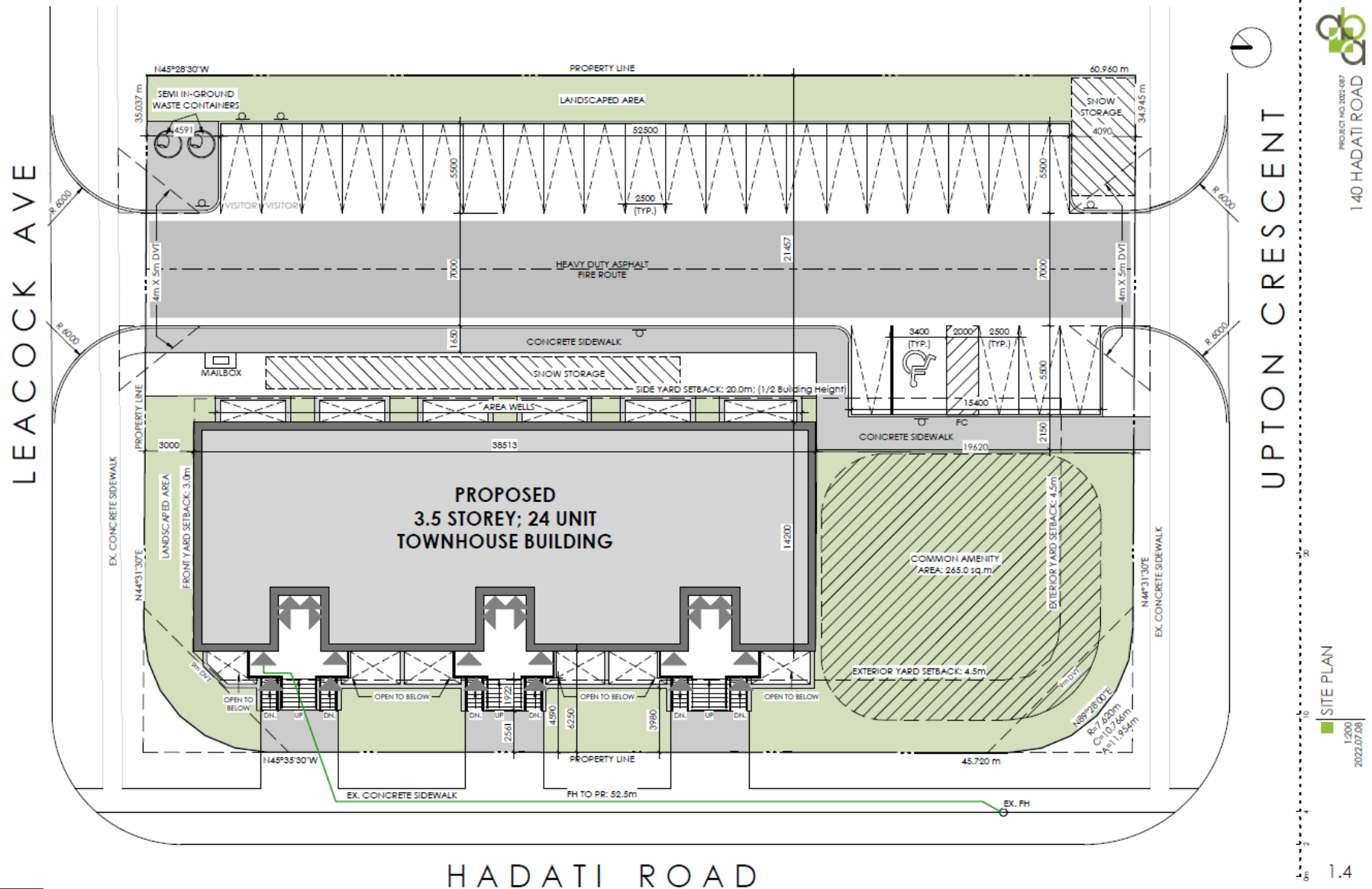


K:\21351A - 140 HADATI RD\CONTEXT.DWG

**MHBC** PLANNING  
URBAN DESIGN  
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Source: Wellington County/City of Guelph

# Proposed Site Plan





# Proposed Development



PROJECT NO. 202-087  
140 HADATI ROAD

PERSPECTIVE VIEWS

N.T.S.  
2022.06.22

# Proposed Development

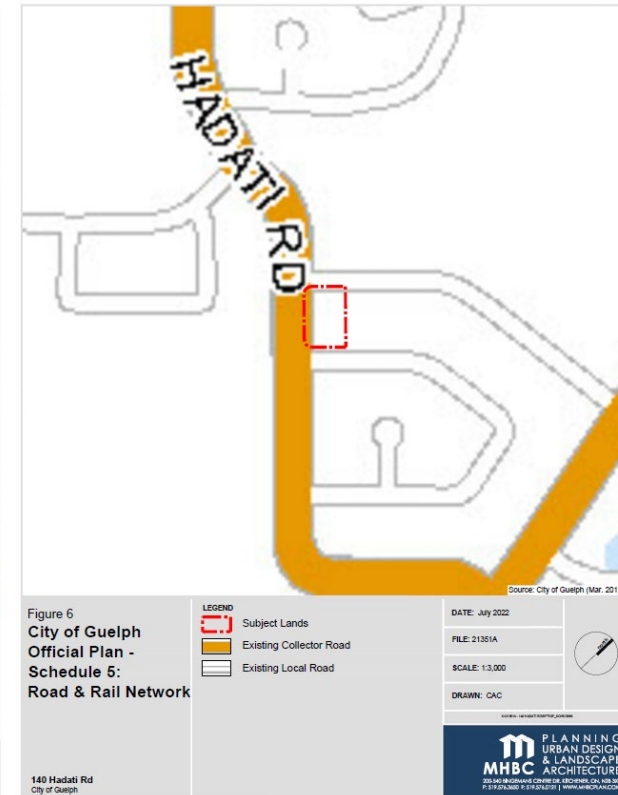
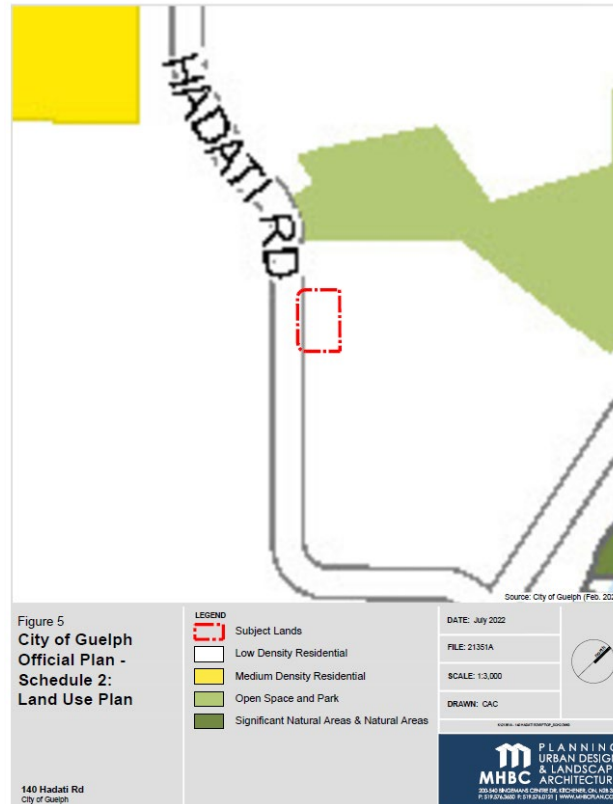


PROJECT NO. 2022-087  
140 HADATI ROAD

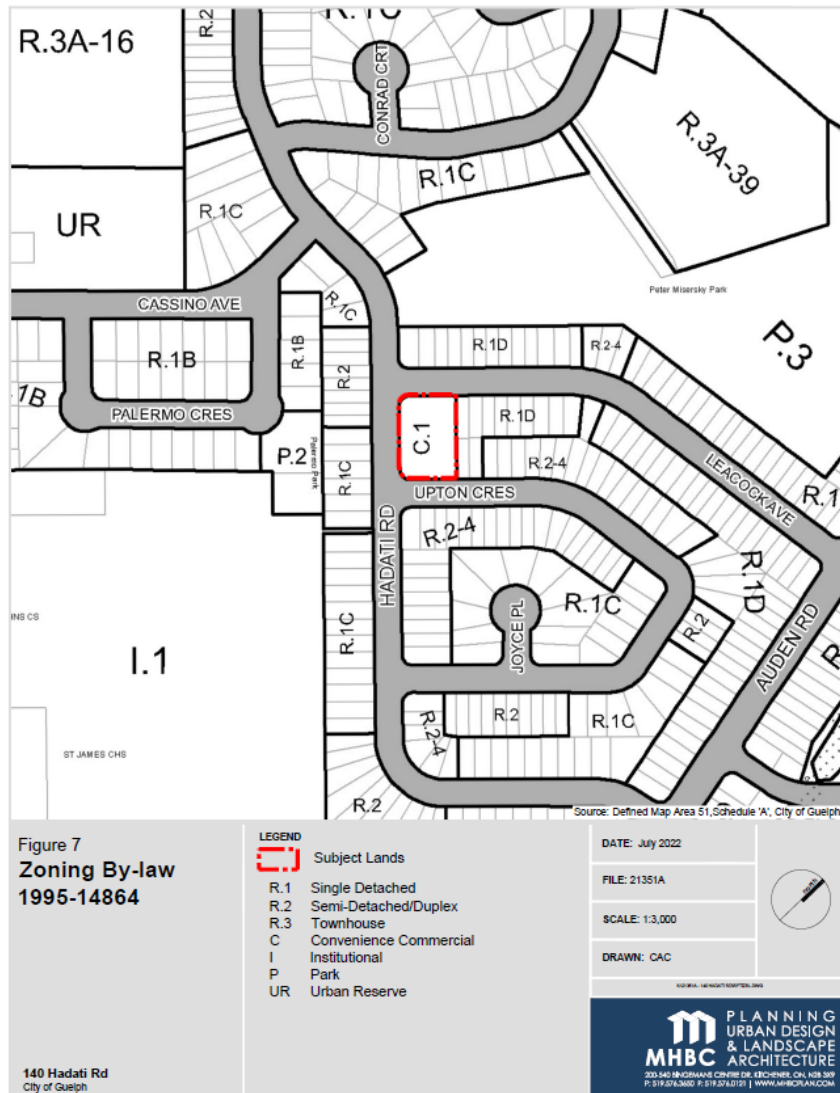
PERSPECTIVE VIEWS

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# Official Plan



# Zoning By-Law



- Rezone the lands to the Residential Cluster Townhouse (R3.A) Zone
- R3.A Zone permits Stacked Townhomes
- Building moved closer to Hadati Road to provide more separation from homes to the north – results in reduced setback from Leacock Ave
- Streets provide separation from homes to the south, east and west
- Exceeds setback from north side lot line
- Achieves common amenity area
- Request for 3.5 storeys, whereas Bylaw permits 3 storeys
- 1 parking space for each unit plus two on-site visitor spaces

# What We've Heard

Concern	Discussion
Privacy	<ul style="list-style-type: none"> <li>Proposed building is oriented closer to Hadati Road with a large setback from the north property line.</li> <li>3 metre landscape buffer has been proposed on northern property line.</li> <li>Objective is to maintain the trees along the northern border of the property to provide additional screening.</li> </ul>
Snow storage & salt usage	<ul style="list-style-type: none"> <li>Currently the majority of the lot is a parking lot; the proposal has a smaller paved parking area.</li> <li>The proposal will reduce the amount of impervious surface.</li> <li>A Salt Management Plan can be required through Site Plan approval.</li> <li>On site snow storage is provided, any excess snow can be trucked off site.</li> </ul>
Parking	<ul style="list-style-type: none"> <li>Proposal provided 1 parking space per unit, consistent with Bylaw requirement</li> <li>Providing two on-site dedicated visitor spaces.</li> <li>Three transit routes with stops in walking distance of the subject lands provide opportunities to use public transit in-lieu of private vehicles.</li> </ul>
Shadow	<ul style="list-style-type: none"> <li>The building is located more than 20 metres from the adjacent lots to the north and the homes on the opposite sides of Leacock Ave, Upton Cres and Hadati Rd.</li> <li>The R1.A and R1.C zones permit 3 storey homes.</li> </ul>



# Conclusion

- The Official Plan and Zoning Bylaw Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan
- The development introduces low-rise missing middle housing along a Collector Road, close to schools, parks and transit
- The development complies with the majority of the regulations in the R3.A zone
- The building is located close to Hadati Road to activate the street and provide more separation from the homes to the north
- The concept site plan includes two access points, similar to the two existing driveways, which will provide access directly to Hadati Road
- The development will be subject to Site Plan approval where more detailed matters, such as garbage and snow removal can be reviewed and approved