

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Wednesday, May 27, 2020
Subject	<b>Statutory Public Meeting Report 220 Arkell Road Proposed Draft Plan of Subdivision and Zoning By-law Amendment File: OZS19-017 Ward 6</b>

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## Recommendation

1. That report 2020-17 regarding proposed Draft Plan of Subdivision and Zoning By-law Amendment applications (File OZS19-017) by Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Rockpoint Properties Inc., to permit a residential subdivision containing 31 single detached dwellings and 60 cluster townhouse units on the lands municipally known as 220 Arkell Road and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch), City of Guelph, from Infrastructure, Development and Enterprise dated May 11, 2020, be received.
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## Executive Summary

### Purpose of Report

To provide planning information on Draft Plan of Subdivision and Zoning By-law Amendment applications submitted for the lands municipally known as 220 Arkell Road to permit a residential subdivision containing 31 single detached dwellings and 60 cluster townhouse units. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

### Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

### Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

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# Report

## Background

Applications for a Draft Plan of Subdivision and a Zoning By-law amendment have been received for the property municipally known as 220 Arkell Road from Black, Shoemaker, Robinson & Donaldson Limited on behalf of the property owner, Rockpoint Properties Inc. The applications were received by the City on December 18, 2019 and were deemed to be complete on January 20, 2020.

## Location

The subject lands are located on the north side of Arkell Road, between Gordon Street and Victoria Road South (see Attachment-1 – Location Map and Attachment-2 – Orthophoto). The subject lands are irregular and flag shaped, and have a frontage of approximately 6 metres along Arkell Road. The frontage along Arkell Road serves only as a driveway to the subject lands. The site is currently occupied by a single detached dwelling and several accessory buildings. All buildings on the subject lands are proposed to be demolished to accommodate the proposed development.

Surrounding land uses include:

- To the north: vacant land currently being developed as a residential subdivision (Victoria Park Village);
- To the east: agricultural lands;
- To the south: an existing residential subdivision containing semi-detached dwellings along Dawes Avenue and townhouses along Amos Drive; and
- To the west: the Torrance Creek Provincially Significant Wetland complex and an adjacent single detached lot that is not part of these applications.

## Existing Official Plan Land Use Designations and Policies

The subject lands are designated “Low Density Greenfield Residential” with a portion of the south-westerly side of the lands designated as “Significant Natural Area”. The lands with the “Significant Natural Area” designation apply to the portion of the lands containing the Torrance Creek Provincially Significant Wetland complex.

The applicable land use designations are shown and described in Attachment 3.

## Existing Zoning

The subject lands are currently zoned “Agriculture” (A) in the former Township of Puslinch Zoning By-law 19/85. This zone generally permits agricultural uses and any form of development requires a rezoning. This zoning category is from the historical Township of Puslinch Zoning By-law that was in place when the subject lands were annexed into the City in 1993 from the Township of Puslinch.

The existing zoning including a map is shown in Attachment 4.

## Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current “Agricultural” (A) Zone in the former Township of Puslinch Zoning By-law in part to the “Residential Single Detached” (R.1D) Zone along Street ‘A’ at the northeast portion of the lands and the “Cluster Townhouse” (R.3A) Zone at the southeast portion of the lands. The applicant is also requesting to rezone a block in

the central portion of the subdivision to the "Neighbourhood Park" (P.2) Zone for a new public park. Finally, the Zoning By-law Amendment is requesting the "Wetland" (WL) Zone apply to the southeast portion of the lands to reflect the existing wetland area as well as the "Conservation Land" (P.1) Zone apply to the associated wetland buffer area, including a future combined emergency access and public walkway, an ecological linkage, a stormwater management facility block as well as general open space.

### **Proposed Draft Plan of Subdivision**

The applicant has proposed a plan of subdivision to extend the future Hutchinson Road from the adjacent Victoria Park Village subdivision (shown as Street 'A' on the draft plan) southerly to service the proposed single detached lots and the cluster townhouse block. The proposed subdivision would have 31 single detached lots along both sides of Hutchinson Road, as well as a cluster townhouse block with 60 dwelling units on the south side of the street. The westerly portion of the subject lands is part of a wetland complex as well as an associated buffer. A stormwater management facility is proposed on the west side of the lands adjacent to the wetland buffer, along with an ecological linkage along the northern property line. Lands for a future north-south public trail are located along the western portion of the lands.

The draft plan of subdivision is shown in Attachment 6.

### **Supporting Documents**

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated December 16, 2019;
- Draft Plan of Subdivision (23T-19502), prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated December 11, 2019;
- Preliminary Servicing, Grading and Stormwater Management Report, prepared by Stantec Consulting Ltd., dated May 28, 2019;
- Environmental Impact Study, prepared by prepared by Stantec Consulting Ltd., dated August 28, 2019;
- Tree Preservation Plan, prepared by prepared by Stantec Consulting Ltd., dated May 28, 2019;
- Hydrogeological Assessment, prepared by prepared by Stantec Consulting Ltd., dated May 28, 2019;
- Geotechnical Investigation Report, prepared by prepared by Stantec Consulting Ltd., dated June 11, 2019;
- Phase I Environmental Site Assessment, prepared by prepared by Stantec Consulting Ltd., dated May 28, 2019;
- Phase II Environmental Site Assessment, prepared by prepared by Stantec Consulting Ltd., dated January 13, 2020;

### **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 subdivision control review criteria in the Planning Act, 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;
- 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 subdivision 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, 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 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 February 4, 2020 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 March 23, 2020 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 March 26, 2020. Notice of the applications have also been provided by signage on the property, which was installed on January 27, 2020. All supporting documents and drawings received 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 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 applications provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development.

## **Attachments**

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Official Plan Land Use Designations and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning and Details

Attachment-6 Proposed Draft Plan of Subdivision

## **Departmental Approval**

Not applicable.

## **Report Authors**

Michael Witmer, MCIP, RPP, Senior Development Planner

### **This report was approved by:**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

### **This report was recommended by:**

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Infrastructure, Development and Enterprise Services

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### **This report was recommended by:**

Kealy Dedman, P. Eng., MPA

Deputy Chief Administrative Officer

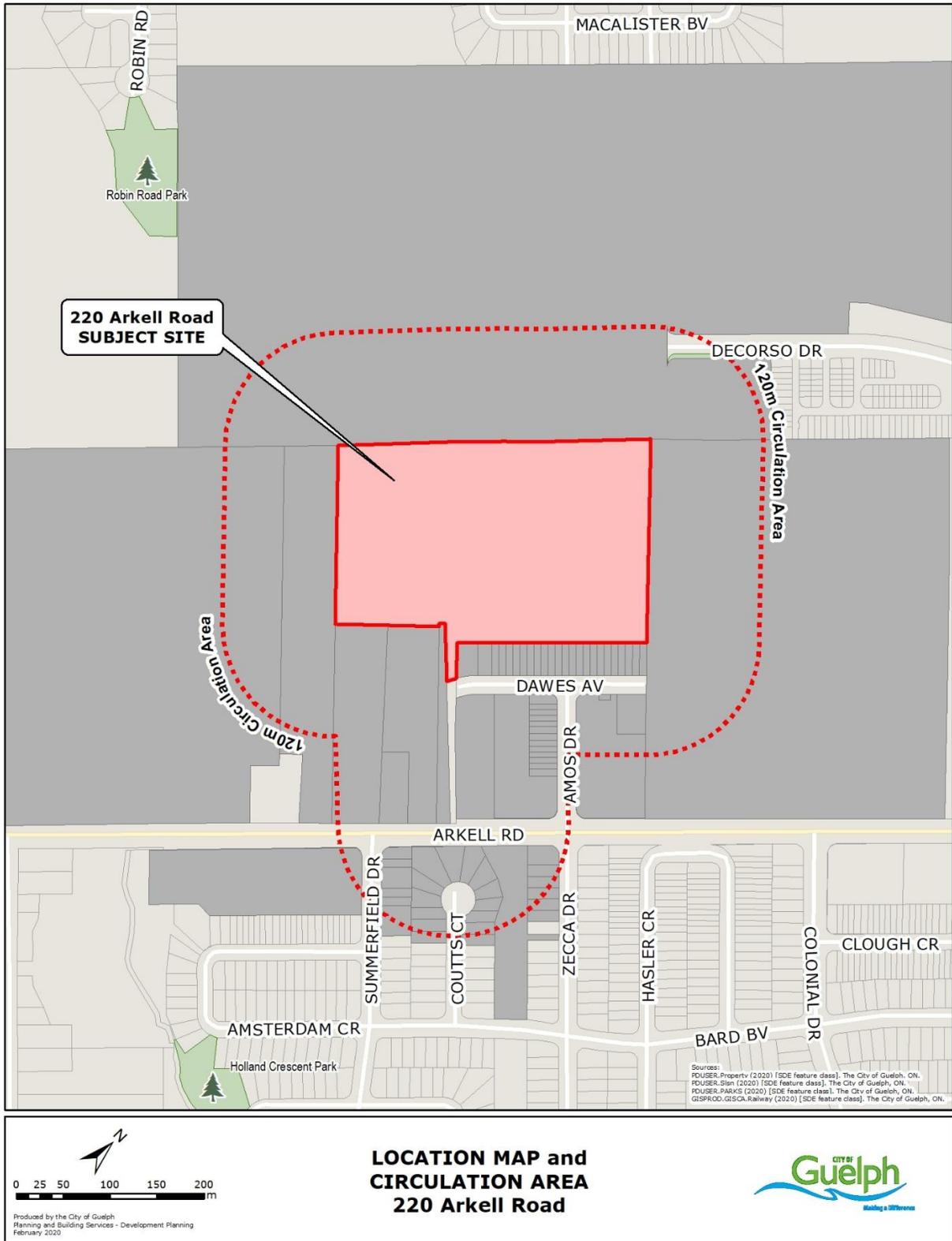
Infrastructure, Development and Enterprise Services

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# Attachment-1

## Location Map and 120m Circulation Area



# Attachment-2 Orthophoto



0 15 30 60 90 120 m

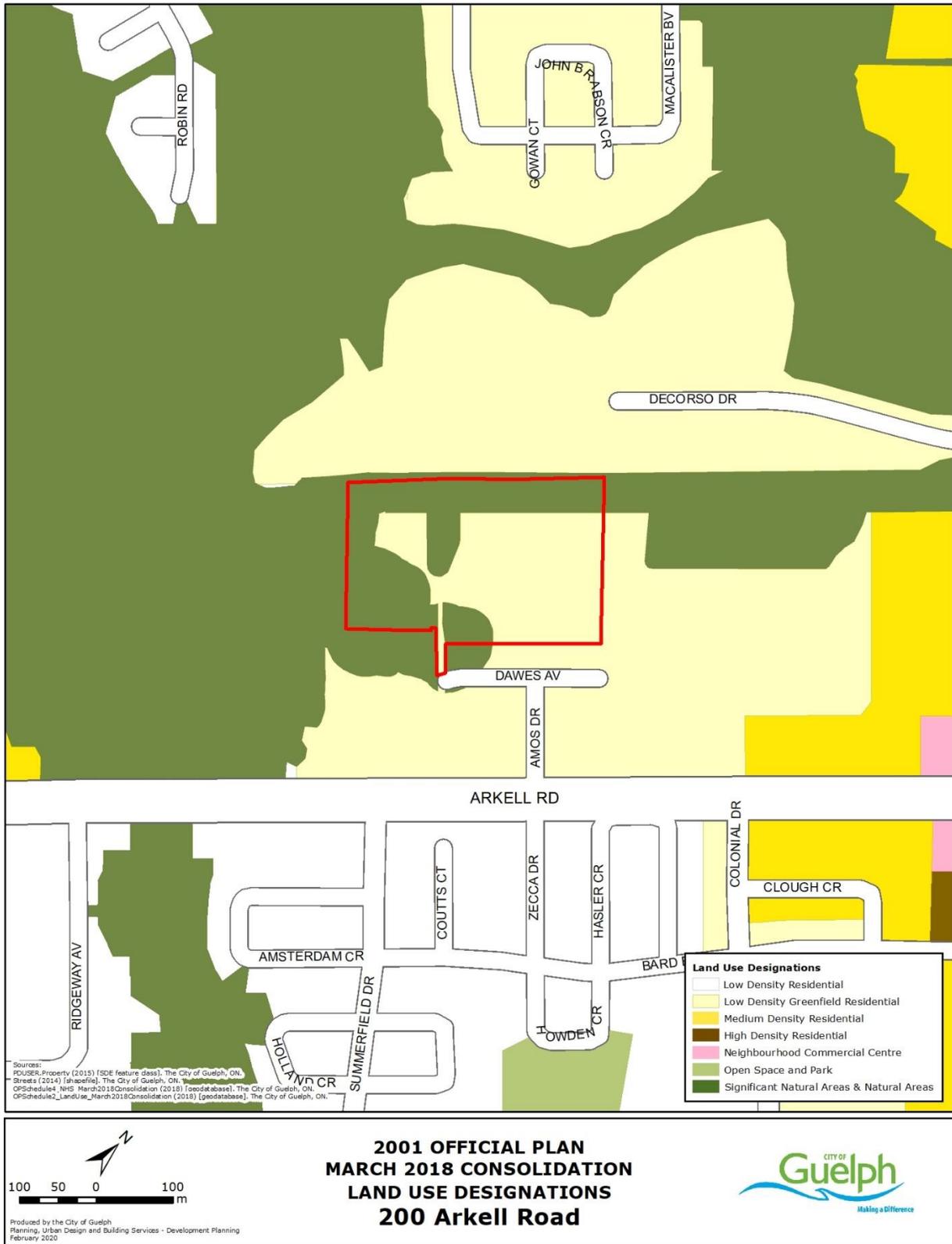
Produced by the City of Guelph  
Planning and Building Services - Development Planning  
February 2020

**2019 ORTHOPHOTO  
220 Arkell Road**



# Attachment-3

## Official Plan Land Use Designations and Policies



## **Attachment-3 (continued)**

### **Official Plan Land Use Designations and Policies**

#### **9.3.3 Low Density Greenfield Residential**

This designation applies to residential areas within the greenfield area of the city. The greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare.

##### **Permitted Uses**

1. The following uses may be permitted subject to the applicable provisions of this Plan:
  - i. detached, semi-detached and duplex dwellings; and
  - ii. multiple unit residential buildings, such as townhouses and apartments.

##### **Height and Density**

To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.
4. Notwithstanding policy 9.3.3.3, increased density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

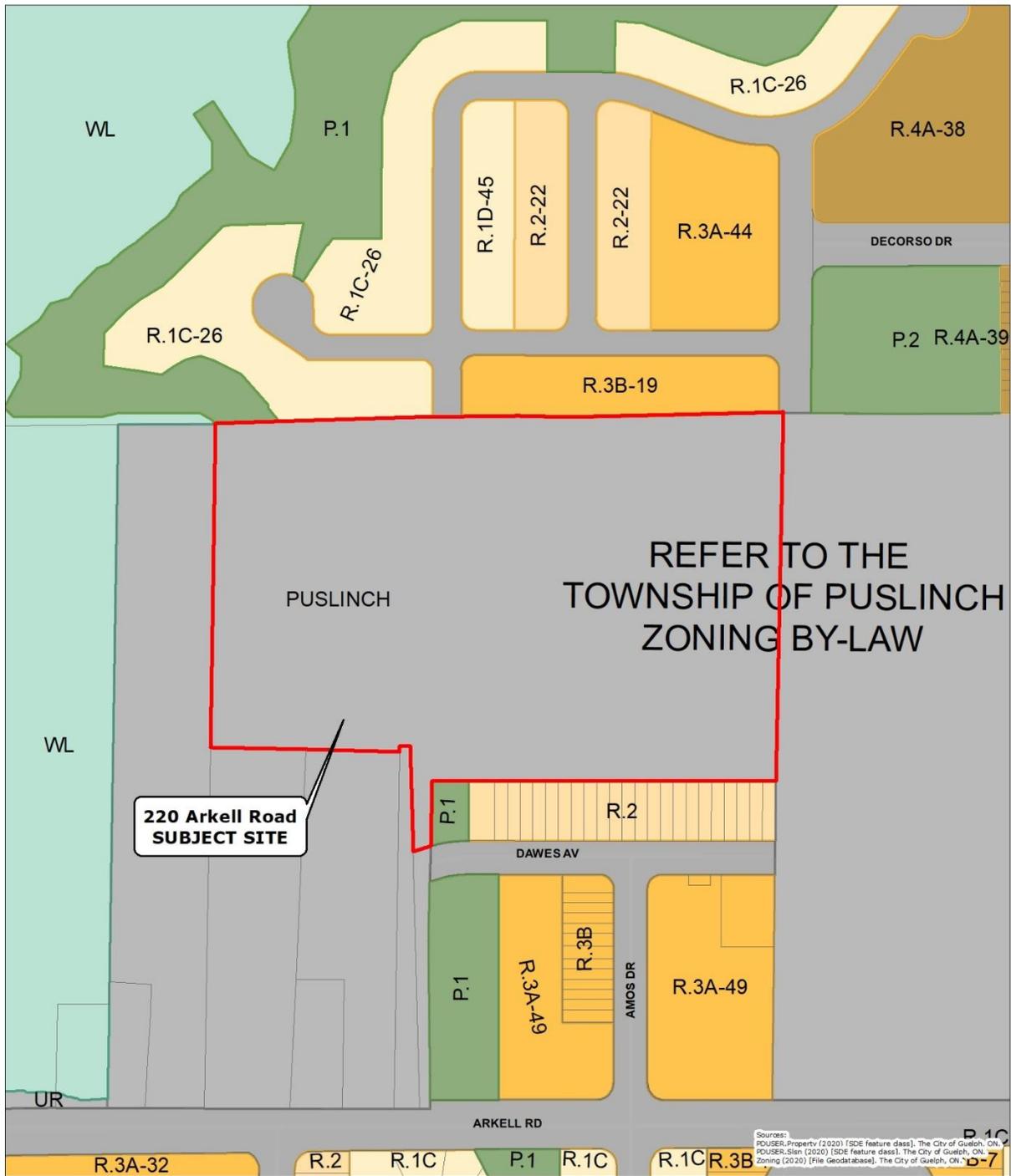
#### **4.1.3 Significant Natural Areas**

This section outlines specific objectives, criteria for designation and policies for Significant Natural Areas and their buffers. Specific policies related to Natural Heritage System management and stewardship are provided in Section 4.1 and 4.2.

##### **4.1.3.1 General Policies: Significant Natural Areas**

1. Development or site alteration shall not be permitted within Significant Natural Areas including their established or minimum buffers as designated on Schedule 1, except in accordance with the general policies in 4.1.2 and the Significant Natural Areas policies in 4.1.3.
2. In accordance with the applicable policies in 4.1.2 and 4.1.3, development or site alteration may be permitted within the adjacent lands to Significant Natural Areas provided that it has been demonstrated through an EIS or EA that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions.

# Attachment-4 Existing Zoning



0 12.5 25 50 75 100 m  
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### Existing Zoning 220 Arkell Road

# Attachment-5 Proposed Zoning

