

**PROPOSED ZONE CHANGE  
AND  
DRAFT PLAN OF SUBDIVISION**

**220 Arkell Road**





## SITE CONTEXT

Located on north side of Arkell Road

West of Amos Drive, immediately south  
of Victoria Park subdivision

7 hectares in size

Contains a single detached dwelling

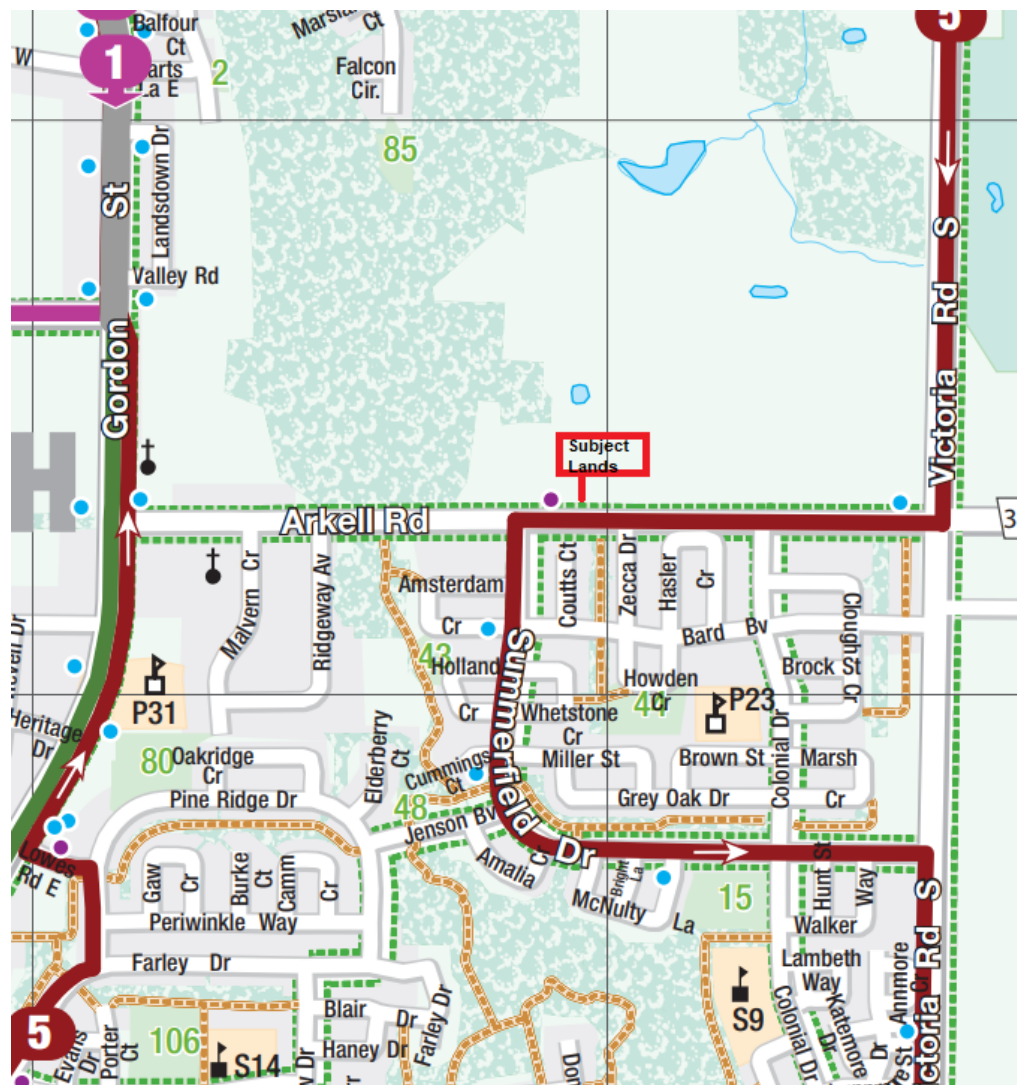
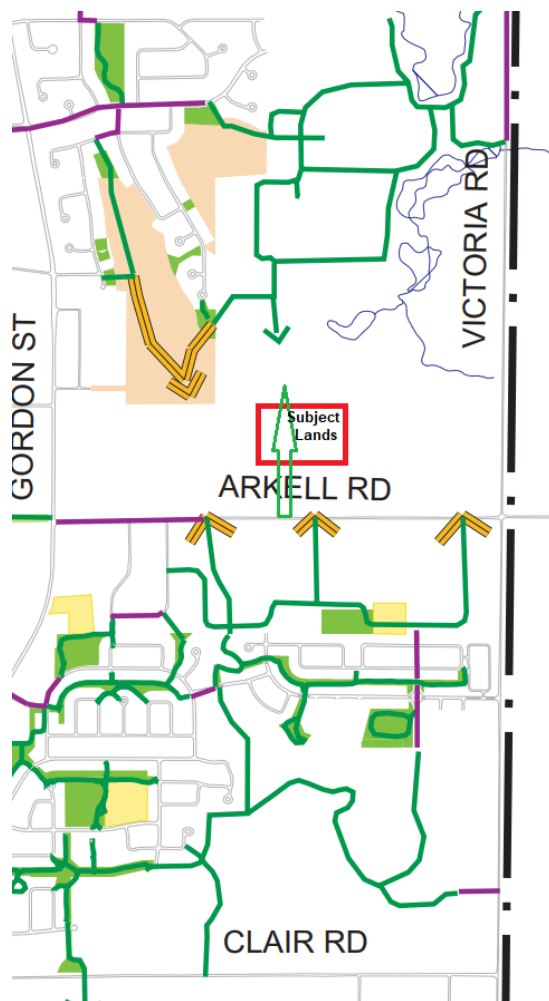
# Part of the Provincially Significant Torrance Creek Wetlands

Within walking distance of parks, schools, neighbourhood shopping and transit routes.

Provides connections to City's trail network



## CONNECTIVITY



Active Transportation Network

Provides important connection in City Trail Network

Located on Bus Route

Bike routes along Arkell Road, Victoria Road and Gordon Street



## PROPOSED DEVELOPMENT

- 31 Single Detached Residential Lots
- 1 Cluster townhouse block (60 units)
- Park block
- Stormwater Management Facility
- 50 metre wide Ecological Linkage
- Open Space/Natural Area
- Temporary Emergency access to Dawes Avenue
- Trail network
- 55% of land will be either open space, park or stormwater management



## OFFICIAL PLAN

Designated Low Density Greenfield Residential with Significant Natural Area associated with Torrance Creek Wetland.

Minimum density target of 50 persons and jobs per hectare.

(Achieving approximately 57 persons/ha)

Permitted uses include detached, semi-detached and duplex dwellings; and multiple unit residential buildings, such as townhouses and apartments.

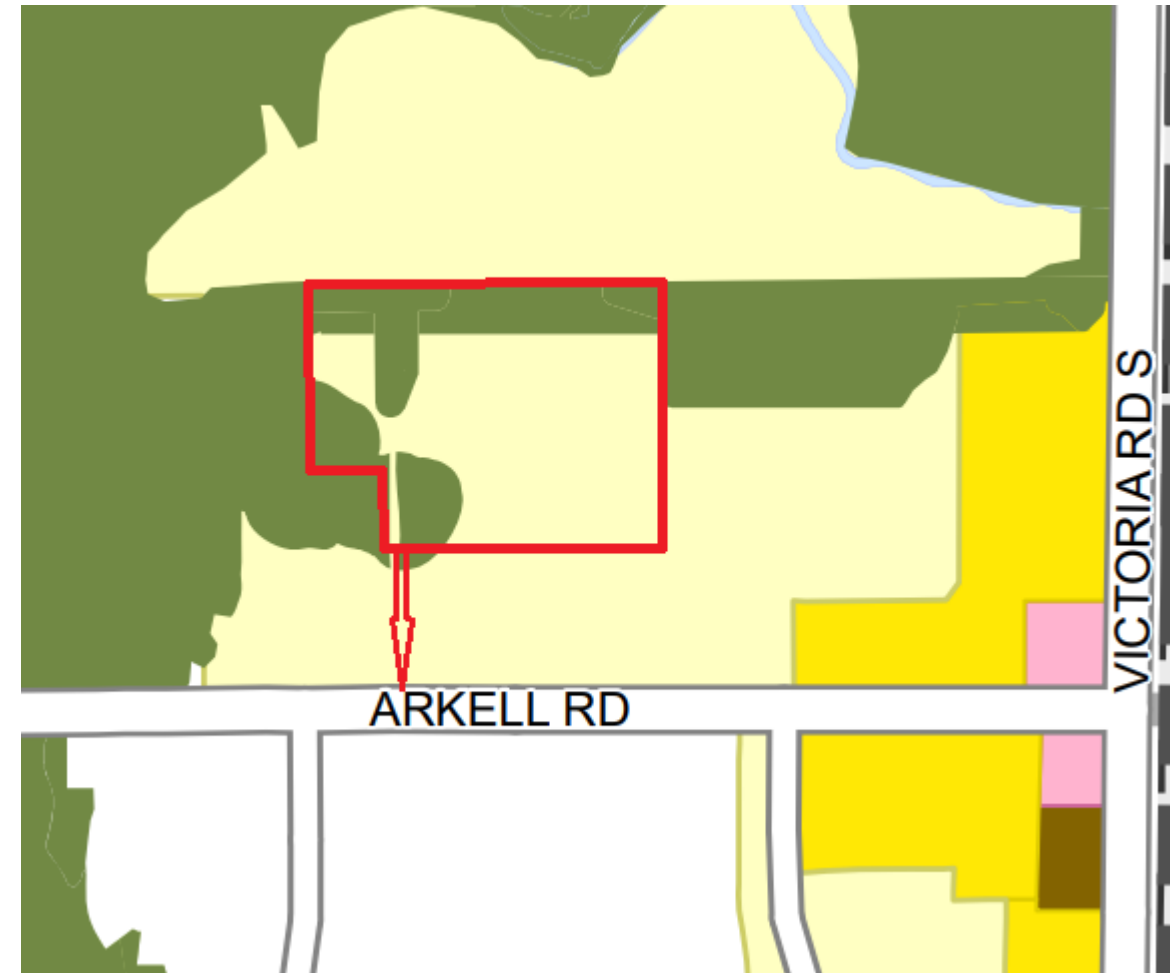
Maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per net hectare. (Achieving 34 units/net ha)

Development has been sited:

- outside of the PSW and significant woodland boundaries.
- outside of significant wildlife habitat
- 10 m from the edge of the significant woodland and
- 30 m from the edge of the PSW.
- SWM facility and a secondary trail are permitted uses within buffer.

The Plan will:

- achieve a gradual increase in density by introducing a compact, community that is transit supportive.
- provides for the protection of the Natural Heritage features found along the westerly limit of the property while also providing an enhanced wildlife corridor along the northerly limit of the site.



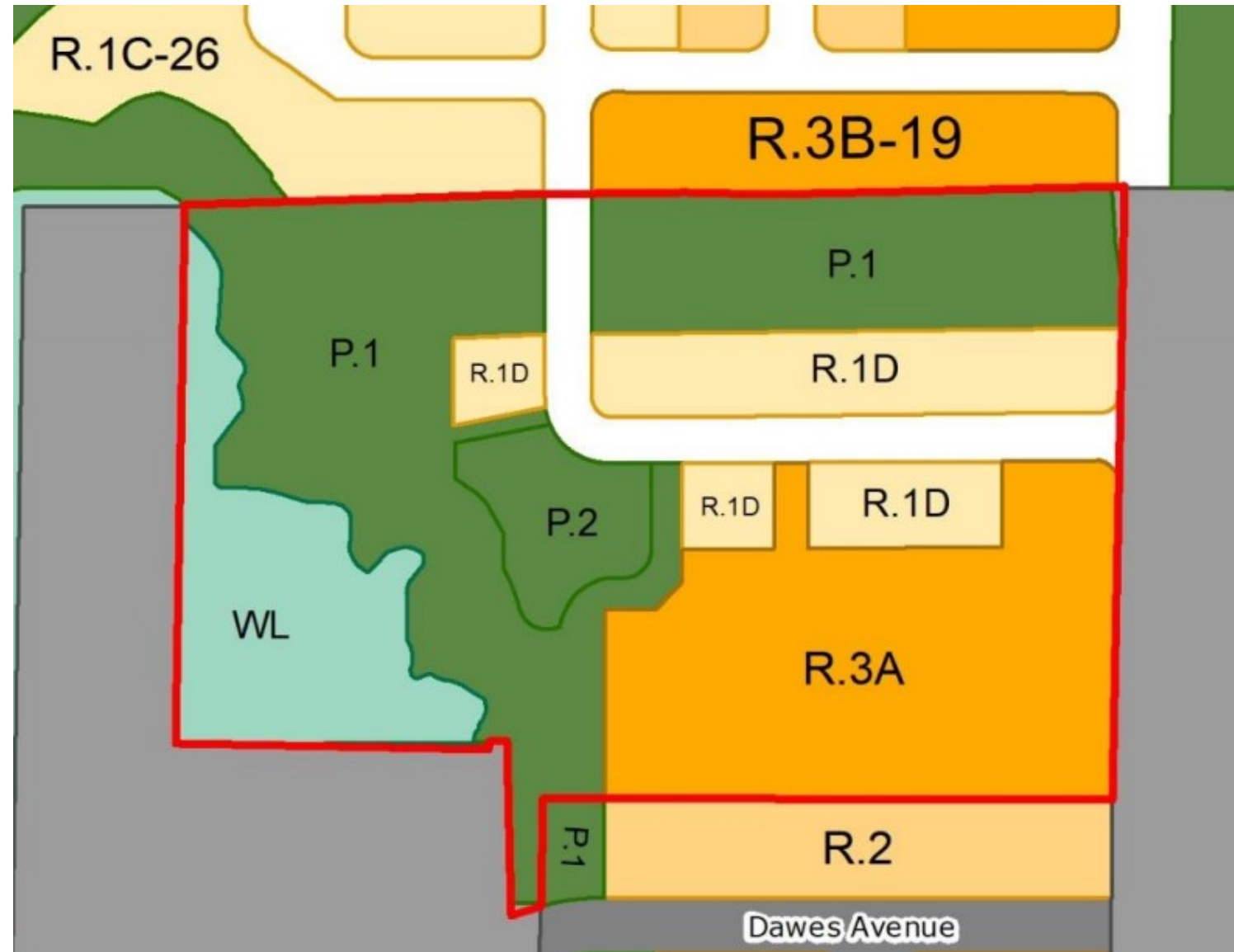
Schedule 2: Land Use

## ZONING BY-LAW AMENDMENT

- Annexed from Puslinch Township in 1993.
- Currently zoned Agricultural (A) under the Township of Puslinch Zoning By-law 19/85.

Policy of the City - annexed lands remain under applicable Township Zoning By-law in effect at the time of annexation until the future develop of these lands is known.

PROPOSED ZONING SCHEDULE		
Lot or Block	Land Use	Zone
Lots 1 – 31	Single Detached Residential	R.1D
Block 32	Cluster Townhouses	R.3A
Blocks 33 and Part Block 34	Wildlife Corridor	P.1
Part Block 34	Wetlands	WL
Block 35	Emergency access road and walkway	P.1
Block 36	Park	P.2
Block 37	Stormwater Management Facility	P.1
Part Block 38	Open Space/Conservation Area	P.1
Part Block 38	Wetland	P.1
Block 39	Service corridor	P.1



## ENVIRONMENTAL SUSTAINABILITY

The mixed density subdivision has been designed with:

- Walkable street and integrated trail network connecting residents with school, parks and neighbourhood commercial uses.
- Effective links to transit and active transportation networks.
- Connectivity with adjacent residential neighbourhoods
- Housing for different incomes and stages in life
- Preservation of natural heritages features and creation of a wildlife corridor
- 55% of land left as open space, park and stormwater management
- Sustainable stormwater management strategy
- Infill development
- East-west long axis to maximize passive solar opportunities

## TECHNICAL STUDIES

1. Planning Justification Report (BSRD)
2. Preliminary Servicing, Grading and Stormwater Management Report (Stantec Consulting)
3. Hydrogeological Assessment (Stantec Consulting)
4. Geotechnical Investigation (Stantec Consulting)
5. Tree Preservation Plan (Stantec Consulting)
6. Traffic Impact Study (Paradigm Consulting)
7. Archaeological Report (Fisher Archaeological)
8. Environmental Impact Study (Stantec Consulting)
9. Phase I Environmental Site Assessment (Stantec Consulting)



## PROVINCIAL POLICY STATEMENT, 2020

The proposed development is consistent with the Provincial Policy Statement 2020

- Located within the urban boundary of the City of Guelph
- Result in an efficient use of land and existing infrastructure
- Facilitate a gradual residential intensification through the creation of a mixed density residential subdivision
- Preserve the existing wetlands and woodlands on the property and creating a significant wildlife corridor
- Provide housing for a range of income levels and demographics
- Transit supportive density
- Supports active transportation
- Includes a neighbourhood park and a significant link in the City's master trail network

## **A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2019**

The proposed development conforms with the policies set out in the 2019 Growth Plan

Where and How to Grow - Manage growth in a manner which ensures better use of land and infrastructure and encourages a compact built form.

### 2.2.7 Designated Greenfield Areas

New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities;
- b) supports active transportation; and
- c) encourages the integration and sustained viability of transit services.
- d) The minimum density target applicable to the *designated greenfield area* of Guelph will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

## CONCLUSIONS

The development is:

- Consistent with the policies of the Provincial Policy Statement
- Conforms to the Growth Plan for the Greater Golden Horseshoe
- Conforms to the Official Plan for development within Greenfield areas.

Services are available and adequate to accommodate the proposed development.

The subdivision will not adversely impact the Natural Heritage System.

The design of the plan integrates well with surrounding land uses and the City's urban design principles.

The plan is transit supportive and incorporates a neighbourhood park, open spaces, trail and sidewalk system that provides walkable connections to schools, parks and neighbourhood commercial.