

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, September 14, 2020
Subject	Statutory Public Meeting Report 1159 Victoria Road South Proposed Red-line Amendment to an approved Draft Plan of Subdivision and Zoning By-law Amendment File: OZS20-007 and 23T-07506 Ward 6

Recommendation

1. That report IDE-2020-123 regarding a proposed red-line amendment to an approved Draft Plan of Subdivision and Zoning By-law Amendment application submitted by IBI Group on behalf of Victoria Park Village Inc. to permit an additional two (2) residential lots on lands municipally known as 1159 Victoria Road South, and legally described as Part of Lot 5, Concession 8 (Geographic Township of Puslinch), City of Guelph from Infrastructure, Development and Enterprise dated September 14, 2020, be received.
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Executive Summary

Purpose of Report

To provide planning information on a red-line amendment to an approved Draft Plan of Subdivision and associated Zoning By-law Amendment application for the lands municipally known as 1159 Victoria Road South to permit an additional two (2) residential lots on an approved draft plan. 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 recommendation report to Council.

Financial Implications

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

Report

Background

Applications for a red-line amendment to an approved Draft Plan of Subdivision and an associated Zoning By-law Amendment have been received for the lands municipally known as 1159 Victoria Road South from IBI Group on behalf of Victoria Park Village Inc. The applications were received by the City on June 1, 2020 and deemed to be complete on July 22, 2020.

The proposed two additional lots are within an approved draft plan of subdivision located on the west side of Victoria Road South, between MacAlister Boulevard and Arkell Road. The approved draft plan of subdivision is included in Attachment 7. The subject lands were formally known as the Victoria West Golf Course lands and the whole subdivision development is referred to as Victoria Park Village (VPV). The subject lands have a total area of 39.3 hectares.

The subject draft plan originally received draft plan approval on January 14, 2011 and the related Zoning By-law Amendment was approved on February 28, 2011. The original draft approved plan of subdivision proposed a total of 489 dwelling units.

Since the original draft plan approval, the owner requested red-lined revisions with an associated Zoning By-law Amendment to the approved draft plan of subdivision. These previous applications were appealed to the former Ontario Municipal Board (OMB) and subsequently approved by the OMB in November 2013 through a settlement between the City and appellant.

The owner requested a three (3) year extension in 2016 to draft plan approval, which was approved by Council on September 12, 2016. A second request for a three (3) year extension to November 22, 2022 was approved by Council on October 16, 2019.

Phase 1A of the subdivision was registered as 61M-217 on June 19, 2017 and included an open space block, stormwater management block and a block zoned for townhouses, which is now developed with 98 townhouse units.

Location

The area subject to the current applications is located within the approved draft plan of subdivision (see Attachment 1 - Location Map and Attachment 2 - Aerial Photograph). Surrounding land uses for the approved plan of subdivision include:

To the north: a residential subdivision;

To the south: lands zoned for agricultural uses under the Township of Puslinch Zoning By-law and designated in the City of Guelph Official Plan for residential purposes;

To the east: Victoria Road South, beyond which are lands located within the Township of Puslinch and presently used for agricultural and residential purposes; and,

To the west: Provincially Significant Wetland.

Existing Official Plan Land Use Designations and Policies

The lands subject to these applications are designated as "Low Density Greenfield Residential" in the Official Plan which permits low density residential housing including single detached dwellings. The larger subdivision is designated as "Low Density Greenfield Residential" and "Significant Natural Areas and Natural Areas".

The relevant policies for the applicable land use designations are included in Attachment 3.

Existing Zoning

The lands subject to this Zoning By-law Amendment are currently zoned "Conservation Land" (P.1) according to Zoning By-law (1995)-14864, as amended.

The existing zoning can be found in Attachment 4.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Conservation Land" (P.1) Zone to a "Specialized Residential Single Detached" (R.1C-xx) Zone to permit two (2) additional residential lots on an approved draft plan.

The applicant is requesting a "Specialized Residential Single Detached" (R.1C-26) Zone for these two additional lots to match the zoning for the adjacent lots within the draft plan. In addition to the regulations set out in Table 5.1.2 – for the "Residential Single Detached" (R.1C) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit a minimum lot area of 360 square metres, whereas 370 square metres is required;
- To require a minimum front yard of 6 metres to an attached garage and 4.5 metres in all other cases, whereas a minimum front yard of 6 metres is required; and,
- To require a minimum side yard of 1.2 metres on one side and 0.6 metres on the other side, whereas a side yard setback of 1.2 metres is required for both side yards.

Proposed Red-line to the approved Draft Plan of Subdivision

The applicant is requesting to red-line Draft Plan of Subdivision 23T-07506 to permit an additional two (2) residential lots. No changes are proposed to the road pattern or lot layout of the remainder of the subdivision.

The applicant is requesting the Zoning By-law Amendment to reflect and implement the proposed modifications to the draft plan of subdivision.

The area subject to the proposed amendments is shown in Attachment 6.

Supporting Documents

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

- Planning Justification Report, prepared IBI Group, dated April 2020;
- Red-lined Draft Plan, prepared by J.D. Barnes Surveying;

- Scoped Environmental Impact Study, prepared by Natural Resource Solutions Inc., dated April 2020;
- Landscape Plan, prepared by Adesso Design Inc., dated May 2020; and,
- Servicing Brief, prepared by Urbantech, dated December 2019.

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 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 any specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- 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 application.

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

A combined Notice of Complete Application and Public Meeting was mailed August 6, 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 Tribune on August 20, 2020. Notice of the applications has also been provided by signage on the subject lands and all supporting documents submitted with the applications have been posted on the City's website.

Strategic Plan Alignment

Priority

Building our future.

Direction(s)

- Continue to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here
- Help increase the availability of housing that meets community needs

Alignment

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

Attachments

Attachment 1 – Location Map and 120m Circulation

Attachment 2 – Aerial Photograph

Attachment 3 – Existing Official Plan Land Use Designations and Policies

Attachment 4 – Existing Zoning

Attachment 5 – Proposed Zoning

Attachment 6 – Area Subject to Proposed Red-line Amendment – Proposed Lots 16 and 17

Attachment 7 – Proposed Red-line to Approved Draft Plan of Subdivision

Attachment 8 – Public Meeting Presentation

Departmental Approval

Not applicable.

Report Author

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