

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 28, 2019
Subject	<b>Statutory Public Meeting Report 190, 202, 210 and 216 Arkell Road Proposed Draft Plan of Subdivision and Zoning By-law Amendment</b>
Report Number	IDE-2019-14

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## Recommendation

That Report IDE-2019-14 regarding proposed Draft Plan of Subdivision and Zoning By-law Amendment applications (File: OZS18-008) by MHBC Planning Limited on behalf of the owner, Crescent Haven Homes, to permit a medium density residential develop on the lands municipally known as 190, 202, 210 and 216 Arkell Road and legally described as Part Lot 6, Concession 8 and Part South ½ of Rear Part of Lot 6, Concession 8 (Geographic Township of Puslinch), City of Guelph, from Infrastructure, Development and Enterprise dated January 28, 2019, be received.

## Executive Summary

### Purpose of Report

To provide planning information on Draft Plan of Subdivision and Zoning By-law Amendment applications submitted for the properties municipally known as 190 – 216 Arkell Road to permit the a residential development of 66 townhouse units. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

### 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 Draft Plan of Subdivision and a Zoning By-law amendment have been received for the properties municipally known as 190,202 210 and 216 Arkell Road from MHBC Planning on behalf of the property owner, Crescent Haven Homes. The applications were received by the City on October 23, 2018 and deemed to be complete on November 19, 2018.

## **Location**

The subject lands are located on the north side of Arkell Road, across from the intersection of Arkell Road and Summerfield Drive (see ATT-1 - Location Map and ATT-2 - Orthophoto). The subject site has a frontage of approximately 126 metres along Arkell Road. The site is approximately 2.5 hectares in size and currently occupied by four single detached dwellings that are proposed to be removed.

Surrounding land uses include:

- To the north: the edge of a wetland and a large lot with a single detached dwelling (at 220 Arkell Road);
- To the south: single and semi-detached dwellings across Arkell Road on Summerfield Drive;
- To the east: An existing residential subdivision containing semi-detached dwellings and townhouses ; and,
- To the west: an adjacent single detached lot that is not part of this application and further to the west is a large wetland.

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

The subject property is designated "Low Density Greenfield Residential" with a portion of the north-westerly side of the site designated as "Significant Natural Area" that is the edge of a wetland and buffer area. The applicable land use designations are shown and described in ATT-3.

## **Existing Zoning**

The subject site is currently zoned "Agriculture" (A) in the Township of Puslinch Zoning By-law. This Agricultural Zone is left from when the site was part of the Township of Puslinch prior to annexation in 1993. It generally permits agricultural uses and further development requires a rezoning. The existing zoning is shown in ATT-4.

## **Proposed Zoning By-law Amendment**

The applicant has applied to change the zoning from the "Agricultural" (A) Zone to a specialized "Cluster Townhouse" (R.3A-?) Zone closest to Arkell Road, a specialized "On-street Townhouse" (R.3B-?) together with a "Wetland" (WL) Zone and Conservation Land (P.1) Zones to reflect the existing wetland and buffer area on the northwest portion of the site and the proposed storm water management facility.

The applicant is proposing a specialized cluster townhouse regulation that would reduce the required private amenity area from 10m<sup>2</sup> per unit in the standard zoning for

stacked cluster townhouses to 3m<sup>2</sup> per unit and eliminating the need for private amenity in the below grade units.

The applicant is proposing one specialized regulation to the On-Street Townhouse Zone (R.3B-?): That a minimum lot frontage of 4.6m be permitted where the standard regulations require a minimum of 6 metres.

The proposed zoning is shown in ATT-5.

### **Proposed Development**

The applicant has proposed a plan of subdivision to create a public road that would align with Dawes Road to the east and the intersection of Arkell Road and Summerfield Drive to the south. Three residential blocks are proposed. Along Arkell Road, Block 1 is proposed to contain 32 stacked cluster townhouses in two separate buildings. Along the proposed street, 20 on-street townhouses are proposed on the west side of the street and 14 on-street townhouses are proposed on the east side of the street. The northerly portion of the site is part of a wetland and a buffer to that wetland. A stormwater management pond is also proposed along the easterly side of the site.

The conceptual site plan and draft plan of subdivision are shown in ATT-6.

### **Supporting Documents**

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

- Planning Justification Report, prepared by MHBC Planning, dated October, 2018;
- Urban Design Brief, prepared by MHBC Planning, dated October, 2018;
- Site Plan, prepared by MHBC, dated September 12, 2018;
- Draft Plan of Subdivision, prepared by MHBC Planning, dated September 12, 2018
- Functional Servicing Brief, prepared by MTE Consultants, dated October, 2018;
- Environmental Impact Study, prepared by Natural Resource Solutions Inc, dated October 2018;
- Hydrogeological Investigation, prepared by MTE Consultants, dated October 5, 2018;
- Geotechnical Investigation, prepared by Peto MacCallum, dated October 1, 2018;

### **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 2014 Provincial Policy Statement and Places 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 the proposed specialized regulations;

- Review of the proposed subdivision layout, built form, parking and pedestrian connections
- 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 on December 3, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was mailed on January 3, 2019 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the Guelph Tribune on January 3, 2019. Notice of the applications has also been provided by signage on the property and all supporting documents submitted with the applications have been posted on the City's website.

## **Corporate Administrative Plan**

### **Overarching Goals**

Service Excellence

### **Service Area Operational Work Plans**

Our People - Building a great community together

## **Attachments**

ATT-1	Location Map and 120m Circulation Area
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Existing Zoning
ATT-5	Proposed Zoning
ATT-6	Proposed Concept Plan and Draft Plan of Subdivision

## Departmental Approval

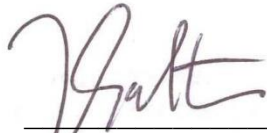
Not applicable.

## Report Author

Katie Nasswetter  
Senior Development Planner

## Approved By

Chris DeVriendt  
Manager of Development Planning



## Approved By:

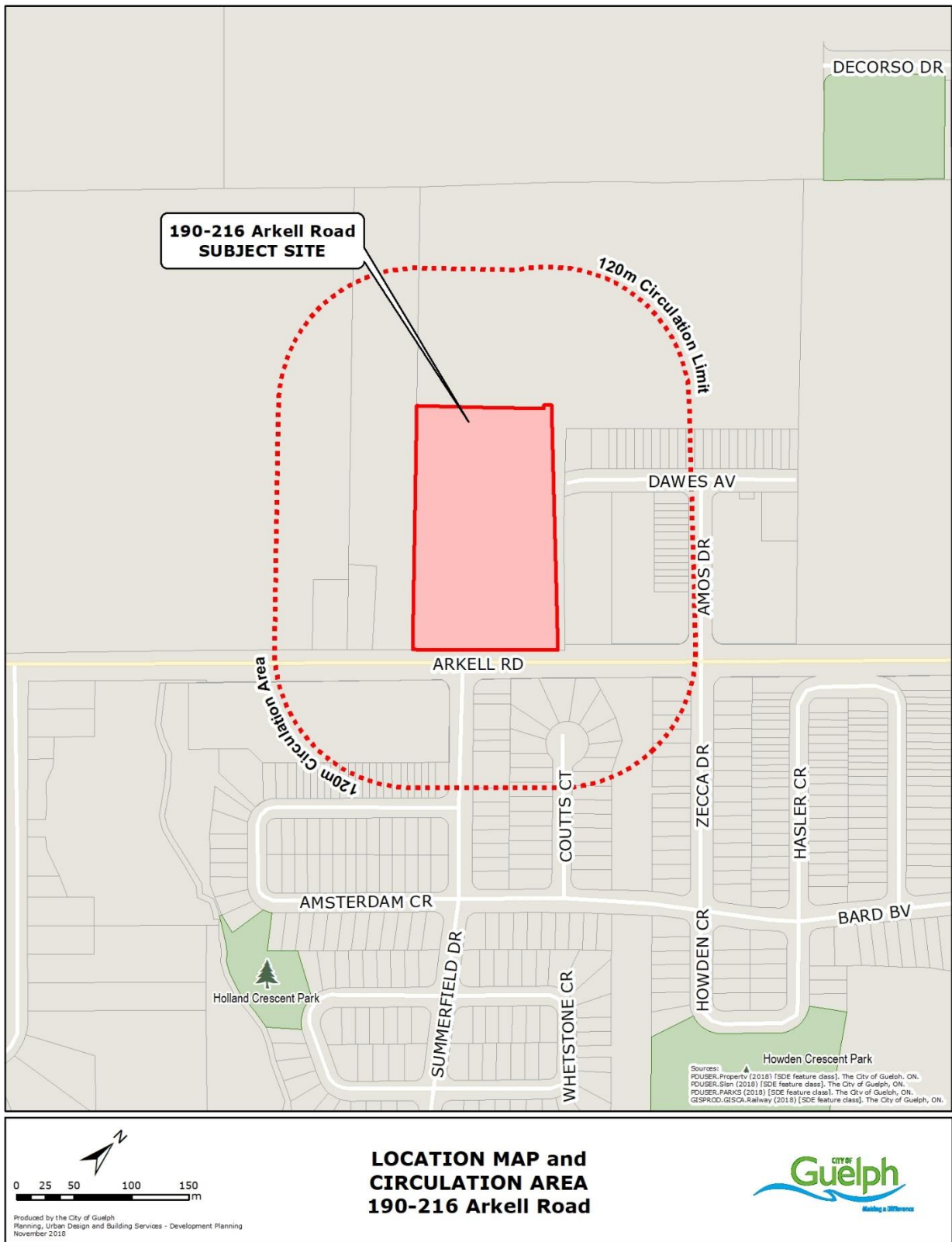
Todd Salter  
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## Recommended By:


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Infrastructure, Development and Enterprise  
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# **ATT-1** **Location Map and 120m Circulation Area**



**ATT-2  
Orthophoto**

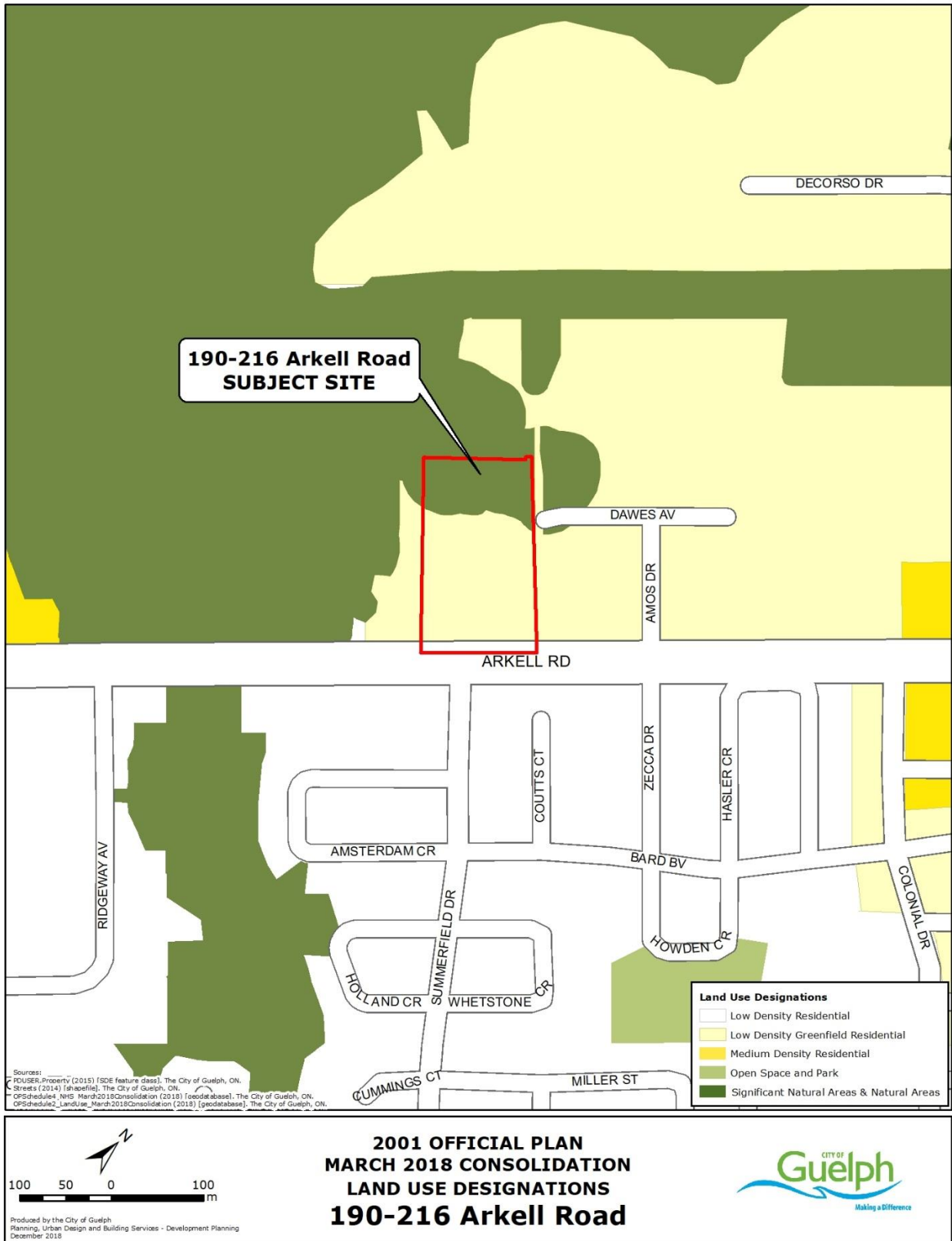


  
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Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
November 2018

**2017 ORTHOPHOTO  
190-216 Arkell Road**



# **ATT-3** **Official Plan Land Use Designations**



## **ATT-3 (continued)**

### **Existing Official Plan Land Use Designations**

#### **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*

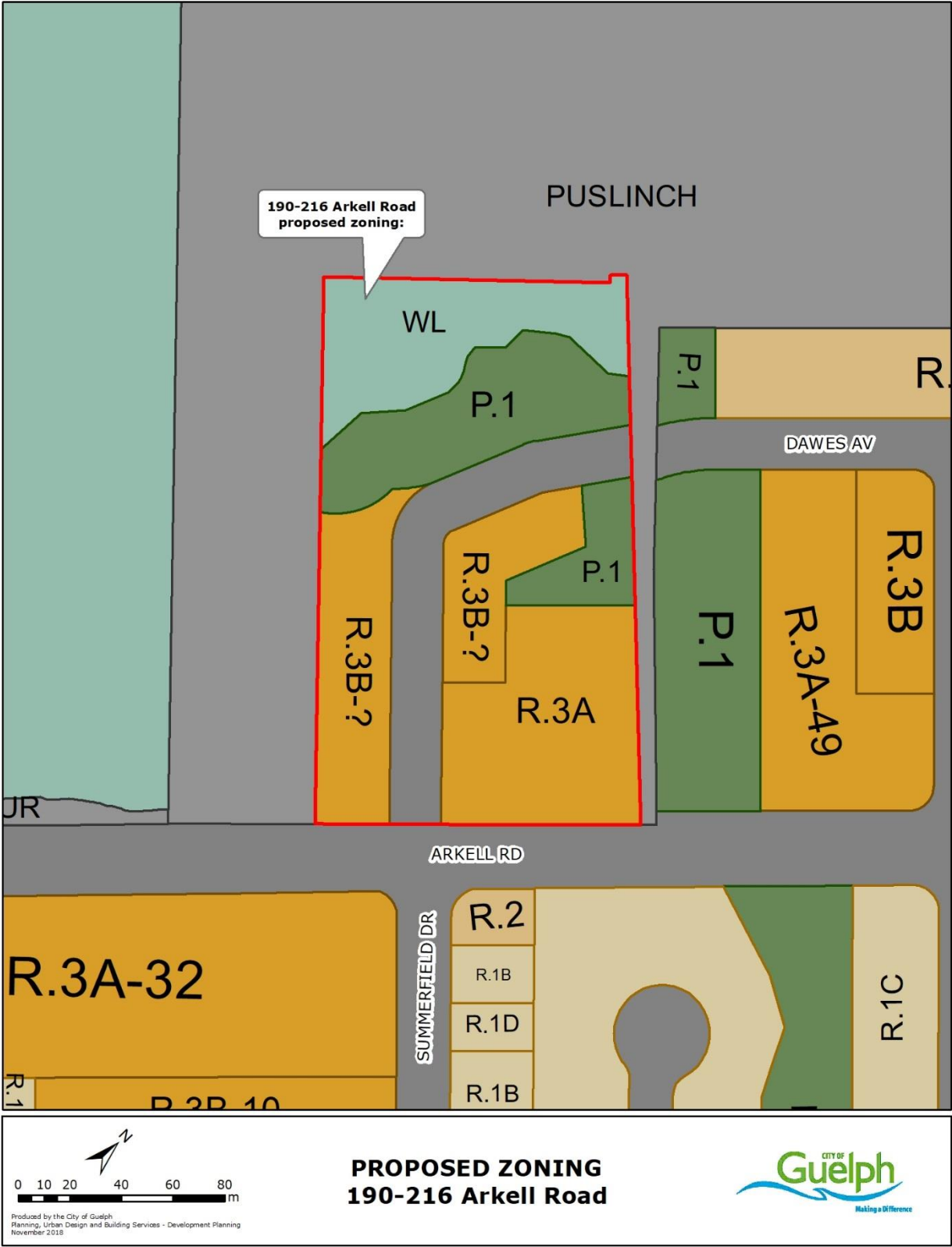
or *minimum buffers* as designated on Schedule 1, except in accordance with the general policies in 4.1.2 and the Significant Natural Areas policies in 4.1.3.

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*.

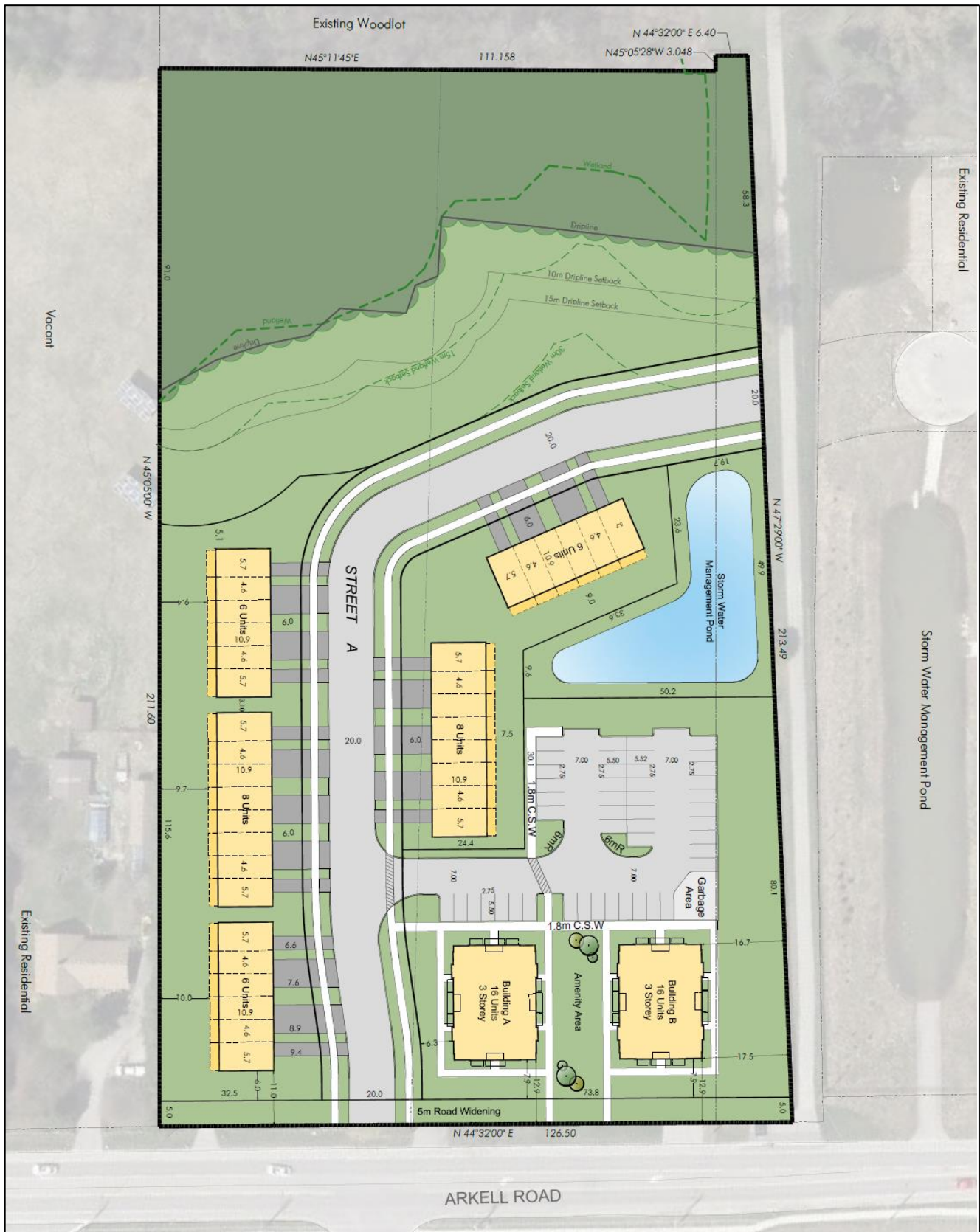
## ATT-4 Existing Zoning



**ATT-5  
Proposed Zoning**



## Proposed Concept Plan and Draft Plan of Subdivision



# **ATT-6** **Proposed Draft Plan of Subdivision**

