

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, June 10, 2019
Subject	<b>Statutory Public Meeting Report 78 and 82 Eastview Road Proposed By-law Amendment File: OZS19-004, Ward 2</b>
Report Number	IDE-2019-57

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## Recommendation

That Report IDE-2019-57 regarding a proposed Zoning By-law Amendment application (File: OZS19-004) by Robert Russell Planning Consultants Inc., on behalf of the owners 2613598 Ontario Inc. and 2589618 Ontario Inc. to permit the development of 57 cluster townhouses on the properties municipally known as 78 and 82 Eastview Road and legally described as Part of Lot 2, Concession 5, Division C, Former Township of Guelph from Infrastructure, Development and Enterprise dated June 10, 2019, be received.

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## Executive Summary

### Purpose of Report

To provide planning information on an application requesting approval of a Zoning By-law Amendment to permit the development of 57 cluster townhouses on the properties municipally known as 78 and 82 Eastview Road. 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 to Council.

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# Report

## Background

An application to amend the Zoning By-law was received for the properties municipally known as 78 and 82 Eastview Road from Robert Russell Planning Consultants Inc. on behalf of the owners, 2613598 Ontario Inc. and 2589618 Ontario Inc. on March 25, 2019 and was deemed to be complete on April 12, 2019. The Zoning By-law Amendment application proposes to rezone the subject lands to the standard (R.3A) Townhouse Zone along with associated 'Wetland' (WL) and 'Conservation Land' (P.1) Zones to permit the development of 57 cluster townhouse units and to recognize natural heritage features.

## Location

The subject lands are located on the north side of Eastview Road between Starwood Drive and Mountford Road (see ATT-1 and ATT-2 – Location Map and Orthophoto). The subject lands have an area of 3.25 hectares and a combined frontage of 116 metres along Eastview Road. The subject lands are currently two conveyable parcels, each occupied by a single detached dwelling.

Surrounding land uses include:

- To the north, natural heritage lands (the Guelph Northeast Provincially Significant Wetland Complex);
- To the east, single and semi-detached dwellings along Starwood Drive;
- To the south, across Eastview Drive, cluster and stacked townhouses; and
- To the west, cluster townhouses and natural heritage lands (the Guelph Northeast Provincially Significant Wetland Complex).

## Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the majority of the subject lands is "Low Density Greenfield Residential", with the northwest portions of the lands designated as "Significant Natural Areas & Natural Areas". The "Low Density Greenfield Residential" land use designation permits single detached, semi-detached and duplex dwellings, as well as multiple unit residential buildings, such as townhouses and apartments. The net density of development within the Low Density Greenfield Residential designation is to be between 20 and 60 units per hectare.

The "Significant Natural Areas & Natural Areas" land use designation applies to lands within the City's Natural Heritage System, and include features such as significant wetlands, significant woodlands and significant habitat of provincially endangered and threatened species. Development and site alteration is not permitted within the Natural Heritage System, including associated buffers.

The land use designations and relevant policies contained in the Official Plan are included in ATT-3.

## Existing Zoning

The subject lands are currently zoned "Urban Reserve" (UR) and "Specialized Single Detached Residential" (R.1B-39(H)), according to Zoning By-law (1995)-14864, as

amended. The UR Zone does not permit residential uses. The Specialized Single Detached Residential Zone contains a Holding provision (H), which requires approval of related consent (severance) applications to create new lots, along with entering into an associated development agreement with the City regarding the consent to sever applications.

The existing zoning map is included in ATT-4.

### **Purpose of Zoning By-law Amendment**

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current "Urban Reserve" (UR) Zone and "Specialized Single Detached Residential" (R.1B-39(H)) Zone to the standard "Cluster Townhouse" (R.3A) Zone, along with associated "Wetland" (WL) and "Conservation Land" (P.1) Zones to permit the development of 57 cluster townhouse dwelling units.

The proposed Zoning is shown in ATT-5.

### **Proposed Development**

The property owner is proposing to redevelop the subject lands to include 57 cluster townhouse units. The existing two single detached dwellings on the subject lands would be demolished to accommodate the proposed townhouse development. The proposed Zoning would also recognize natural heritage features and associated buffers on the subject lands.

The proposed redevelopment plan is shown in ATT-6.

### **Supporting Documents**

The following information was submitted in support of the application:

- Planning Justification Report, prepared by Robert Russell Planning Consultants Inc., dated March 22, 2019;
- Proposed Site Plan, prepared by BJC Architects Inc., dated February 21, 2019;
- Scoped Environmental Impact Study, prepared by WSP Canada Group Limited, dated March 8, 2019;
- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., dated February 20, 2019, including:
  - Existing Conditions Plans; and
  - Functional Site Grading, Servicing and Stormwater Management Plans;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated February 2019; and
- Environmental Noise Assessment, prepared by YCA Engineering Limited, dated April 8, 2019.

### **Staff Review**

The review of this application will address the following issues:

- Evaluation of the proposal against 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 proposal's land use and built form compatibility with adjacent and established land uses;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of grading and site servicing; and,
- Address all comments and issues raised during the review of the application.

Once the application is 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 and Public Meeting was mailed in April 26, 2019 to local boards and agencies, City service areas and all property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised within the *Guelph Mercury Tribune* on May 16, 2019. Notice of the application has also been provided by signage on the property and all supporting documents and drawings submitted with the application have been posted on the City's website.

## **Corporate Administrative Plan**

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

### **Overarching Goals**

Service Excellence

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

Our People - Building a great community together

## **Attachments**

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Orthophoto

Attachment-3 Official Plan Land Use Designations and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning and Details

Attachment-6 Proposed Redevelopment Plan

## Departmental Approval

Not applicable

### Report Author

Michael Witmer, MCIP, RPP  
Senior Development Planner

### Approved By

Chris DeVriendt, MCIP, RPP  
Manager of Development Planning



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### Approved By

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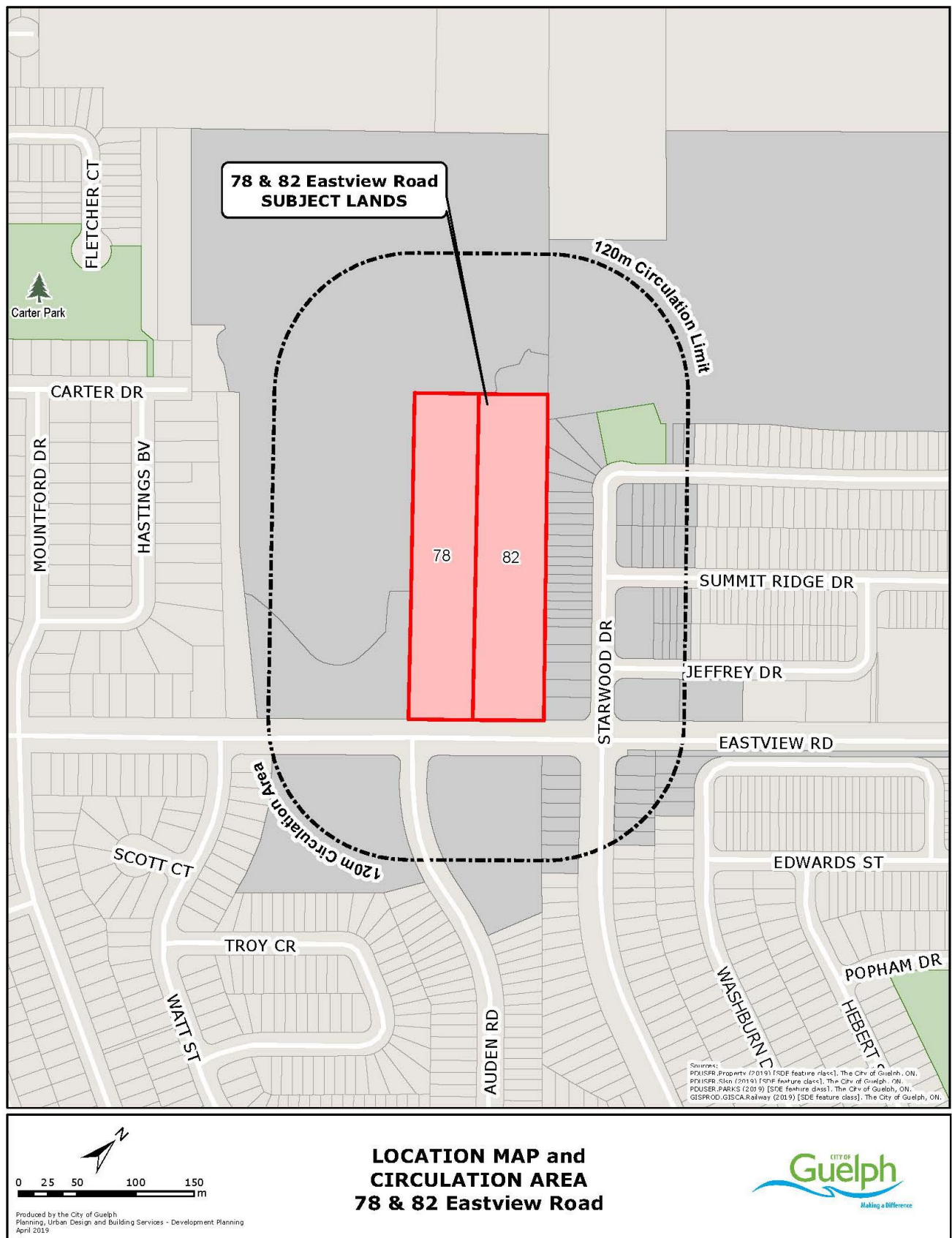


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### Recommended By

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## Attachment-1: Location Map and 120 m Circulation

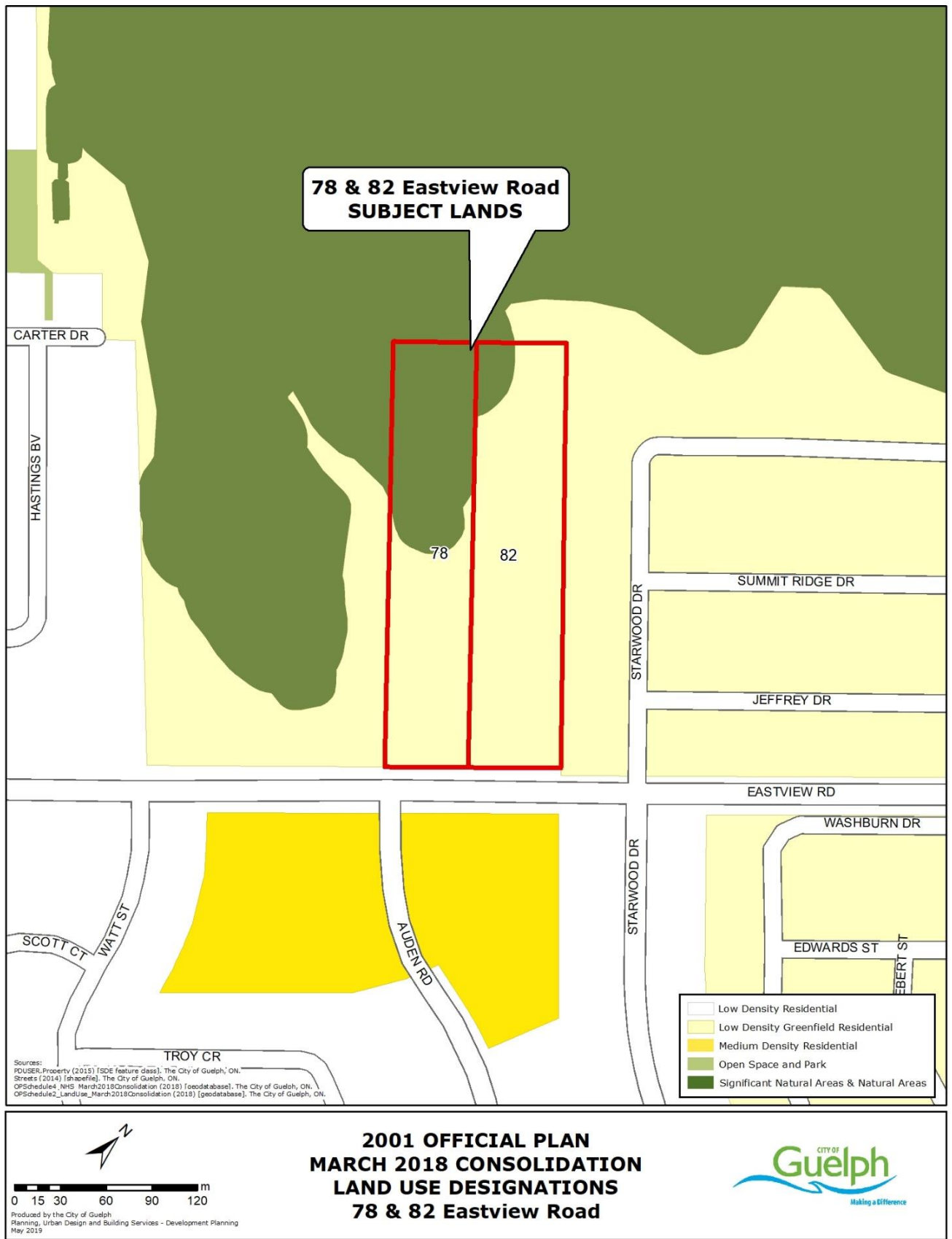




## Attachment-2: Orthophoto



## Attachment-3: Official Plan Land Use Designations and Policies





## **Attachment-3 (continued): Official Plan Land Use Designations and Policies**

### **4.1.3 Significant Natural Areas**

#### **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*.

### **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**

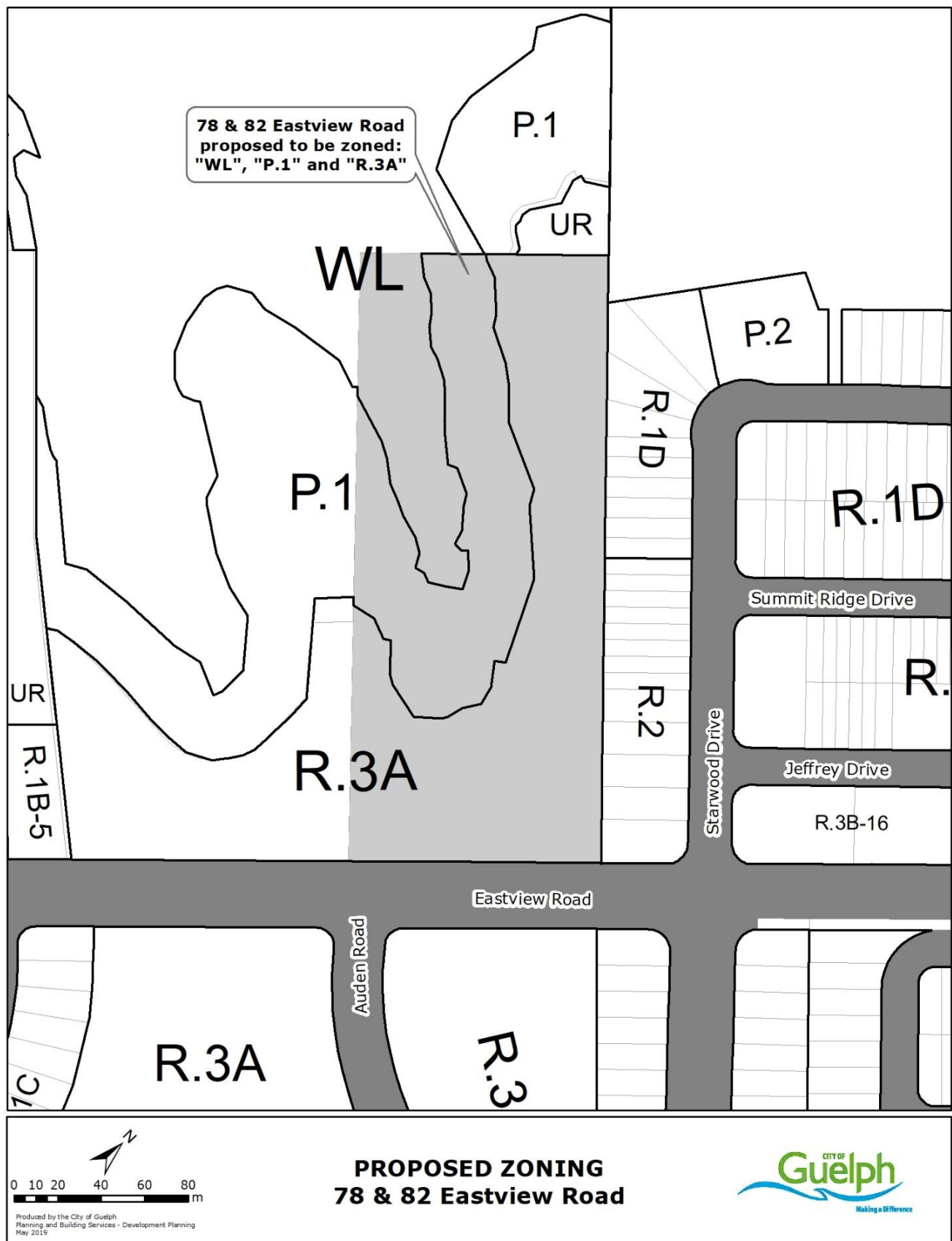
To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the following height and density policies apply.

1. The maximum height shall be six (6) storeys.
2. The maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.
3. 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.

## Attachment-4: Existing Zoning



## Attachment-5: Proposed Zoning and Details





## Page 12 of 12

