

# **PLANNING REPORT AND URBAN DESIGN BRIEF**

**NORTH ROCKWOOD  
5150 Wellington Road 27 (Main Street North) Rockwood  
TOWNSHIP OF GUELPH ERAMOSIA  
COUNTY OF WELLINGTON**

**PREPARED ON BEHALF OF  
North Rockwood Developments Inc.**



Orchard Design

**February 4, 2020**

Project No. 1814



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## Table of Contents

	Page
1. Introduction	1
2. Background	1
3. Existing Conditions and Surrounding Land Uses	5
4. Development Proposal	7
5. Planning Framework	8
5.1 Provincial Policy Statement 2014	8
5.2 A Place to Grow 2019	9
5.3 County of Wellington Official Plan	10
5.4 Township of Guelph Eramosa Zoning By-law	14
6. Urban Design Brief	15
6.1 Urban Design Objectives	15
6.2 Analysis of Urban Design Objectives	16
7. Summary of Supporting Reports	17
7.1 Functional Servicing and Stormwater Management Report	17
7.2 Geotechnical Report	18
7.3 Archaeological Study	18
7.4 Traffic Impact Study	19
7.5 Noise Study	19
8. Conclusion	20

### Figures

Figure 1	Schedule "B" of Zoning By-law Number 13/2014	2
Figure 2	Schedule "B" of County of Wellington OPA No. 88	3
Figure 3	Zoning Compliance	4
Figure 4	Surrounding Land Use	5
Figure 5	Wellhead Protection Map	6
Figure 6	Draft Plan of Condominium (December 6, 2019)	7
Figure 7	Land Use	7
Figure 8	Schedule A3-1 Wellington County Official Plan	11
Figure 9	Intensification Criteria	14
Figure 10	Front Building Elevation	16
Figure 11	Analysis of Urban Design Objectives	16

## 1. Introduction

This report has been prepared in support of a Draft Plan of Vacant Land Condominium and a Zone Change application to create specialized Village Residential Medium (R2) Zone provisions and lift the Holding Zone for the property located on 5150 Wellington Road 27 (Main Street North) Rockwood, Township of Guelph Eramosa, County of Wellington. These applications propose to create 51 townhouse units with frontage on a condominium road. A common amenity area and 17 visitor parking spaces are also included in the proposal. The subject lands are legally described as Part of Lot 7, Concession 4 Township of Guelph Eramosa (Rockwood). The subject property has a total area of 1.45 hectares.

A pre-consultation meeting was held on September 12, 2018 for a semi-detached zone change and condominium proposal. The Zone Change application (ZBA 01-19) was deemed to be complete by the Township on March 21, 2019. The Vacant Land Draft Plan of Condominium (23CD-19001) application was deemed to be complete by the County on April 4, 2019. On March 18, 2019 Township of Guelph/Eramosa Council considered whether the zoning application was considered complete. While Council did pass a resolution at the meeting to proceed with the required notice of the complete application and circulation of the application to required agencies, there were concerns expressed with the proposal as presented. A meeting was held with the Township and the County and a revised proposal has been submitted to address the concerns raised with the first proposal. The revised proposal includes a turning circle, additional visitor parking, a common amenity area, a sidewalk and a snow storage area. This Planning Report and Urban Design Brief has been prepared in support of the revised proposal.

## 2. Background

On February 3, 2014 Township Council passed a motion to “support and request the approval of the Official Plan Amendment (OP-2012-04) by the County of Wellington” and to approve “Zoning By-law (Application ZBA 5/12) By-Law Number 13/2014.” This By-law rezoned the subject property from the Agricultural (A) Zone to the Village Residential (R1) Zone subject to Special Provision 21.176 and a Holding Zone. This R1 21.176(H) zone permits Semi-Detached Dwellings.

The Township Zoning By-law includes a Holding Zone which applies to the existing R1 21.176(H) Zone on the subject property. In accordance with the Township’s Zoning By-law, plans for the development are being provided with this submission. On that basis a Zone Change application to lift the Holding Zone is included as part of this submission. No other conditions have been imposed as a condition of lifting this Holding Zone.

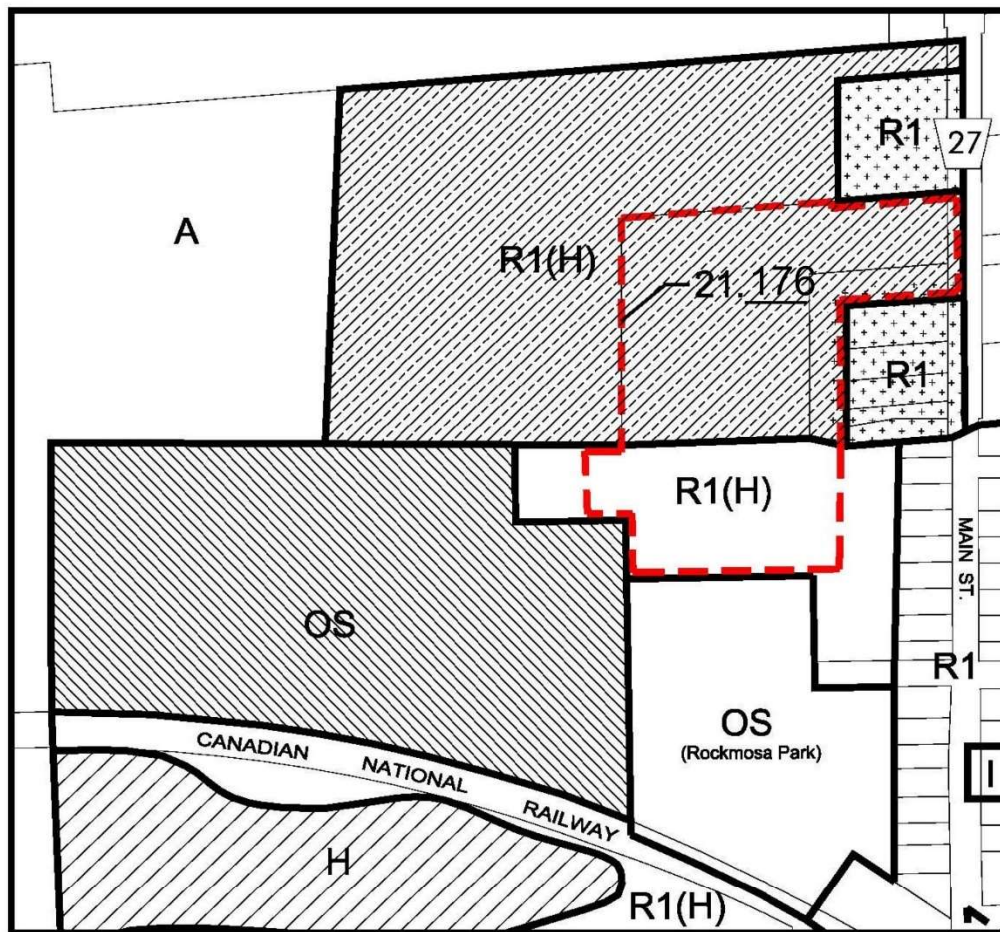
### *“2.12 Holding Zones*

*Where the Zone symbol applying to certain lands as shown on Schedule “A” is followed by the letter “H” in parentheses (ie. RR (H)) the lands have been placed in a “Holding Zone” pursuant to Section 36 of the Planning Act, as amended. **The Holding Symbol “H” shall be removed at such time in the future when plans to develop the lands have been submitted and approved by the Corporation or such other conditions as deemed appropriate by the Corporation have been met. When the Holding Symbol has been removed, the lands shall be developed according to the requirements of the Zone used in conjunction with the Holding Symbol.**”*





Figure 1 – Schedule “B” of Zoning By-Law Number 13/2014

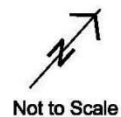
10.2

SCHEDULE "B" TO BY-LAW NUMBER 13 /2014



Legend

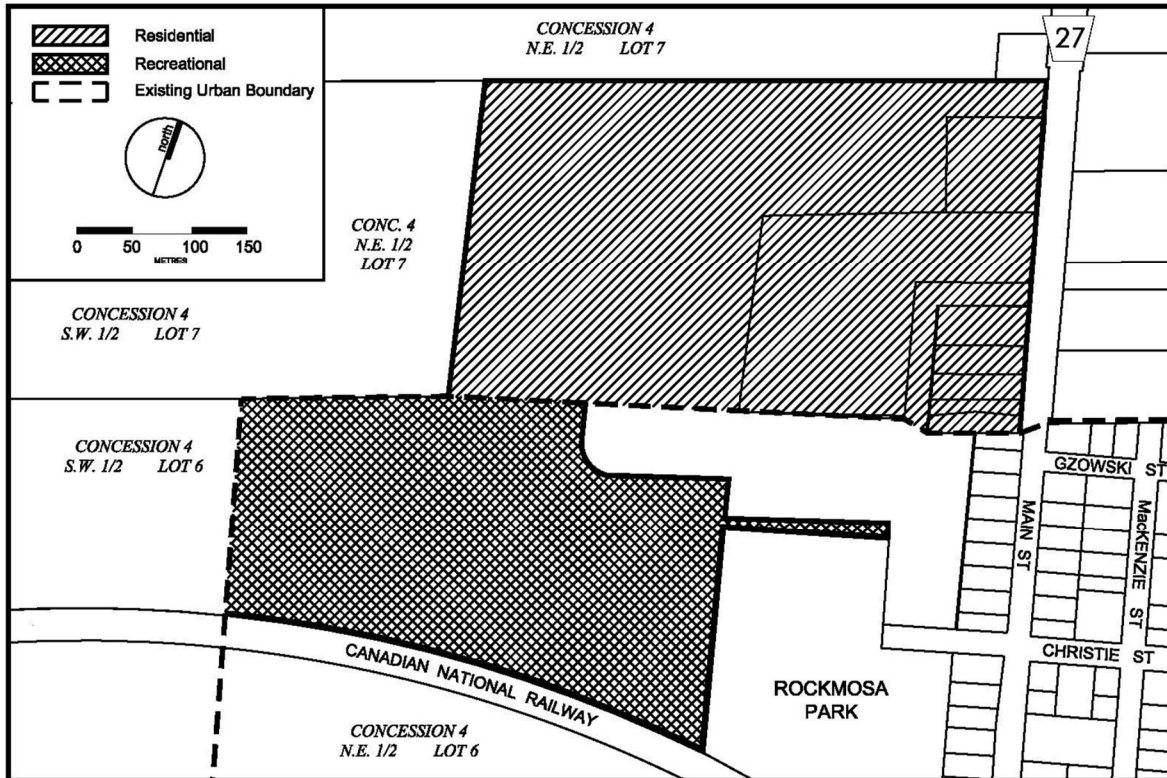
-  Lands to be rezoned from Village Residential Low Density with a Holding Provision R1(H) to Open Space (OS)
-  Lands to be rezoned from Agricultural (A) to Village Residential Low Density with a Holding Provision (R1(H))
-  Lands to be rezoned from Agricultural (A) to Village Residential Low Density (R1)
-  Lands subject to Special Provision 21.176



- |     |                                 |   |               |
|-----|---------------------------------|---|---------------|
| A   | Agricultural                    | OS  | Open Space    |
| R1  | Village Residential Low Density | I   | Institutional |
| (H) | Holding Provision               |  | Hazard Lands  |

On February 27, 2014 County of Wellington Council approved application OP-2012-04 (Official Plan Amendment No. 88). OPA No. 88 amended the County Official Plan as shown on Schedule "B" to expand the Urban Centre boundary, change the designation from Prime Agricultural to Urban Centre (Rockwood), and designated the subject property as Residential.

Figure 2 – Schedule "B" of County of Wellington Official Plan Amendment No. 88



The subject lands are within the Rockwood Urban Centre and designated as Residential by the County of Wellington Official Plan and are within the R1 21.176(H) Zone of the Township of Guelph Eramosa Zoning By-law.

The following specialized zoning regulations are requested for the subject property:

**Requested Specialized R2 - \_\_\_\_ Zoning provisions for Street Fronting Townhouse Dwellings;**

- For the purposes of this zone a "Street Fronting Townhouse Dwelling", means a townhouse located so that each dwelling unit has frontage on a condominium road.
- For the purposes of this zone a "Street", shall mean a private road, which is maintained by a condominium and which is open and passable during all seasons. For the purposes of applying the setback provisions of this By-law a street shall include any adjacent private road that serves as the legal main access to the lot or unit.
- A Minimum Lot Area of 156 m<sup>2</sup> where the zoning by-law requires 200 m<sup>2</sup>.
- The Minimum Rear Yard shall be 6.5 m where the zoning by-law requires 7.5 m.
- The Maximum Lot Coverage shall be 58% where the zoning by-law requires 35%.
- The Maximum Building Height shall be 10.6 m where the zoning by-law requires 9 m.
- Notwithstanding section 5.1.10.3.2 a, the driveway shall be a minimum width of 3 m.
- Notwithstanding section 5.1.10.3.2 b, the driveway shall be located a minimum of 0 m to a side lot line.
- Notwithstanding section 5.1.10.3.2 d, the driveway shall be located a minimum of 0 m to another driveway.

Figure 3 - Zoning Compliance

Village Residential Medium Density R2-___ Zone				
9.1 Permitted Use: Street Fronting Townhouse Dwellings		Proposed Use: Street Fronting Townhouse Dwellings		
3. Definition, Street Fronting Townhouse Dwelling, means a townhouse located on a lot so that each dwelling unit has frontage on a public street.		Proposed Definition, Street Fronting Townhouse Dwelling, means a townhouse located so that each dwelling unit has frontage on a condominium road.		
Section	Regulation (per unit)	Required	Provided	Compliance
9.2.5.1	Minimum Lot Area	200 m <sup>2</sup>	156 m <sup>2</sup> 51 units site area 14,510 m <sup>2</sup> 284 m <sup>2</sup> per unit	No
9.2.5.2	Minimum Lot Frontage	6 m	6 m	Yes
9.2.5.3	Minimum Front Yard	6 m	6 m	Yes
9.2.5.4	Minimum Rear Yard	7.5 m	6.5 m Units 1 to 20, and 29 to 32	No
9.2.5.5	Minimum Interior Side Yard	2 m	2.25 m	Yes
9.2.5.6	Minimum Exterior Side Yard	4.5 m	6 m	Yes
9.2.5.7	Maximum Lot Coverage	35%	58% site area 14,510 m <sup>2</sup> ground floor area 4,893 m <sup>2</sup> total coverage 33.8 %	No
9.2.5.8	Maximum Building Height	9 m	10.6 m	No
5.1.1	Off-street parking for Street Fronting Townhouses 2 spaces per dwelling unit	2 parking spaces per unit	2 parking spaces per unit 1 garage 1 driveway	Yes
5.1.10.1	Minimum parking space 3 m x 6 m	3 m x 6 m	3 m x 6 m	Yes
5.1.10.1	A maximum of 2 steps may project a maximum of 0.46 m into as required parking space.			Yes
5.1.10.3.2 a	Minimum driveway width of 3.5 m	3.5 m	3 m	No
5.1.10.3.2 b	Driveway may be a maximum width of 50% of the lot width or 7.5 m, whichever is less.	3 m	3 m	Yes
5.1.10.3.2 b	Driveway shall be located a minimum of 0.6 m to a side lot line.	0.6 m	0 m	No
5.1.10.3.2 d	For street fronting townhouses each driveway shall be separated by a minimum width of 0.6 m.	0.6 m	0 m (driveways are paired)	No
3 Definition of a Street	"Street", shall mean a public thoroughfare, other than a lane, which is maintained by a public road authority and which is open and passable during all seasons. For the purposes of applying the setback provisions of this By-law to development <b>on an existing lot</b> a street shall include any adjacent unopened road allowance or private road that serves as the legal main access to the lot		"Street", shall mean a private road, which is maintained by a condominium and which is open and passable during all seasons. For the purposes of applying the setback provisions of this By-law a street shall include any adjacent private road that serves as the legal main access to the lot or unit.	No

The specialized definitions have been requested to reflect the street fronting townhouse product on a condominium road, rather than a municipal street. The Vacant Land Condominium will create parcels or units tied to the common elements. This difference necessitates the definitions being requested.

If the total area of the property is used to calculate the minimum lot area, there is 284 m<sup>2</sup> per unit which exceeds the minimum 200 m<sup>2</sup> per unit required by the R2 Zone. This is a good indicator that the site as proposed is an appropriate density. Similarly, if the total site is used to calculate building coverage 33.5 % of coverage is achieved which is less than the maximum 35% required by the R2 Zone.

The maximum building height requested is the same request approved for the abutting Bonarrow subdivision lands. The driveway width of 3 m is being requested since the by-law appears to have a disconnect between the minimum and maximum driveway width provisions. The proposed driveways will be paired which is why a 0m distance between driveways has been requested. Typically there would be on-street parking provided for street fronting townhouse dwellings. In this case, however, 17 visitor parking spaces will be provided instead. The regulation to separate the driveways is, therefore, not required to accommodate on-street parking spaces.

A minimum rear yard of 6.5 m has been requested due to the fixed width of the subject property. Where possible on the site, the rear yard provided is more than 6.5m. ie. Units 21 to 28 and 31 to 51.

### 3. **Existing Conditions and Surrounding Land Uses**

The subject property is 1.45 ha in area. The property is vacant of any buildings.

Figure 4 – Surrounding Land Use

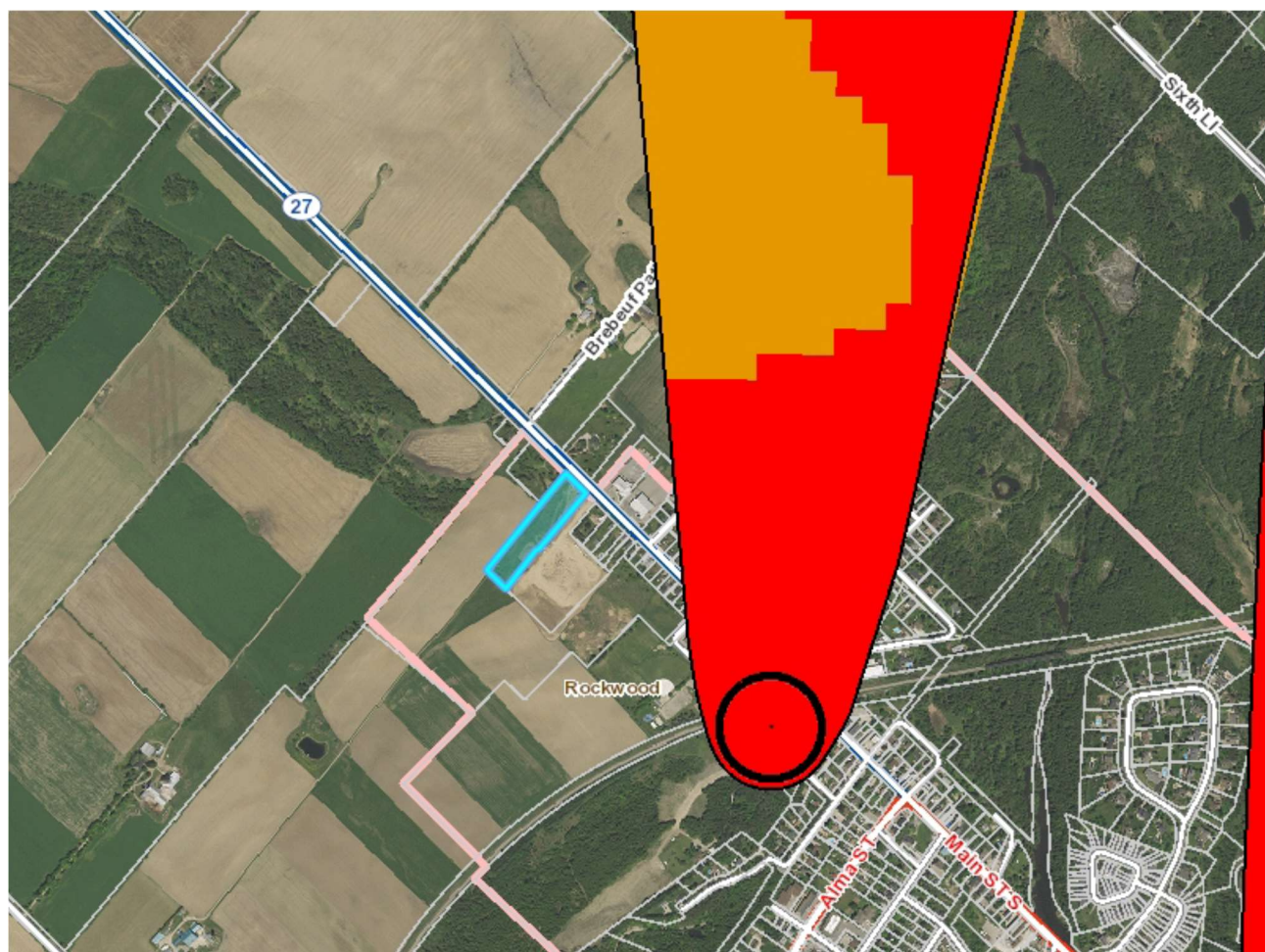


The surrounding land uses include:

- |       |  |
|-------|--|
| North | Residential lots fronting onto Edgar Bonner Avenue and a municipal stormwater management facility within the Bonarrow Draft Plan of Subdivision 23T-16001. |
| East  | Wellington Road 27 (Main Street), rural residential, agricultural.   |
| South | Separate Elementary School, proposed Day Care, residential.  |
| West  | Single detached lots fronting onto Taylor Avenue within the Bonarrow Draft Plan of Subdivision 23T-16001.  |

Kyle Davis, Risk Management Official, County of Wellington confirmed in an email dated January 15, 2019 that, "The property is not located within an approved Wellhead Protection Area (WHPA) for the Guelph / Eramosa or City of Guelph municipal wells. As a result, the answer to the question on the County application form, at this time, is No and legally the County Source Protection form is not required." It is noted that if the approved Wellhead Protection Area (WHPA) changes to include the subject property prior to the issuance of Building Permit then the screening form would be required to be submitted at that time. The subject property is outlined in blue on the Figure 5.

Figure 5 - Wellhead Protection Map



#### 4. Development Proposal

The Vacant Land Draft Plan of Condominium included as Figure 6 is dated December 6, 2019. 2018. 51 townhouse units are proposed with single car garages and driveways. 17 visitor parking spaces are proposed. A common amenity area, sidewalk and snow storage area are included within the plan. Municipal garbage collection is proposed for this development.

A 3 m wide storm sewer easement between units 16 and 17 is proposed to connect to the existing easement located within the Bonarrow Subdivision located to the north. A 7.5 m wide easement is proposed over the abutting Wellington Catholic District School Board lands. An agreement dated October 25, 2018 has been entered into between North Rockwood Developments Inc. and the Wellington Catholic District School Board to permit an easement. An application is being made to the County Land Division Committee by North Rockwood Developments Inc. on behalf of the Wellington Catholic District School Board for the creation of this easement in accordance with the agreement. This agreement also includes the installation of a 1.8 m high black vinyl chain link fence along this common property line.

Figure 6 - Draft Plan of Vacant Land Condominium (December 6, 2019)

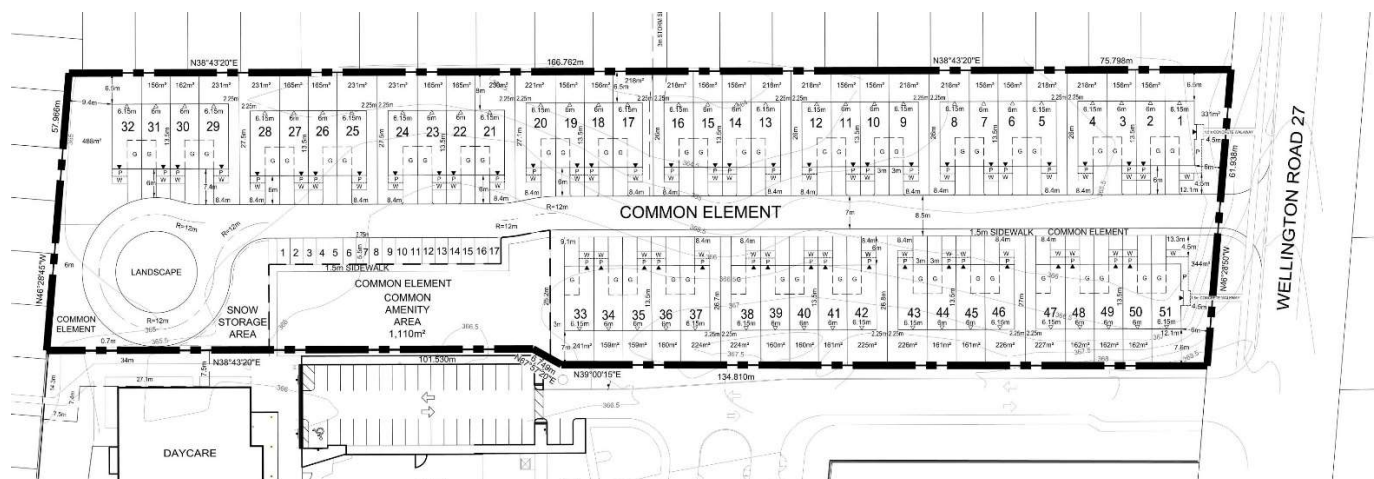


Figure 7 – Land Use

Description	Number of Lots/Units	Area (hectares)
Townhouse units	51	1.02
Common Element (road, snow storage, common amenity area, sidewalk)	---	0.43
<b>Total</b>	<b>51</b>	<b>1.45</b>

## 5. Planning Framework

### 5.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) is issued under the authority of Section 3 of the Planning Act and was in effect as of April 30, 2014. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise. The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. Excerpts are provided below; (**bolding** added for emphasis)

The subject property is located within the Rockwood Settlement Area which is municipally serviced.

#### “1.1.3 Settlement Areas

1.1.3.1 **Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.**

1.1.3.2 *Land use patterns within settlement areas shall be based on:*

a. **densities** and a mix of land uses which:

1. **efficiently use land and resources;**
2. **are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;”**

1.1.3.3 **Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment** where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.”*

“1.6.3 a) *The use of existing infrastructure and public service facilities should be optimized;”*

“1.6.6.2 **Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas.** *Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.”*

The Functional Servicing and Stormwater Management Report prepared by GM BluePlan as part of this submission, confirms that development within this settlement area will be serviced with municipal sewage and water services consistent with the Provincial Policy Statement.

The proposed Draft Plan of Vacant Land Condominium with 51 townhouse dwellings is consistent with the Provincial Policy Statement 2014 in that land use patterns within the Rockwood Settlement Area should have a density that efficiently uses land while promoting intensification and redevelopment in a compact form. The development is proposed within a serviced Settlement Area with appropriate development standards.

## 5.2 A Place to Grow (2019)

A Place to Grow May 2019 was approved by the Lieutenant Governor in Council, Order in Council No 641/2019. *“The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under the Places to Grow Act, 2005 to take effect on May 16, 2019. This Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. As provided for in the Places to Grow Act, 2005, this Plan prevails where there is a conflict between this Plan and the PPS. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails.”*

Excerpts from the Growth Plan are included in this report. **Bolding** has been added for emphasis.

### “2 Where and How to Grow

#### 2.1 Context

*Building more compact **greenfield** communities reduces the rate at which land is consumed. Communities in larger urban centres need to grow at transit supportive densities, with walkable street configurations. Compact built form and intensification efforts go together with more effective transit and active transportation networks and are fundamental to where and how we grow. They are necessary to ensure the viability of transit; connect people to homes, jobs and other aspects of daily living for people of all ages; and meet climate change mitigation and adaptation objectives. Moreover, an increased modal share for active transportation and transit, including convenient, multimodal options for intra- and inter-municipal travel, supports reduced air pollution and improved public health outcomes.*

*It is important to optimize the use of the existing urban land supply as well as the existing building and housing stock to avoid over-designating land for future urban development while also providing flexibility for local decision-makers to respond to housing need and market demand. This Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of our existing infrastructure and public service facilities, and less on continuously expanding the urban area.”*

#### “2.2.7 Designated Greenfield Areas

2. The minimum density target applicable to the **designated greenfield area** of each upper- and single-tier municipality is as follows:

- b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and **Wellington** will plan to achieve within the horizon of this Plan a **minimum density target that is not less than 40 residents and jobs combined per hectare.***

The proposal for the subject property will assist the Township in meeting the A Place to Grow 2019 provisions by building a more compact greenfield community to reduce the rate at which land is consumed. The proposal is consistent with the Growth Plan's intensification first approach to development and city-building that focuses on making better use of our existing infrastructure and public service facilities, and less on continuously expanding the urban area.

### 5.3 County of Wellington Official Plan

The Wellington County Official Plan was adopted by County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The County Official Plan was last updated on June 1, 2018.

The subject property is located within the Urban Centre of Rockwood as identified by Schedule A3 of the Wellington County Official Plan. The County of Wellington Official Plan Schedule A3-1 Rockwood – Township of Guelph Eramosa designates the subject property as Residential. The County Official Plan implements the Provincial Policy Statement and Places to Grow policy goal of directing growth to serviced urban areas and encouraging development to provide a range of housing types in a form that is compatible with existing development.

Section 3.5 of the County Official Plan allocates growth to the local municipalities. Rockwood is anticipated to grow from 5,000 persons in 2016 up to 6,075 persons in 2041.

This application will assist the Township in meeting the Greenfield Area density target. The minimum Greenfield Density target is 16 units per hectare. The proposal has a density of 35.2 units per hectare which meets the minimum target in the County Official Plan

The following are excerpts from the County of Wellington Official Plan. The County Official Plan policies below are summarized well by section 8.3.11 "*Wellington will **encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.***" The proposed development is compatible with the surrounded by residential development which has similar building form, coverage and setbacks.

#### **"3.3 GUIDING GROWTH**

*Wellington has the following objectives for growth:*

*to encourage efficient cost effective development patterns;*

*to take advantage of capacities in existing and planned water, waste water, utilities and transportation systems;*

*to encourage growth in urban areas;*

*to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes;*

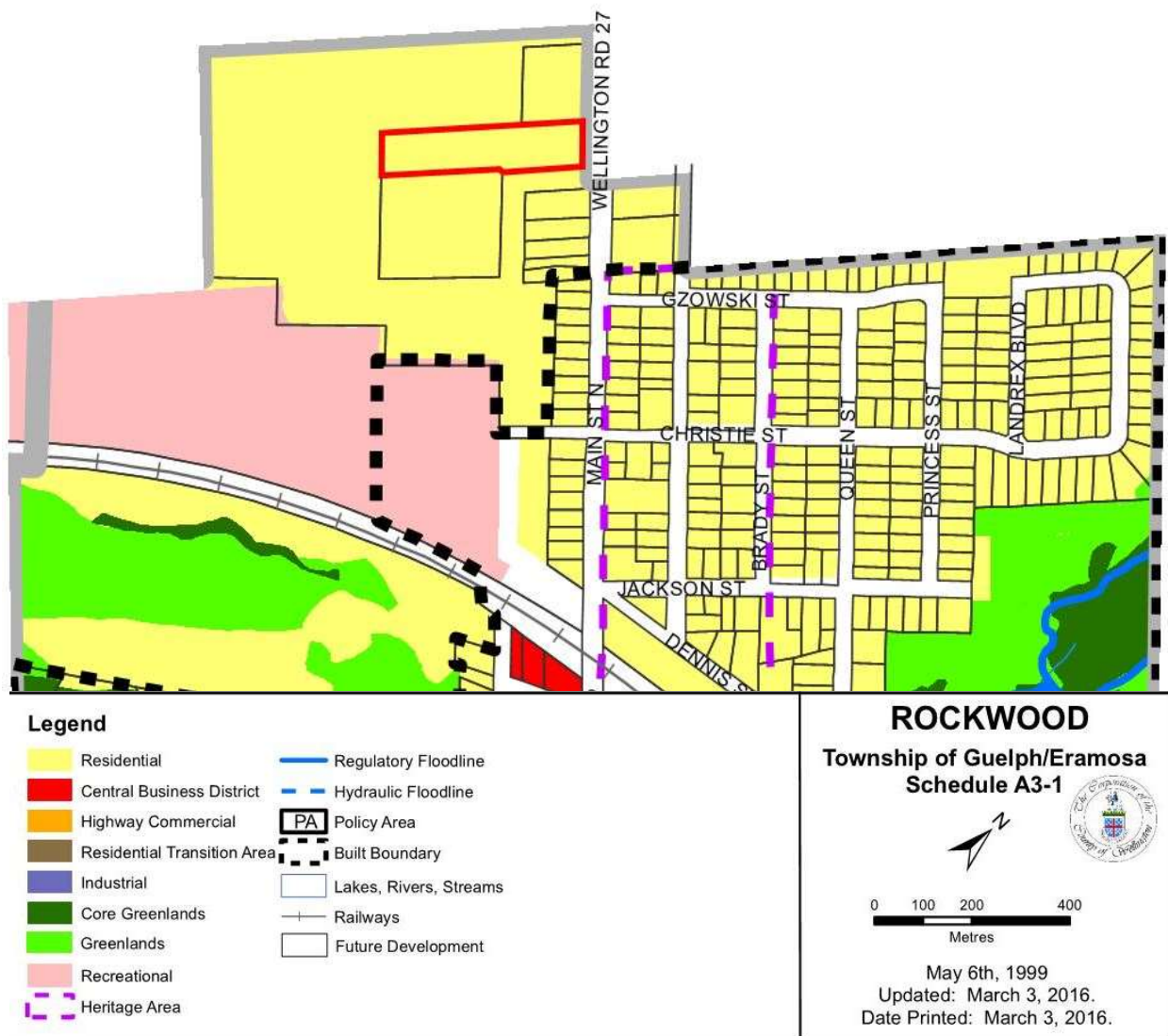
to encourage more efficient use of land through **increased densities in designated Greenfield areas of urban centres;**

**“3.3.1 Targets**

*Greenfield Density: the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.”*

The location of the subject property is indicated by a solid red line along the property line in Figure 8.

Figure 8 - Schedule A3-1 Wellington County Official Plan



**“4.4.3 Residential Intensification**

*This Plan contains policies encouraging intensification primarily in **urban centres** but also, to a much lesser extent in rural areas and hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:*

- a) *supporting increased densities in newly developing **greenfield areas** with a broader mix of housing types than has been the norm in small towns;*
  - i) *encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character.”*

**“Designated Greenfield Area** means the area within a settlement area that is not a built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated Greenfield area.”

#### **“4.4.4 Greenfield Housing**

*In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:*

- a) *encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
- b) *require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:*
  - i) ***strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;”***

### **“8.3 RESIDENTIAL**

#### **8.3.1 Overview**

*The single-detached home is currently the dominant housing type in urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Official Plan anticipates that **semi-detached**, townhouse and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in most urban centres.*

*Wellington is strongly committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established neighbourhoods. Wellington is also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small town character of urban centres.*

#### **8.3.2 Objectives**

- b) *to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;*
- g) *to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;*

### **8.3.3 Permitted Uses**

*The predominant use of land in those areas designated RESIDENTIAL on Schedule “A” of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as single-detached and **semi-detached dwelling** units shall continue to predominate.”*

#### **“8.3.4 Low-Density Development**

*This plan considers single-detached, **semi-detached** and duplex dwellings **to be low density housing forms**. The Zoning By-law may provide separate zones for only single detached, semi-detached or duplex dwelling units or a combination of any of the above.*

*The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged. Section 8.3.11 provides additional consideration in this regard.”*

#### **“8.3.11 Compatibility of New Development**

*There are some older residential neighbourhoods in most urban centres which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of small communities in Ontario and is an important factor in why many people choose to live in these communities. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.*

*Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.”*

While intensification is encouraged, the proposed development should also be compatible with the existing community. In this case the proposed Draft Plan of Vacant Land Condominium has been designed to meet the minimum Greenfield density target of the County Official Plan. The density of this site is able to be higher due to the 7 m wide private condominium road taking up less land than a 20 m wide municipal road, In addition, the parks and storm water management areas are provided off site in Rockmosa Park and the Bonarrow Subdivision stormwater management facilities, therefore, the site density is higher.

Intensification proposals are to be evaluated using the Official Plan criteria in section 8.3.12 of the Official Plan. Figure 9 outlines these policies and the planning analysis related to this proposal.

Figure 9 - Intensification Criteria

<b>8.3.12 Intensification Criteria</b> <i>Intensification within all residential land use designations shall be evaluated using the following criteria:</i>	
County of Wellington Official Plan Policy	Policy Analysis
<i>a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;</i>	The proposed specialized R2 zoning on the site to permit street fronting townhouse dwellings will provide a built form compatible in height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy with the surrounding uses. The proposal will be able to co-exist with the existing surrounding development while not creating unacceptable adverse impacts. The specialized zoning regulations proposed are similar to those approved on the abutting Bonarrow Subdivision lands.
<i>b) the degree to which building height and massing shall provide a transition between planned and existing development;</i>	The building massing and height will be similar to the surrounding homes and provide a transition to the school and daycare uses.
<i>c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;</i>	The proposed condominium road and lotting pattern is generally consistent and compatible with the character of the area.
<i>d) the ability of roads or municipal infrastructure to accommodate the proposal;</i>	The Functional Servicing and Stormwater Management Report prepared by GM BluePlan Consulting Engineers concludes that existing municipal infrastructure is able to accommodate this proposal.
<i>e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;</i>	The development will not impact any existing municipal street trees.
<i>f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing;</i>	The Functional Servicing and Stormwater Management Report prepared by GM Blue Plan Consulting Engineers determined that impact on the adjacent properties is minimized in relation to grading and drainage.
<i>g) the conservation of significant cultural heritage resources</i>	There are no significant cultural heritage resources located on the subject property.

The proposal for 51 street fronting townhouse dwellings has been evaluated based on the County of Wellington Official Plan and found to be in conformity.

#### **5.4 Township of Guelph Eramosa Zoning By-law**

The subject property is zoned Village Residential Low Density R1 21.176(H) as shown on Figure 1 in this report. The zone change application submitted for this property proposes to include specialized zoning regulations and to lift the Holding Zone.

## Requested Specialized R2 - \_\_\_\_\_ Zoning provisions for Street Fronting Townhouse Dwellings;

- For the purposes of this zone a “Street Fronting Townhouse Dwelling”, means a townhouse located so that each dwelling unit has frontage on a condominium road.
- For the purposes of this zone a “Street”, shall mean a private road, which is maintained by a condominium and which is open and passable during all seasons. For the purposes of applying the setback provisions of this By-law a street shall include any adjacent private road that serves as the legal main access to the lot or unit.
- A Minimum Lot Area of 156 m<sup>2</sup> where the zoning by-law requires 200 m<sup>2</sup>.
- The Minimum Rear Yard shall be 6.5 m where the zoning by-law requires 7.5 m.
- The Maximum Lot Coverage shall be 58% where the zoning by-law requires 35%.
- The Maximum Building Height shall be 10.6 m where the zoning by-law requires 9 m.
- Notwithstanding section 5.1.10.3.2 a, the driveway shall be a minimum width of 3 m.
- Notwithstanding section 5.1.10.3.2 b, the driveway shall be located a minimum of 0 m to a side lot line.
- Notwithstanding section 5.1.10.3.2 d, the driveway shall be located a minimum of 0 m to another driveway.

### 6. Urban Design Brief

An Urban Design Brief was requested through the pre-consultation process as part of a complete application.

County of Wellington Official Plan,

#### *“8.1.4 Major Objectives*

*The major objectives of all urban centres are:*

- g) to utilize urban design principles that ensure public safety and security for local residents and visitors;”*

#### 6.1 Urban Design Objectives

In accordance with section 8.1.4 g) of the County Official Plan, the following urban design objectives have been established for the subject property;

- To provide high quality building and landscape design.
- To provide for development compatible with the abutting land uses.
- To provide attention to building design through door and window placement and landscaping.
- To provide adequate parking for residents and visitors while minimizing the visual impact of garages.
- To provide interior and exterior living spaces which meet the required traffic and rail noise guidelines.
- To enhance the municipal road allowance with municipal street trees.
- To provide utility services such as hydro underground in order to maintain a pleasant visual environment.

Figure 10 - Front Building Elevation



## 6.2 Analysis of Urban Design Objectives

Urban design objectives have been established for this project based on the direction provided by the County of Wellington Official Plan. Figure 11 outlines how these urban design objectives have been addressed by the proposal.

Figure 11 - Analysis of Urban Design Objectives

Urban Design Objectives	How the urban design objective has been addressed.
To provide high quality building and landscape design.	The proposed townhomes will be constructed with high quality durable materials. The landscape design will be reviewed and approved by the Township through the Site Plan process.
To provide for development compatible with the abutting land uses.	The proposed 2 storey townhouse dwellings are compatible with the surrounding 2 storey single detached homes in the Bonarrow Subdivision. The subject property was purchased from the Hamilton Diocese who were aware that residential development would be proposed abutting the school and proposed daycare uses.
To provide attention to building design through door and window placement and landscaping.	The building elevations provide attention to building design through door and window placement. The landscape design will be reviewed and approved by the Township through the Site Plan process.
To provide adequate parking for residents and visitors while minimizing the visual impact of garages.	One garage and one driveway parking space is provided for each townhouse unit. In addition, 17 visitor parking spaces will be provided. The building elevation provided indicates how the porches will minimize the visual impact of the garages.
To provide interior and exterior living spaces which meet the required traffic and rail noise guidelines.	The HGC Engineering Noise Study includes recommendations to ensure that the interior and exterior living spaces meet the required traffic noise guidelines. Rail noise was evaluated but no potential impact was identified.
To enhance the municipal road allowance with municipal street trees.	The landscape plan reviewed through the Site Plan approval process will provide street trees along the municipal road allowance to meet the Township's required standards.
To provide utility services such as hydro underground in order to maintain a pleasant visual environment.	The current above ground hydro lines are being relocated off the subject property.

## 7. Summary of Supporting Reports

The reports submitted in support of these applications are summarized herein. Please note that these summaries are not complete and the reports should be referenced for accuracy.

### 7.1 Functional Servicing and Stormwater Management Report

GM BluePlan Engineering Limited prepared the Functional Servicing and Stormwater Management Report dated January 2020 which concluded that;

- *“The site’s gentle slope from south to north will provide adequate opportunity for positive drainage with an outlet to the existing 100-year (pre-development) storm outlet, located between units 16 and 17, while providing an emergency overland flow route to the west through the adjacent separate school property and Block 166 of the Bonarrow Subdivision. An agreement to accommodate drainage and servicing through this portion of the adjacent site in an easement has been executed between the Developer and the WCDSB.*
- *Site access, both vehicular and pedestrian, will be provided from Wellington Road 27. Consistent with current municipal policies and standards, roadways are to be developed to urban standards, including a 6.12m wide carriageway, mountable curb and gutter and sidewalk on one side of the street. Road grades are anticipated to ‘seesaw’ but will provide an emergency overland outlet for major storm events through the adjacent school site and Block 166 of the Bonarrow Meadows Subdivision. Typical road grades are anticipated to range from 0.5% to 1.50% with a standard road cross fall of 2.0%. A parking area, consisting of 17 standard parking spaces, has been shown at the south end of the site.*
- *The turn circle configuration at the end of the internal roadway, which meets the Ontario Building Code requirements for access route design, with 12.0m dia. Centerline radii and mountable curbs, provides sufficient space for fire, waste collection and snow removal trucks to safely turn around. A designated snow storage area is proposed on the north side of the turn circle. If the snow accumulation on site cannot be stored within the designated area it is to be removed from site.*
- *A municipal 200mm diameter sanitary sewer currently exists in the Bonarrow Meadows Subdivision, west of the proposed development. The Township has confirmed that there is sufficient reserve capacity in the existing downstream sanitary sewers, sewage pumping station and treatment facility to accommodate this development.*
- *Sanitary service will be provided to the subject property via the extension of a 200mm diameter sanitary sewer to the subject property from the existing 200mm diameter sanitary stub located on Park Block 166 of the Bonarrow Meadows Subdivision, through an easement on the Sacred Heart Catholic School property. The sanitary sewer will then be extended along the length of the proposed internal laneway across the frontage of each unit. Individual 125mm diameter sanitary service lateral connections will be provided for each unit. Figure No. 5, Conceptual Servicing Plan, shows the proposed sanitary sewer servicing layout.*
- *Water service will be provided to the subject property via an extension of a municipal 150mm diameter watermain to the subject property from the existing 200mm diameter watermain stub located on Park Block 166 of the Bonarrow Meadows Subdivision, through a municipal easement on the Sacred Heart Catholic School property, and from the existing 200mm diameter watermain located on Wellington County Road 27 to create a looped system, maximizing redundancy and reliability and minimizing the potential for stagnation.*

- *The North Pond, an existing municipal stormwater management facility in the Bonarrow Subdivision was designed, approved and constructed with sufficient capacity to accommodate the equivalent of predevelopment flows from this development.*
- *Storm sewers sized to convey and store runoff generated during minor and major storm events will be extended along the proposed internal laneway and through an easement between units 16 and 17, ultimately discharging to the existing 675mm diameter storm sewer and the existing North Pond in the Bonarrow Meadows Subdivision.”*

## 7.2 Geotechnical Report

Chung and Vander Doelen Engineering Limited completed a Geotechnical Investigation dated November 25, 2018. The findings within the report include;

- *“The surficial topsoil layer was underlain by orangy brown to brown deposits varying in composition from sand and silt; to silty gravelly sand; to silty sand; to sand and gravel. The native deposits extended to depths between 0.4 and 2.6 m below existing grade at nine of the eleven test pits.*
- *The soil deposits at Test Pits 1 to 3 and 5 to 10 were underlain by carbonate bedrock comprised of tan/beige dolomite.*
- *Excavation into the upper portion of the bedrock unit is anticipated to occur in some areas of the site. For practical considerations, the bedrock surface can be defined as being that elevation which cannot be excavated using a mid sized tracked excavator operating at its full capacity. It is the opinion of CVD that although larger more powerful equipment may be capable of ripping the bedrock, where encountered, bedrock removal may require the additional use of mechanical means such as hoeram or drilling and splitting tools. Ground vibrations due to blasting will pose significant concerns to abutting properties and features and may not prove practical.”*

## 7.3 Archaeological Study

Amick Consultants Limited completed Stage 1-2 Archaeological Assessment on December 4, 2018. The report concludes that;

*“As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:*

1. *No further archaeological assessment of the study area is warranted;*
2. *The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;*
3. *The proposed undertaking is clear of any archaeological concern.”*

On December 17, 2018 a letter confirming that the report was entered into the Ontario Public Register of Archaeological Reports by the Ministry of Tourism, Culture and Sport was provided.

#### 7.4 Traffic Impact Study

Paradigm Transportation Solutions Limited prepared a Traffic Impact Study dated September 6, 2019. The Traffic Impact Study concluded that;

*“The traffic review involved operational analysis of the intersections for weekday AM and PM peak hours under 2030 future traffic conditions. The results of the analyses indicate that under 2030 traffic conditions the intersections and individual movements operate at good Levels of Service, i.e. LOS A, LOS B or LOS C. Based on the results of the operational analyses no driveway modifications will be required. Also, based on driveway operational guidelines, the proposed development can be adequately served by a single driveway.*

*The need for auxiliary (northbound) left turn lane at the driveway, and the adequacy of available sight distances north and south of the driveway were also examined. The results indicate that no auxiliary (northbound) left-turn lane is required.*

*Regarding sight distances, the available sight distance north of the driveway is greater than the required sight distance. The available sight distance to the south also exceeds the minimum distance.*

*In conclusion, the proposed residential development on Wellington Road 27 can accommodate the additional traffic without any modifications to the driveway.”*

#### 7.5 Noise Study

HGC Engineering prepared a Noise Feasibility Study dated January 31, 2020. This study concluded that;

- “1. Acoustic barriers are required for the rear yards of the proposed dwelling units flanking onto Wellington County Road 27. When grading plans are available, the acoustic barrier heights should be refined.*
- 2. Forced air ventilation systems with ductwork sized for the future installation of central air conditioning by the occupant will be required for dwellings closest to Wellington County Road 27. The location, installation and sound ratings of the air conditioning devices should comply with NPC-300, as applicable.*
- 3. Any building construction meeting the minimum construction requirements of the Ontario Building Code (OBC) will provide sufficient acoustical insulation for the proposed dwelling units in the development.*
- 4. Warning clauses are required in the property and tenancy agreements and offers of purchase and sale in order to inform future owners/tenants of the sound level excesses and the proximity to nearby institutional and emergency facilities.”*

## 8. **Conclusion**

This Planning Report has been prepared in support of the Draft Plan of Vacant Land Condominium and Zoning Amendment to include specialized provisions and lift the Holding Zone applications for the property legally described as Part of Lots 6 and 7, Concession 4, Township of Guelph Eramosa (Rockwood), County of Wellington.

The Draft Plan of Vacant Land Condominium and Zoning Amendment applications for the subject lands are consistent with the Provincial Policy Statement 2014 and will assist the Township to build in a compact and efficient form in conformity with Places to Grow. The proposal is in conformity with the County of Wellington Official Plan, is compatible and appropriate development of the land and is good planning.

This report has been prepared and respectfully submitted by,

[Original Signed and Sealed]

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Astrid Clos, MCIP, RPP

February 4, 2020

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Date