

July 8, 2015

CITY COUNCIL DECISION MEETING NOTICE

PROPOSED ZONING BY-LAW AMENDMENT

Further to the Public Meeting held on June 9, 2014, City Council will consider the Draft Plan of Vacant Land Condominium and Zoning By-Law Amendment applications from Astrid J. Clos Planning Consultants on behalf of Dunsire (Landsdown) Inc. for the property known municipally as 24, 26, 28 and 0 Landsdown Drive at an upcoming Council meeting.

Meeting Date:	Monday July 20, 2015
Location:	Council Chambers, City Hall, 1 Carden Street
Time:	7:00 p.m.

SUBJECT LANDS

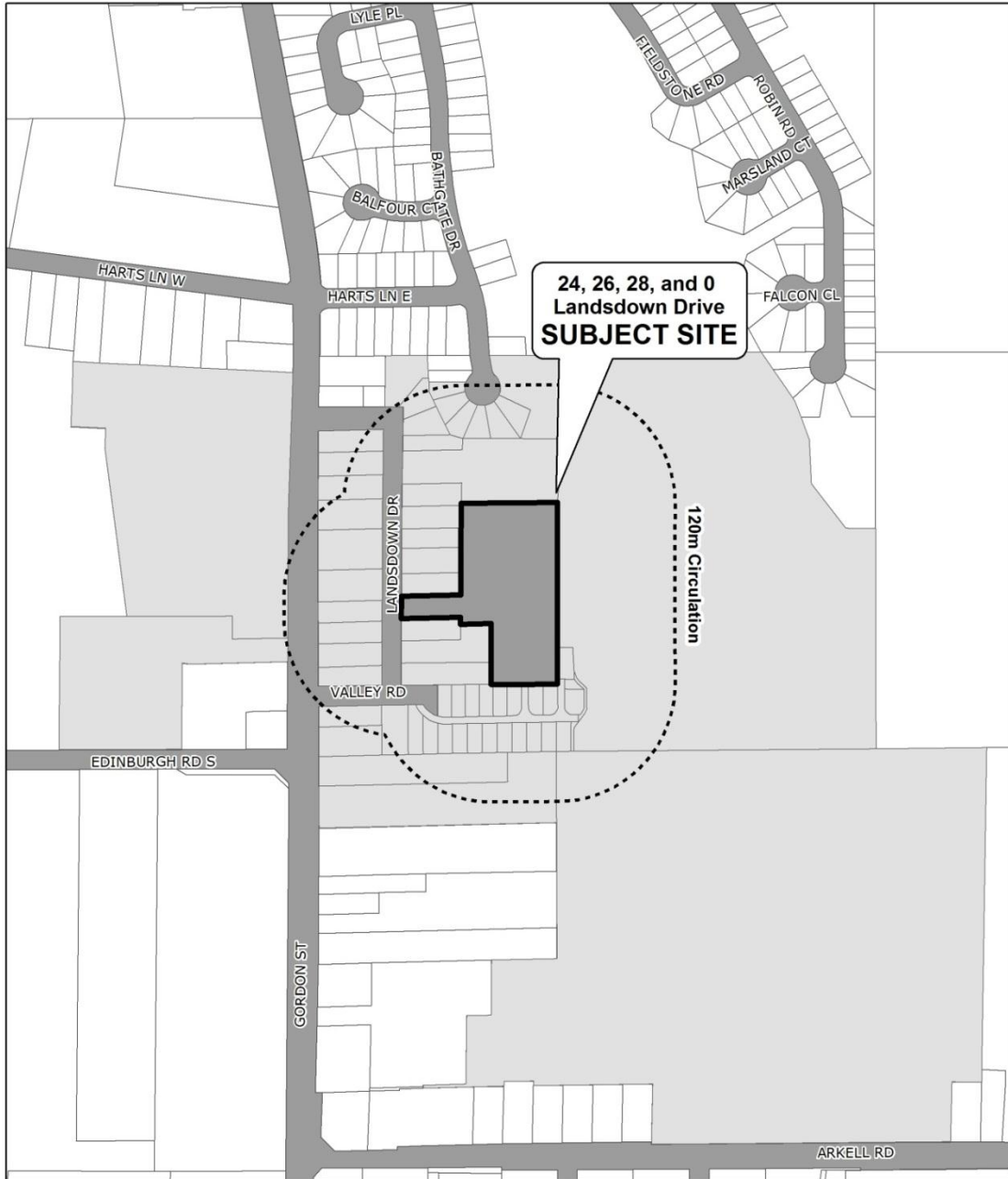
The subject property has a total area of 1.87 hectares. The portion of the property included within the Draft Plan of Vacant Land Condominium has an area of 1.572 hectares. Excluded from the Draft Plan of Condominium is a proposed freehold lot (480 square metres) with frontage on Landsdown Drive as well as a wetland and associated buffer which is proposed to be conveyed to the City of Guelph. The subject property has a frontage of 22.86 metres on Landsdown Drive. Approximately 13.86 metres of this frontage is proposed for the freehold lot. Nine (9) metres is proposed for the provision of a private condominium road access.

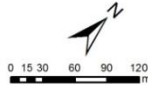
The property abuts the registered Wellington Vacant Land Condominium Corporation No. 169 development which is comprised of 21 single detached dwellings to the south. Single detached dwellings fronting onto Landsdown Drive surround this property to the west and single detached dwellings on Bathgate Drive and the detached dwelling at 16 Landsdown Drive abut this property to the north. To the east of the property is the Torrance Creek Wetland, buffers and natural areas.

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File: 23CDM-1307 / ZC1317

SCHEDULE 1: LOCATION MAP





**Location Map and
120m Circulation
24, 26, 28, and 0
Landsdown Drive**



Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
June 2015

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PURPOSE AND EFFECT OF APPLICATION

The application for Draft Plan Approval of the Vacant Land Condominium proposes to subdivide the subject property to create 26 units or lots for single detached dwellings. The private road, a stormwater management facility, visitor parking and a snow storage area form the common elements. One freehold single detached lot at 28 Landsdown Drive is also proposed. Two accesses are proposed to the condominium development. One access will be through an extension of the existing private road in the 15 Valley Road condominium development. The second access to the proposed condominium development will be from Landsdown Drive, the private road will be created either by a future severance of 28 Landsdown Drive or through Condominium registration.

TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS

1a. If you wish to speak to Council on the application you may register as a delegation by contacting the City Clerk's Office, City Hall, **no later than Friday July 17, 2015 at 9:00 a.m. in any of the following ways:**

- By Phone at **519-837-5603** or TTY **519-826-9771**
- By Email at clerks@guelph.ca
- By Fax at 519-763-1269
- In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

1b. You may attend the meeting and request to speak at the meeting.

2. If you wish to submit written comments to Council on the application you must submit the written comments to the City Clerk's Office, City Hall, **no later than Friday July 17 at 9:00 a.m. in any of the following ways:**

- By Email at clerks@guelph.ca
- By Fax at 519-763-1269
- In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
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Recording Notification: as defined by the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. As public meetings of Council and Standing Committees may be recorded by Cable TV network and broadcast on a local channel, your image may be seen as part of this broadcast. If you have questions about this collection; use, and disclosure of this information, contact the City of Guelph's Access, Privacy and Records Specialist at 519-822-1260 ext. 2349.

City Staff will be providing a recommendation to Council on this application at the upcoming meeting. You have received a copy of this notice as you either provided comments on the application or you provided your full name and mailing address on the Public Meeting sign-in sheet at the initial Public Meeting.

FOR MORE INFORMATION

Additional information and related background information will be available for review by visiting 1 Carden Street, 3rd Floor or contacting **Lindsay Sulatycki, Senior Development Planner at 519-837-5616, ext. 3313** during regular office hours.

Please note that copies of the Staff report will be available on Friday July 10, 2015 and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3rd Floor), or accessed on the City of Guelph website (Guelph.ca. under City Hall, Agendas and Minutes, City Council) on or after this date.

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SCHEDULE 2: DETAILS OF PROPOSAL

Applicant:	Astrid J. Clos Planning Consultants on behalf of Dunsire (Landsdown) Inc.
Address:	24, 26, 28 and 0 Landsdown Drive
Property Size:	The subject property has a total area of 1.87 hectares. The portion of the property included within the Draft Plan of Vacant Land Condominium has an area of 1.572 hectares. Excluded from the Draft Plan of Condominium is a proposed freehold lot (480 square metres) with frontage on Landsdown Drive as well as a wetland and associated buffer which is proposed to be conveyed to the City of Guelph.
Existing Land Use:	One single detached dwelling located at 28 Landsdown Drive.
Official Plan Land Use Designation :	"General Residential" with a small portion being designated as "Core Greenlands". The property also includes a "Non-Core Greenlands Overlay".
Existing Zoning:	The subject property is currently zoned R.1B (Single-Detached Residential) with a "Lands Adjacent to Provincially Significant Wetlands Overlay."
Proposed Zoning:	Through the Zoning By-law Amendment application, the developable portion of this property will be rezoned to three (3) "Specialized Residential Single Detached" (R.1B - ?) Zones. The undevelopable portion will be zoned "Conservation Land" (P.1) and "Wetland" (WL) and be dedicated to the City.
Proposal Description:	Draft Plan of Vacant Land Condominium consisting of 26 condominium residential single detached dwellings and one freehold residential single detached dwelling located at 28 Landsdown Drive. <i>(see attached draft plan)</i>

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SCHEDULE 3: PROPOSED DRAFT PLAN OF VACANT LAND CONDOMINIUM

