

NOTICE OF COMPLETE APPLICATION 132 HARTS LANE

June 16, 2014.

Proposed Official Plan Amendment, Draft Plan of Residential Subdivision and Zoning Bylaw Amendment (Files: OP1401 / 23T-14502 / ZC1406)

Dear Sir/Madam:

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete planning application has been received by the City of Guelph's Planning Services. The application is for approval of an Official Plan Amendment, a Draft Plan of Residential Subdivision and a Zoning By-law Amendment applying to lands municipally known as 132 Harts Lane, to permit the development of 316 residential dwelling units, parkland, stormwater management facilities, the retention of the existing house and the protection of wetlands.

The application applies to property legally described as Part of Lot 4, Concession 7 (formerly Township of Puslinch), municipally known as 132 Harts Lane, City of Guelph. The application was received by the City on May 5, 2014, and was deemed to be complete on June 3, 2014.

The subject site has an approximate total site area of 12.65 hectares and is located at the west end of Harts Lane, west of Gordon Street, south of Kortright Road West, east of Rickson Avenue and north of Darnell Road. The lands have 107 metres of frontage on Kortright Road, with existing municipal stub roads terminated near the site at Rodgers Road, Carrington Drive and Harts Lane.

Land uses surrounding the property include Kortright Road and predominantly existing single-detached dwellings to the north, wetlands associated with the Hanlon Creek Provincially Significant Wetlands to the east, existing single-detached dwellings on Carrington Place and Darnell Road to the south and single detached dwellings with frontage on Rickson Avenue to the west. On April 8, 2013 Guelph Council approved the dismantling of the existing barn located on the property. There is an existing house located on the site which will remain and be incorporated into the proposed residential community.

Purpose and Effect of the Requested Official Plan Amendment

The property is designated General Residential and Core Greenlands with a Non-Core Greenlands Overlay in Schedule 1 of the Official Plan. The General Residential designation permits low-rise housing forms and multiple unit residential buildings up to a maximum density of 100 units per hectare. Schedule 1B of the Official Plan identifies the site in the Built-Up Area.

The proposed Official Plan Amendment applies to the 1.02 hectare, Block 120 identified on the subdivision plan. The Amendment requests the addition of an exemption clause in Section 7.2.32 of the Official Plan, which would allow the net density of the lands at 132 Harts Lane to not exceed 150 units per hectare.

Purpose and Effect of the Requested Draft Plan of Residential Subdivision

The proposed Draft Plan of Residential Subdivision would subdivide the property to allow the creation of lots and blocks to accommodate 316 dwelling units as shown in the land use breakdown included in Attachment 3. The proposed plan would create lots and blocks to accommodate single-detached, semi-detached, townhouse and apartment dwellings including the retention of the existing single-detached dwelling on the site. The plan also creates blocks for parkland, a storm water management facility, walkway/servicing and open space.

Purpose and Effect of the Requested Zoning By-law Amendment

The subject property is currently zoned Urban Reserve (UR), Wetland (WL) Zones with a Lands Adjacent to Provincially Significant Wetlands overlay. The proposed Zoning Bylaw Amendment would rezone the lands to a variety of residential zones to implement the draft plan of subdivision. These zones are illustrated in Attachment 4 along with details of the specialized zoning regulations that would apply to specific zones.

The City's Official Plan and Zoning By-law are available on the City's website at guelph.ca. The following information was submitted in support of the application and can be found on the City's website – guelph.ca, quick link 'Active Development Files':

- Environmental Impact Study prepared by Natural Resource Solutions Inc. dated April 8, 2014.
- Preliminary Servicing and Stormwater Management Report prepared by Gamsby and Mannerow Limited dated March 28, 2014.
- Hydrogeological Study prepared by Gamsby and Mannerow Limited dated March 2014.
- Traffic Impact Study Update prepared by Paradigm Transportation Solutions Limited dated May 2014.
- Planning Report prepared by Astrid J. Clos Planning Consultants.
- Preliminary Grading Plans 1 and 2 by Gamsby and Mannerow.
- Conceptual Servicing Plans 3 and 4 by Gamsby and Mannerow.
- Harts Lane Detail Plans PP.1, PP.2 AND PP.3.
- Single-detached, townhouse and apartment dwelling building elevations.

Other Applications

The land subject to this application is currently not subject to any other planning application.

Additional Information

A separate notice will be mailed to you confirming the date, time, and location of the Council Public Meeting and will include additional detail of the application.

The public may view information and material relating to this application at the City of Guelph's Planning Services at 1 Carden Street, 3rd Floor, Guelph, ON, Monday to Friday, between 8:30 am and 4:00 pm.

If you wish to be notified of the time of the Council decision on this application for a Zoning Bylaw Amendment, you must make a written request to the City Clerk, City Hall, 1 Carden Street, Guelph, ON, N1H 3A1.

Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the decision is made regarding the proposed Zoning Bylaw Amendment:

- i The person or public body is not entitled to appeal the decision of the Council of the City of Guelph to the Ontario Municipal Board.**
- ii The person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.**

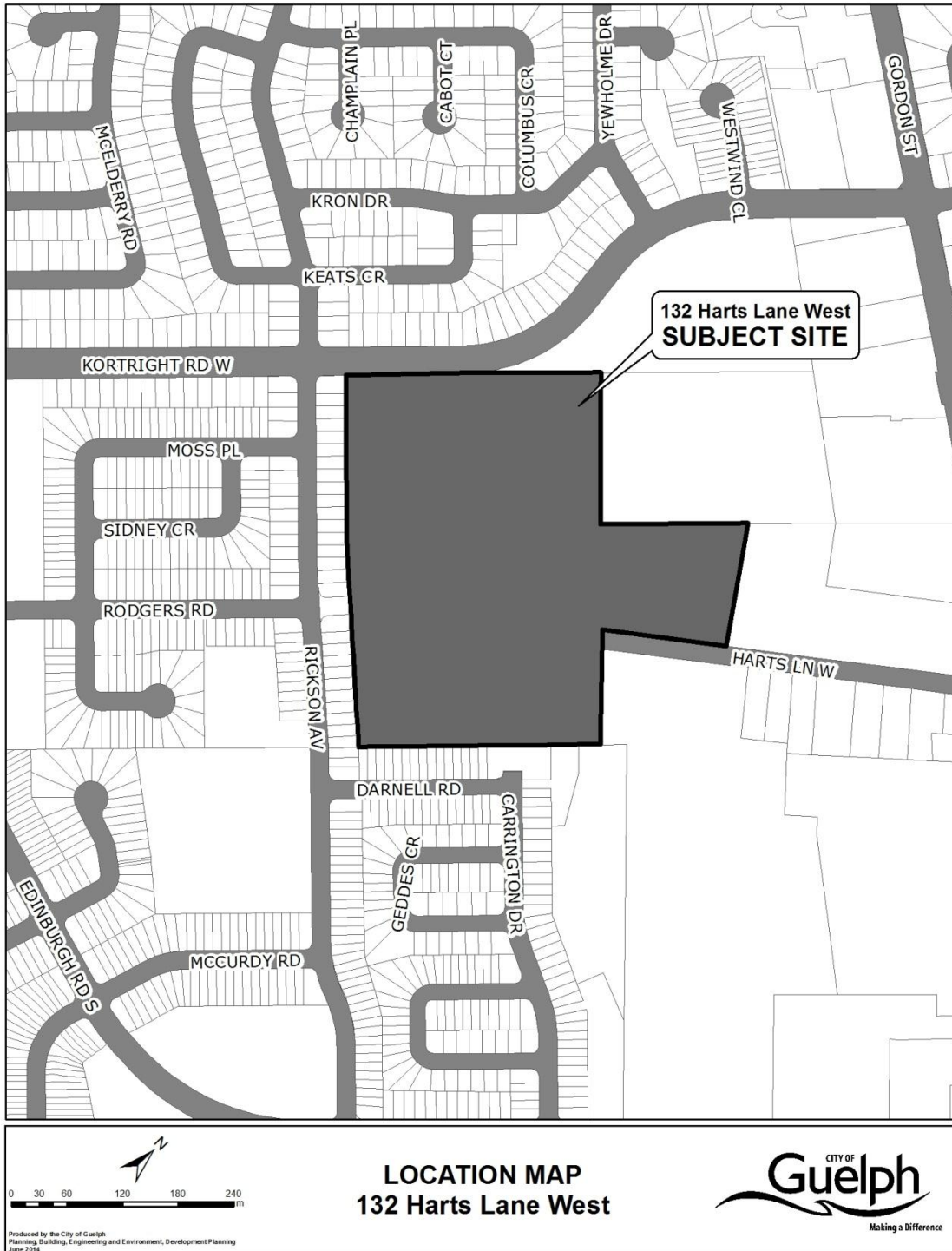
Should you have any questions about this application, or wish to submit comments, please quote the file number and contact Chris DeVriendt at (519) 822-1260 ext. 2360.

Yours truly,

**Chris DeVriendt | Senior Development Planner
Planning Services
Planning, Building, Engineering and Environment
City of Guelph
T (519) 822-1260 x 2360 | F (519) 822-4632
E chris.devriendt@guelph.ca**

Attach.

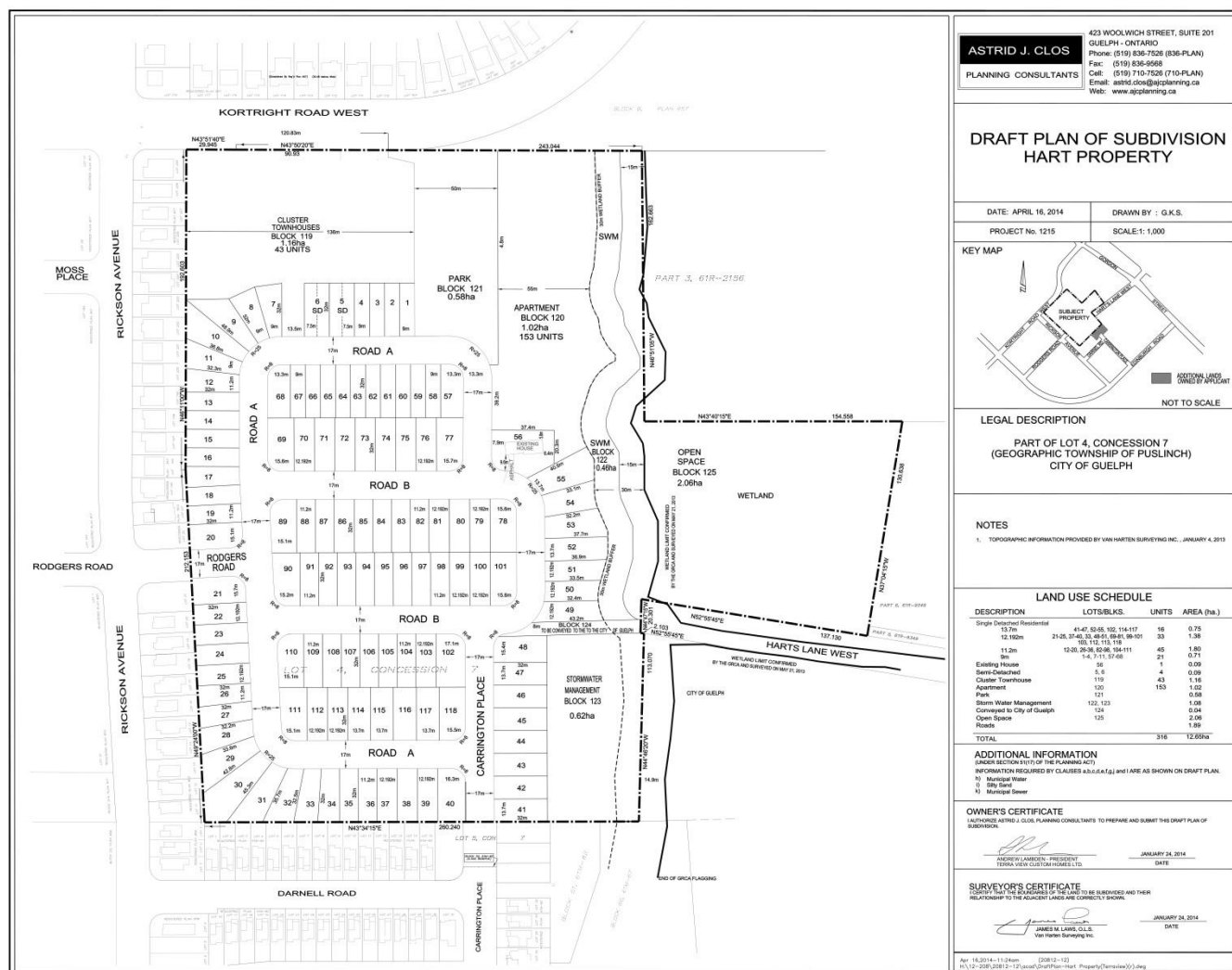
Attachment 1 Location Map



Attachment 2
Proposed Official Plan Amendment

The proposed Official Plan Amendment applies to the 1.02 hectare, Block Number 120 on the subdivision plan. The Amendment requests the addition of an exemption clause in Section 7.2.32 of the Plan, which would allow the net density of the lands at 132 Harts Lane to not exceed 150 units per hectare.

Proposed Draft Plan of Residential Subdivision



Land Use	Number of Units	Area (hectares)
Single detached residential (13.7 m)	16	0.75
Single detached residential (12.192 m)	33	1.38
Single detached residential (11.2 m)	45	1.8
Single detached residential (9 m)	21	0.71
Existing house	1	0.09
Semi-detached	4	0.09
Cluster Townhouse	43	1.16
Apartment	153	1.02
Park	---	0.58
Stormwater Management	---	1.08
Walkway/Servicing	---	0.04
Open Space	---	2.06
Roads	---	1.89
TOTAL	316	12.65

KORTRIGHT ROAD WEST

KEATS CR

R.1B

WL

KORTSRIGHT RD W

P.1

R.1B

R.3A

P.2

R.4B

R.2

R.1D

R.1D

R.1D

R.1D

R.1D

R.1C

R.1C

R.1D-2

RICKSON AV

WL

HARTS LN W

P.1

R.1D

R.1D-2

R.2-3

DARNELL RD

R.1D-2

R.1C-14

0 12.5 25 50 75 100 m

PROPOSED ZONING
132 Harts Lane West

CITY OF Guelph
Making a Difference

Produced by the City of Guelph
Planning & Building, Engineering and Environment, Development Planning
June 2014

Attachment 4
Proposed Zoning

Requested specialized Zoning requests:

R.1D Zone (Single-Detached) Zone

- Minimum Front Yard for habitable portion of the dwelling of 4.5 m and 6m for garage.
- Driveway width match the width of the garage with the exception of the flare provided at the road access which may exceed the width of the garage.

R.2 Zone (Semi-Detached) Zone

- Minimum Front Yard for habitable portion of the dwelling of 4.5 m and 6m for garage.
- Driveway width match the width of the garage with the exception of the flare provided at the road access which may exceed the width of the garage.

R.3A Zone (Townhouse) Zone

- In addition to the uses permitted in the R.3A Zone, Multiple Attached Dwelling be added as a permitted use.
- For the purposes of this Zone, a Multiple Attached Dwelling shall mean a Building consisting of 3 or more Dwelling Units which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities such as Common Amenity Area, parking and Driveways.

R.4B Zone (Apartment) Zone

- Minimum Side Yard of 3 m.
- Minimum Rear Yard of 4 m.
- Minimum Common Amenity Area of 9.8 m² per unit
- Maximum Floor Space Index of 2

If you have no comments or concerns regarding this application, Proposed Official Plan Amendment, Draft Plan of Residential Subdivision and Zoning Bylaw Amendment (Files: OP1401 / 23T-14502 / ZC1406) applying to property at 132 Harts Lane, please sign and submit this form to:

Chris DeVriendt
Planning Services
Planning, Building, Engineering and Environment,
City of Guelph
Fax # (519) 837-5640

Agency

Representative (Please Print)

Representative (Signature)

Date

By signing this document I acknowledge that as a representative of the above noted organization / body / or persons, I have reviewed this application and as a result have no comments or concerns related to this matter.