

## PUBLIC MEETING NOTICE

### PROPOSED Draft Plan Approval of a Vacant Land Condominium and associated Zoning By-law Amendment

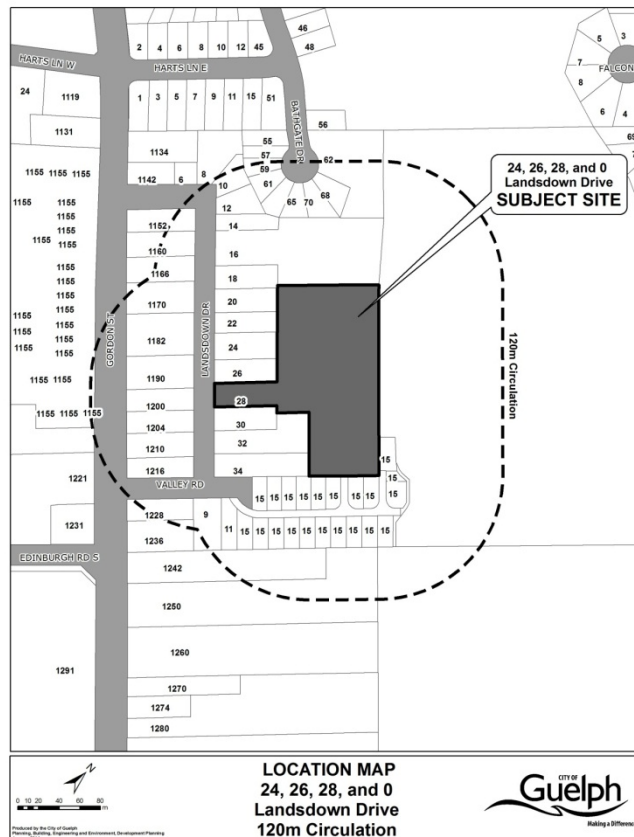
City Council will hold a Public Meeting in accordance with the Planning Act for the Draft Plan Approval of a Vacant Land Condominium and associated Zoning By-law Amendment application from Astrid J. Clos Planning Consultants on behalf of Households Gaw, Henry, Norton & O'Connor c/o Dunsire Developments (Landsdown) Inc. for the property known as 24, 26, 28 and 0 Landsdown Drive, City of Guelph.

Meeting Date: **June 9, 2014**  
Location: **Council Chambers, City Hall, 1 Carden Street**  
Time: **7:00 p.m.**

### SUBJECT LANDS

24, 26, 28 and 0 Landsdown Drive, City of Guelph:  
Located on the east side of Landsdown Drive, between property known as 16 Landsdown Drive and Bathgate Drive to the north, and Valley Road to the south.

### Location Map



## Public Meeting Notice

File: 23CDM1307/ZC1317

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The application applies to property legally described as Part of Lots 6, 9, 10 and 13, Registered Plan 488, (formerly Puslinch Township), municipally known as 24, 26, 28 and 0 Landsdown Drive, City of Guelph.

The subject property has a total site area of 1.623 hectares. The property also abuts the registered Wellington Vacant Land Condominium No. 169 development comprising 21 single-detached dwellings to the south, single-detached dwellings fronting onto Landsdown Drive to the west, single-detached dwellings on Bathgate Drive and the detached dwelling at 16 Landsdown Drive to the north, and Torrance Creek wetlands, buffers and natural areas to the east.

The subject lands are currently designated General Residential, Core Greenlands including a Non-Core Greenlands overlay in the Official Plan. The property is currently in the R.1B (Single-Detached Residential) Zone and the WL (Wetland) Zone with a Lands Adjacent to Provincially Significant Wetlands overlay.

### **PURPOSE AND EFFECT OF APPLICATION**

The application for Draft Plan Approval of the Vacant Land Condominium Plan will subdivide the subject site to create 26 units or lots for single-detached dwellings, common elements comprised of private roads and stormwater management facility and create one freehold single-detached lot at 28 Landsdown Drive, further to the demolition of that existing dwelling. The proposed vacant land condominium is planned to be connected to the existing Valley Road condominium development by the private common element roadway and by sharing municipal services. (See “*Details of Proposal*” section of notice).

The application for the Zoning By-law Amendment will rezone the lands to implement the draft plan of vacant land condominium subdivision, by rezoning the developable lands to a Specialized R.1B Zone to permit the construction of the 27 new single-detached dwellings (26 condominium dwellings and 1 freehold dwelling).

The requested specialized zoning regulations for the most part correspond with the Specialized R.1B-41 Zone approved for the Vacant Land Condominium located to the south of the subject property. The only exception is the Minimum Lot Frontage of 13 m which has been requested, however, this applies to the freehold lot only and not the lots included within the proposed condominium.

Requested Specialized R1.B zoning regulations include:

- Development may occur on a privately owned street.
- Minimum Lot Frontage of 13 m. (freehold lot)
- Maximum Building Height of 2 storeys.
- Minimum Front Yard for Habitable Floor Space 4.5 m.
- Minimum Front Yard for garage 6 m.
- Minimum Side Yard of 1.2 m including Exterior Side Yard of corner lots on a private road.
- The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, phase of registration, partition or division for any purpose.

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The following information was submitted in support of the application:

1. Planning Report prepared by Astrid J. Clos Planning Consultants dated December 20, 2013.
2. Functional Servicing and Stormwater Management Report by KAM Engineering Ltd. dated December 2013 including Site Servicing and Grading Drawings.
3. Environmental Impact Study prepared by Dougan & Associates dated December 2013.

### **TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS**

Any person may attend the meeting and/or provide written or verbal representation on the proposal.

- 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 at 9:00 a.m. on June 6, 2014 in any of the following ways:**
  - By Phone at **519-837-5603** or TTY **519-826-9771**
  - By Email at [clerks@guelph.ca](mailto: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 at 9:00 a.m. on June 6, 2014 in any of the following ways:**
  - By Email at [clerks@guelph.ca](mailto: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

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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 or [tina.mckinnon@guelph.ca](mailto:tina.mckinnon@guelph.ca).

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**The purpose of the meeting is to provide more information about the application and an opportunity for public input. No recommendations are provided at the Public Meeting and City Council will not be making any decision at this meeting. A recommendation report will be prepared and presented at a subsequent meeting of City Council following a full review of the application.**

If you would like to be notified of the date when City Council will consider staff's recommendation on this application you must submit your full name and mailing address in writing or fill in the Public Meeting sign-in sheet at the Public Meeting.

### **IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION**

If a person or public body does not make oral submissions at a public meeting or make written submissions to Guelph City Council before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Guelph City Council before the by-law is passed, 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.

### **FOR MORE INFORMATION**

Additional information including copies of the staff report and related background information will be available for review by visiting 1 Carden Street, 3<sup>rd</sup> Floor or contacting Al Hearne, Senior Development Planner at **(519) 837-5616, ext. 2362** during regular office hours.

Please note that copies of the Staff report will be available on May 30, 2014 and may be picked up at Planning, Building, Engineering and Environment (1 Carden Street, 3<sup>rd</sup> Floor) on, or after this date.

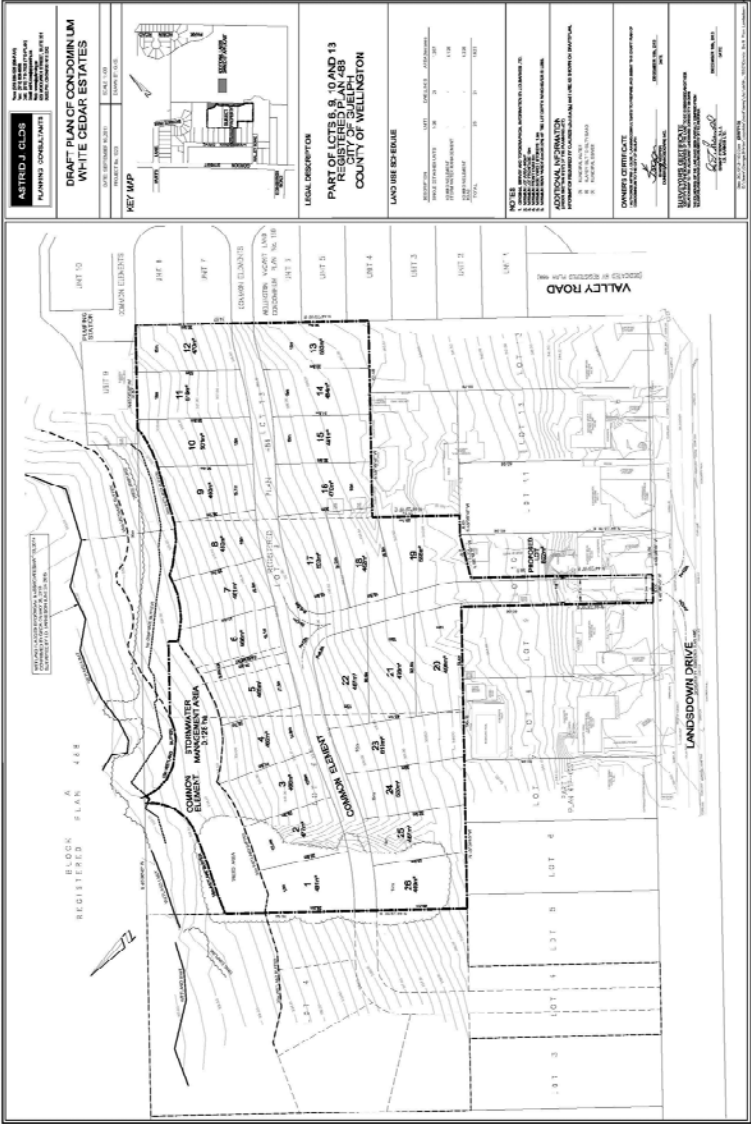
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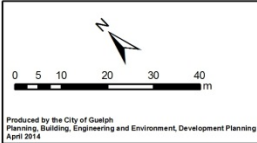
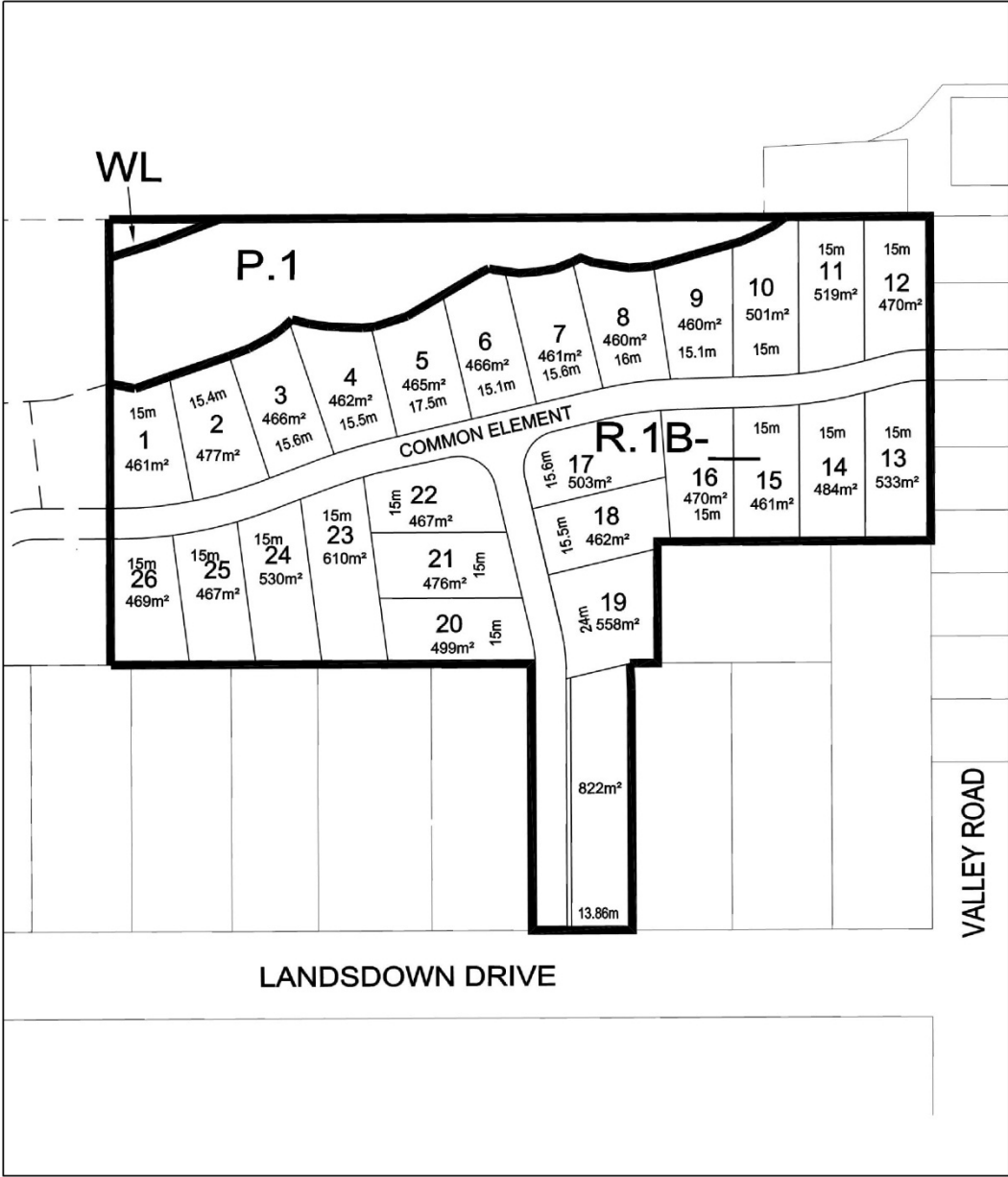
### DETAILS OF PROPOSAL

<b>Applicant:</b>	Astrid J. Clos Planning Consultants on behalf of Households Gaw, Henry, Norton & O'Connor c/o Dunsire Developments (Landsdown) Inc.
<b>Address:</b>	24, 26, 28 and 0 Landsdown Drive, City of Guelph
<b>Legal Description:</b>	Part of Lots 6, 9, 10 and 13, Registered Plan 488, (formerly Puslinch Township)
<b>Property Size:</b>	1.623 hectares
<b>Existing Land Use:</b>	Vacant land
<b>Official Plan:</b>	Designated General Residential, Core Greenlands including a Non-Core Greenlands overlay
<b>Existing Zoning:</b>	R.1B (Single-Detached Residential) Zone and the WL (Wetland) Zone with a Lands Adjacent to Provincially Significant Wetlands overlay
<b>Proposed Zoning:</b>	Specialized R.1B Zone to permit the construction of the 27 new single-detached dwellings (26 condominium dwellings and 1 freehold dwelling). See details in Schedule 2 attached.
<b>Proposal Description:</b>	See Vacant Land Condominium Plan attached in Schedule 1.
<b>Ward :</b>	<b>Councillor Karl Wettstein</b> Phone: 519-763-5105 Email: karl.wettstein@guelph.ca
	<b>Councillor Todd Dennis</b> Phone: 519-822-1260 x2296 Email: todd.dennis@guelph.ca

**SCHEDULE 1**  
**Draft Plan of Vacant Land Condominium**



**SCHEDULE 2**  
 Proposed Zoning Bylaw Amendment



**Proposed Zoning**  
**24, 26, 28, and 0**  
**Landsdown Drive**



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The Zoning By-law Amendment will rezone the lands to a Specialized R.1B Zone to permit the construction of the 27 new single-detached dwellings, the WL (Wetland) Zone to identify wetlands and the P.1 (Park-Conservation Land) Zone to identify storm water management and buffers.

### **Proposed Specialized R.1B Zone (similar to the existing R.1B-41 Zone)**

#### **“Permitted Uses**

In accordance with Section 5.1.1 of the Zoning By-law

#### **Regulations**

In accordance with the provisions of Section 5.1.2 of Zoning By-law, with the following exceptions and additions:

- Development may occur on a privately owned street.
- Minimum Lot Frontage of 13 m. (freehold lot)
- Maximum Building Height of 2 storeys.
- Minimum Front Yard for Habitable Floor Space 4.5 m.
- Minimum Front Yard for garage 6 m.
- Minimum Side Yard of 1.2 m including Exterior Side Yard of corner lots on a private road.
- The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, phase of registration, partition or division for any purpose.
  
- Minimum Lot Frontage  
13 m rather than 15 m, applying only to the proposed freehold lot.”



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### **To: Agencies and Departments**

The City of Guelph is initiating the review of the Draft Plan Approval of a Vacant Land Condominium and associated Zoning By-law Amendment application from Dunsire Developments (Landsdown) Inc. Astrid J. Clos Planning Consultants on behalf of Households Gaw, Henry, Norton & O'Connor c/o Dunsire Developments (Landsdown) Inc. for the property known as 24, 26, 28 and 0 Landsdown Drive, 24, 26, 28 and 0 Landsdown Drive, City of Guelph.

Please submit your comments by **July 4, 2014**. If you have any questions or require further information, please call Al Hearne, Senior Development Planner, at (519) 837-5616 Extension 2362 or email / [planning@guelph.ca](mailto:planning@guelph.ca)

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If you have no comments or concerns regarding this application, 24, 26, 28 and 0 Landsdown Drive, City of Guelph (File 23CDM-1307/ZC1317), please sign and submit this form to:

***Al Hearne, Senior Development Planner***

Planning, Building, Engineering and Environment

**City of Guelph**

Fax # (519) 822-4632

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Agency

Representative (Please Print)

Representative (Signature)

Date