

August 21, 2014



**NOTICE OF REVISED APPLICATION
24, 26, 28 & 0 Landsdown Drive**

**Proposed Draft Plan of Vacant Land Condominium and associated
Zoning By-law Amendment (File 23CDM-1307/ZC1317)**

Applicant: Astrid J. Clos Planning Consultants

**Owner: Gaw, Henry, Norton & O'Connor c/o
Dunsire Developments**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a **revised** application has been received by the City of Guelph's Planning Services for Draft Plan Approval of a Vacant Land Condominium and associated Zoning By-law Amendment.

The revised 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 original application was received by the City on December 20, 2013, was deemed to be complete on January 16, 2014 and was presented at the statutory Public Meeting of City Council on June 9, 2014. Staff Report 14-27 provided background information on the application.

This Notice provides information relating to the revised application received by the City on July 29, 2014.

The subject property has a total site area of 1.87 hectares and is located on the east side of Landsdown Drive, between property at 16 Landsdown Drive and Bathgate Drive, and Valley Road to the south. The site is irregularly shaped with 22.86 metres of frontage on Landsdown Drive (Please see Location Map in Schedule 1 attached).

Surrounding land uses include 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 site is in multiple ownerships and has recently been assembled by Dunsire Developments. The land assembly comprises the rear yards of 24 and 26 Landsdown Drive in addition to lands at 28 and 0 Landsdown Drive. Applications have recently been approved by the Committee of Adjustment (Files B-48/13 and B-49/13) to facilitate this land assembly.

The subject lands are currently designated General Residential, Open Space and Core Greenlands, including a Non-Core Greenlands overlay. The subject 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.

Description of the Original June 9/14 Public Meeting Proposal

The proposal is highlighted in the Planning Report prepared by the applicant, Astrid J. Clos Planning Consultants, and reads as follows:

“The property has a total area of 1.87 hectares which is subject to the zone change application. The portion of the property included within the Vacant Land Draft Plan of Condominium has an area of 1.62 hectares (See Schedule 2 attached). Excluded from the Draft Plan of Condominium is a proposed freehold lot 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 m on Landsdown Drive. 13.86 m of this frontage is proposed to create a freehold lot. 9m is proposed for the provision of a private condominium road access.

The Vacant Land Draft Plan of Condominium proposes 26 units as lots for single detached homes tied to the road and stormwater management common elements. One freehold lot is also proposed on Landsdown Drive (See Schedule 2 attached).

On May 21, 2008, Guelph Council approved the Vacant Land Draft Plan of Condominium 23CDM-075031 for the abutting property located to the south of the subject property which, at that time, was municipally known as 0 and 11 Valley Road. This Plan of Condominium has since been registered as Wellington Vacant Land Condominium Plan No. 169. Included as a condition of this condominium approval was the following condition:

‘14. *The owner shall register on title to the subject lands to the satisfaction of the City Solicitor, pursuant to Section 20 of the Condominium Act, 1998, rights of easement for access and servicing in favour of four properties located directly to the north of the subject site municipally known as 16, 24, 26 and 32 Landsdown Drive, prior to the registration of the plan. Such easements shall provide for the opportunity, but not any obligation, for the four property owners to the north to use the roads and access, expand and use the sanitary pumping station on the subject site, subject to an appropriate payment of a share of the costs for the use of these facilities, to ensure the potential use of shared facilities and reciprocal rights of easements to roads and services is available to allow for further future development on private lands to the north of the site.’*

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 (See Schedule 2 attached). 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.”

Description of the July 29/14 Revised Proposal

In support of the July 29/14 revised proposal, the following revised information was submitted:

- the revised Vacant Land Draft Plan of Condominium dated June 12, 2014.
- the revised Functional Servicing and Stormwater Management Report prepared by KAM Engineering Ltd. dated July 2014.
- copies of Site Grading Plan (C1), Storm Sewer Catchment Areas & Design Sheet (C2), Notes, Details and Cross Sections (C3) prepared by KAM Engineering Ltd. dated July 24, 2014.
- the revised Environmental Impact Study prepared by Dougan & Associates dated July 2014.

This Second Submission (Schedule 3) has been prepared to respond to the comments received from the agencies and the public, through the circulation process and the Public Meeting. Most of the revisions are included as technical information in the above listed supporting documents.

The revised condominium plan has had visitor parking added along the internal private road (Schedule 3). The applicant has also asked that the specialized zoning regulation originally proposed which would limit the building height to 2 storeys, be withdrawn and be replaced with the standard building height of 3 storeys, as in the parent R.1B Zone. This change has been requested to recognize the revised grading plans that address the high groundwater levels on the site.

Purpose and Effect of Applications

The application for Draft Plan Approval of the Vacant Land Condominium 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 the existing dwelling. It is planned that the proposed vacant land condominium will be connected to the existing Valley Road condominium development by the private common element roadway.

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 26 new single-detached dwellings.

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

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.

Other Applications

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

Additional Information

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 4:30 pm.

If you wish to be notified of the decision in respect to the proposed Zoning By-law 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 By-law 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 Planning Services (519) 837-5616 or 822-1260, extension 2362.

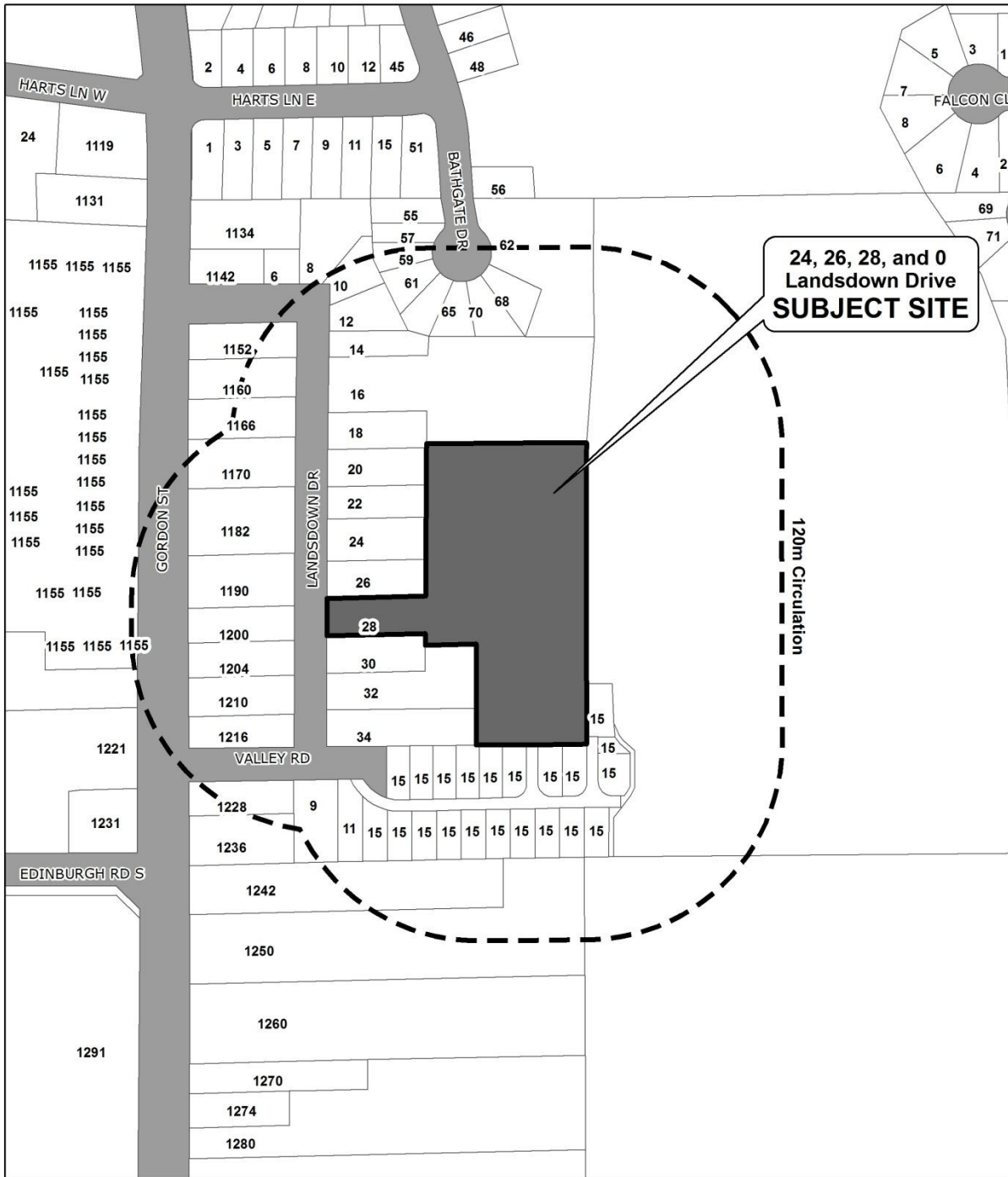
Yours truly,

Allan C. Hearne
Senior Development Planner
Planning Services
Planning, Building, Engineering and Environment

T 519-822-1260 x 2362
E al.hearne@guelph.ca

Attach.

**Schedule 1
Location Map
24, 26, 28 & 0 Landsdown Drive**

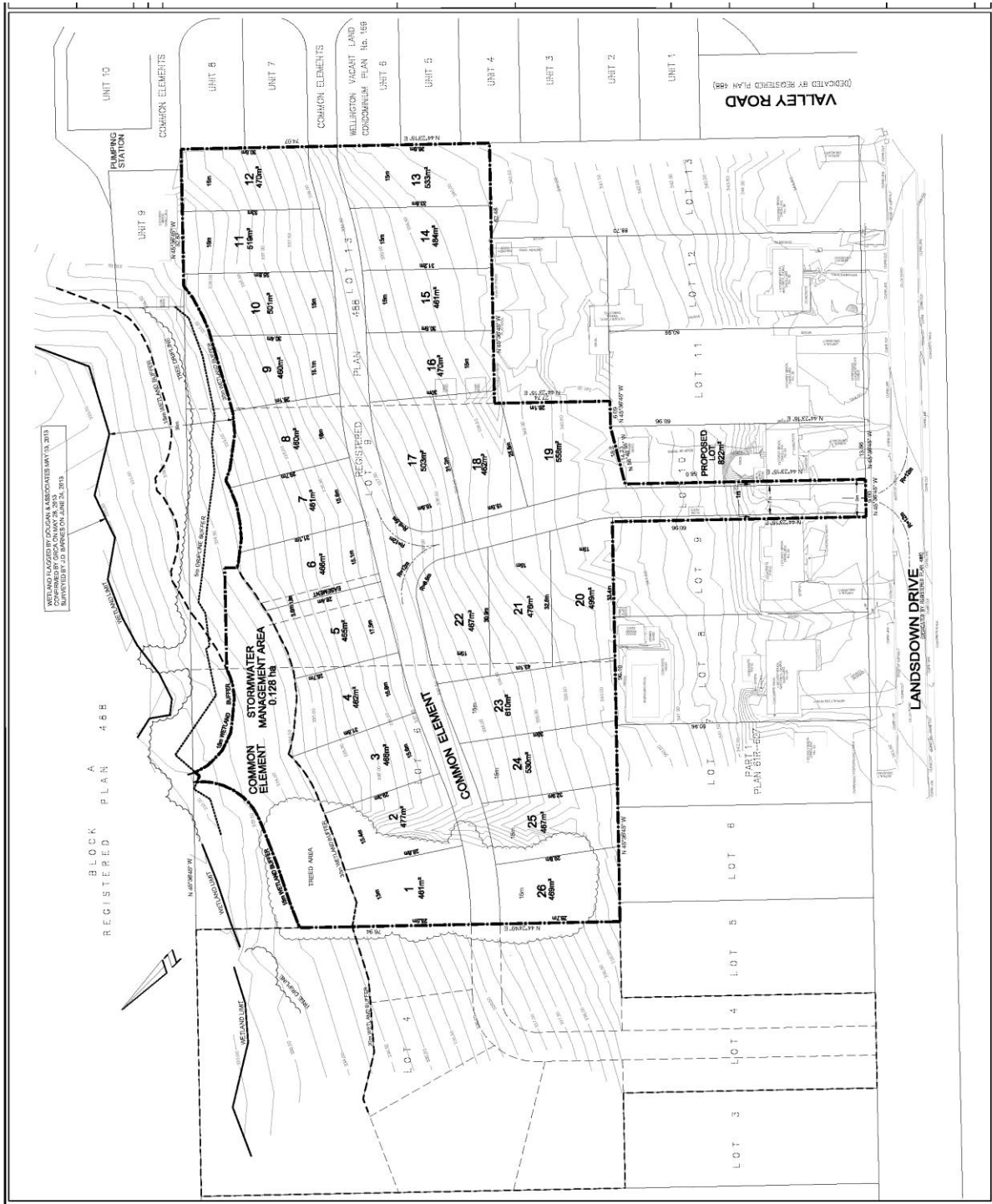


**LOCATION MAP
24, 26, 28, and 0
Landsdown Drive
120m Circulation**

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Making a Difference

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

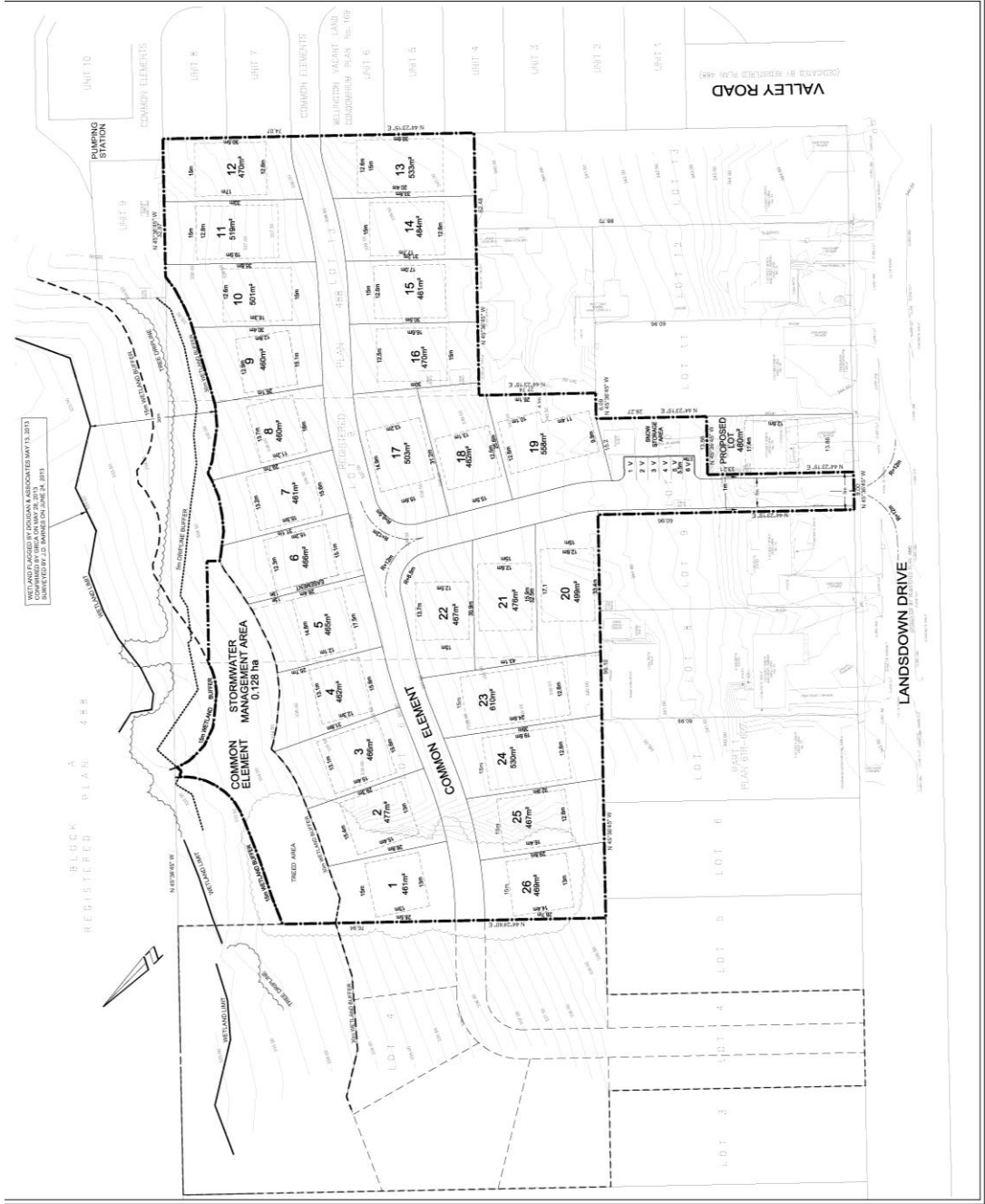
Schedule 2
Proposed Vacant Land Draft Plan of Condominium
24, 26, 28 & 0 Landsdown Drive



Schedule 2
Proposed Zoning
24, 26, 28 & 0 Landsdown Drive



Schedule 3
Proposed Revised Vacant Land Draft Plan of Condominium
24, 26, 28 & 0 Landsdown Drive



To: Agencies and Departments

The City of Guelph is initiating the review of the Draft Plan of Vacant Land Condominium and associated Zoning By-law Amendment application (File 23CDM-1307/ZC1317) for the property known as 24, 26, 28 & 0 Landsdown Drive

Please submit your comments by **October 3, 2014**. If you have any questions or require further information, please call Al Hearne, Senior Development Planner, Planning Services, Guelph City Hall at (519) 822-1260 ext. 2362, or email planning@guelph.ca

If you have no comments or concerns regarding this application, (File 23CDM-1307/ZC1317) for the property known as 24, 26, 28 & 0 Landsdown Drive, please sign and submit this form to:

Al Hearne, Planning Services

Planning, Building, Engineering and Environment

City of Guelph

Fax # (519) 822-4632

Agency

Representative (Please Print)

Representative (Signature)

Date