

File: ZC1615

October 5, 2016

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT**

19-59 Lowes Road West

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received by City of Guelph Planning, Urban Design and Building Services for a Zoning By-law Amendment. The application applies to the lands municipally known as 19-59 Lowes Road West and legally described as All of Lots 3, 4, 5 and 6, Registered Plan 508 and Part of Lots 15 and 16, Registered Plan 467, Geographic Township of Puslinch, City of Guelph. The application was received by the City on September 1, 2016 and deemed to be complete on September 20, 2016.

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the *Planning Act* for the Zoning By-law Amendment application from Reid's Heritage Homes on behalf of Parry Schnick and Catriona Forbes for the lands municipally known as **19-59 Lowes Road West**.

Meeting Date:	November 14, 2016
Location:	Council Chambers, City Hall, 1 Carden Street
Time:	6:30 p.m.

SUBJECT LANDS

The subject lands (19-59 Lowes Road West) has a total site area of 1.65 hectares (4.08 acres) and a combined frontage (width) of 178.66 metres (586.15 feet). The subject lands are located on the north side of Lowes Road West, between Gordon Street to the east and Dawn Avenue to the west. The subject lands are bordered by single detached dwellings to the north, west, and south and vacant commercial residential lands to the east (See Location Map in Schedule 1).

PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT APPLICATION

The purpose of the proposed Zoning By-law Amendment is to rezone the lands from "Residential Single Detached" (R.1B) to a "Specialized Residential Cluster Townhouse" (R.3A-?) to permit a sixty (60) unit cluster townhouse development (See Schedule 3 of Notice – Details of Proposal).

In addition to the standard regulations for cluster townhouses (R.3A - Section 5.3 of Zoning By-law (1995)-14864, as amended), the following site specific regulations have been requested to facilitate this proposal:

- A minimum **front yard setback** of 4.5 metres, whereas the Zoning By-law requires a minimum Front Yard setback of 6 metres (Table 5.3.2, Row 5);
- A minimum **distance between buildings both with windows to habitable rooms** of 12.5 metres, whereas the Zoning By-law requires a minimum Distance of 15 metres (Section 5.3.2.3.1); and
- A minimum **setback between a private amenity area and a building with windows to habitable rooms** of 8 metres, whereas the Zoning By-law requires a minimum setback of 10.5 metres (Section 5.3.2.3.4).

Each of the existing six (6) single detached dwellings on the subject lands are proposed to be demolished to accommodate the townhouse proposal.

The proposed development concept (Site Plan) is included in **Schedule 2** to this notice.

Supporting Documents

The following information was submitted in support of the application and can be found on the City's website under the 'Current Development Files' page:

- **Covering Letter**, prepared by Reid's Heritage Homes, August 2016;
- **Development Concept Plan**, prepared by Astrid J. Clos Planning Consultants, August 2016;
- **Planning Justification Report**, prepared by Astrid J. Clos Planning Consultants, August 2016;
- **Urban Design Brief**, prepared by Astrid J. Clos Planning Consultants, August 2016;
- **Functional Servicing Report**, prepared by Stantec, August, 2016; and
- **Tree Preservation Plan**, prepared by Aboud & Associates Inc., August, 2016.

TO SPEAK AT THE PUBLIC MEETING 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 November 10, 2016 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 Service Guelph 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 November 10, 2016 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 Service Guelph Counter at City Hall, 1 Carden Street, Guelph
 - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

PURPOSE OF PUBLIC MEETING:

The purpose of the meeting is to provide more information about the application and provide 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 applications.

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

Details of the Zoning By-law Amendment Application can be found on the City's website under '**Current Development Files**'. City staff reports and public notices will be added to this site as they become available.

Additional information including copies of the staff report and related background information will be available for review by visiting 1 Carden Street, 3rd Floor or contacting **Michael Witmer, Development Planner II at 519-837-5616, ext. 2790** during regular office hours.

Please note that copies of the Staff report will be available on **November 4, 2016** and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3rd Floor) on or after this date.

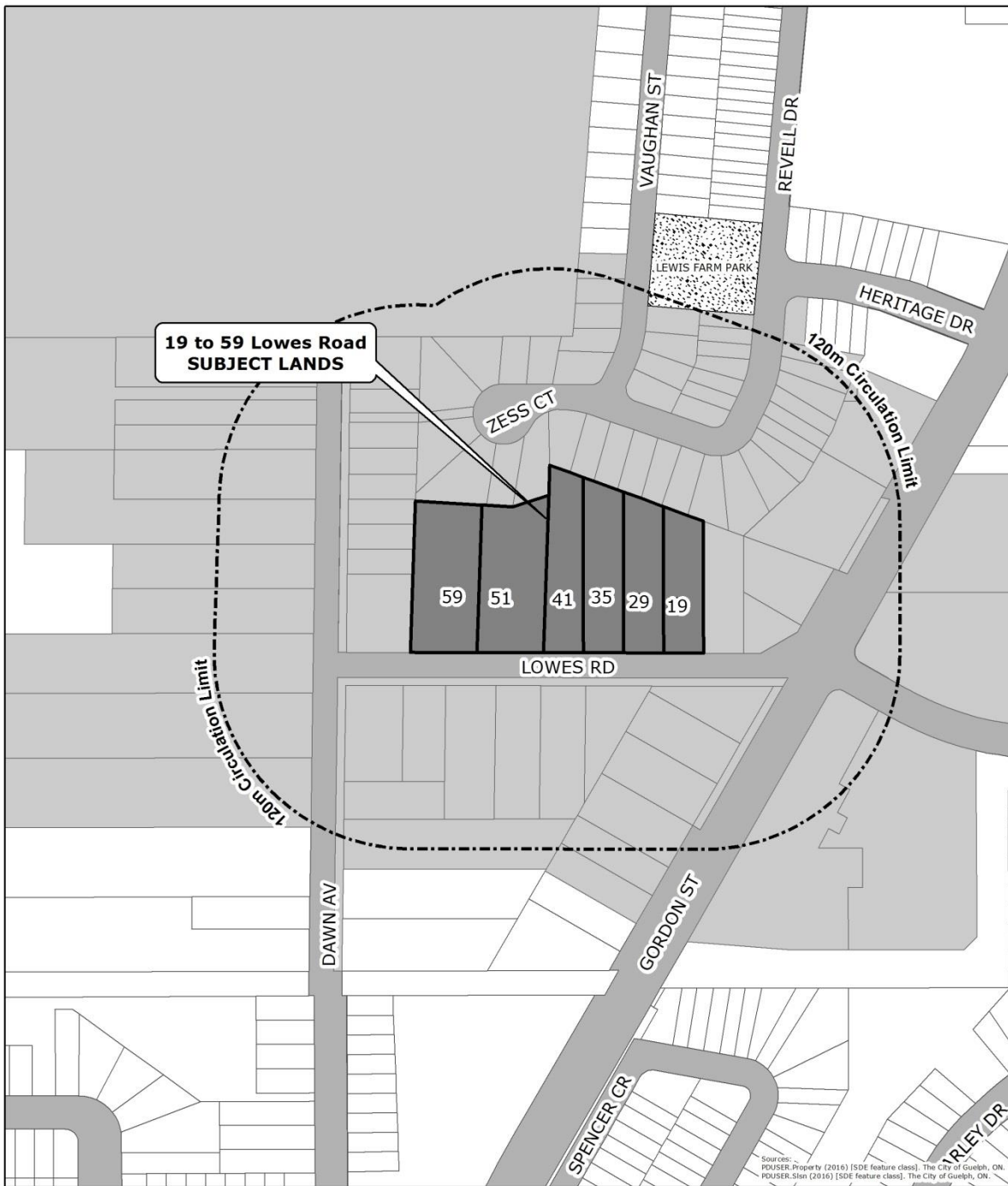
REQUIREMENT FOR OWNERS OF MULTI-TENANT & APARTMENT BUILDINGS

Upon receiving this Notice, owners of multi-tenant or apartment buildings with seven (7) or more residential units are required under the *Planning Act* to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The Notice shall remain posted until **November 15, 2016** (the day after the Public Meeting).

Personal information: 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. Personal information collected in relation to materials submitted for an agenda will be used to acknowledge receipt, however, please be aware that your name is subject to disclosure by way of publication of the agenda. If you have questions about this collection; use, and disclosure of this information, please contact the City of Guelph's Access, Privacy and Records Specialist Ms. Donna Tremblay at 519-822-1260 ext. 2349 or Donna.Tremblay@guelph.ca.

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, please contact the City of Guelph's Access, Privacy and Records Specialist Ms. Donna Tremblay at 519-822-1260 ext. 2349 or Donna.Tremblay@guelph.ca.

**Schedule 1
LOCATION MAP
19-59 Lowes Road West**



Sources: -
POUSER, Property (2016) [SDI feature class]. The City of Guelph, ON.
POUSER, SIn (2016) [SDI feature class]. The City of Guelph, ON.

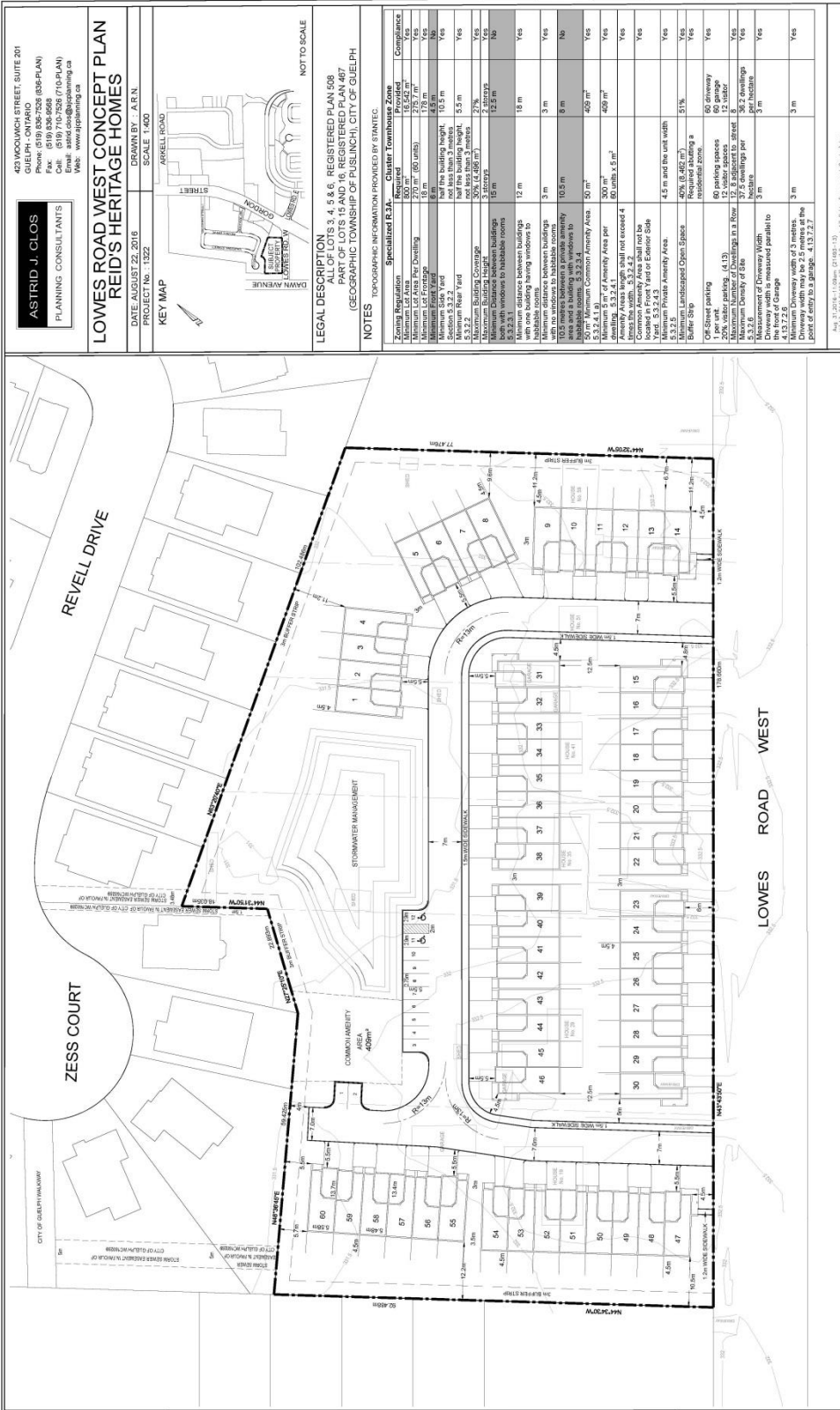



**LOCATION MAP & 120m CIRCULATION
19 to 59 Lowes Road**



Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
September 2016

Schedule 2 PROPOSED SITE PLAN 19-59 Lowes Road West



APP. 3.3.1 (1), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (34), (35), (36), (37), (38), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55), (56), (57), (58), (59), (60), (61), (62), (63), (64), (65), (66), (67), (68), (69), (70), (71), (72), (73), (74), (75), (76), (77), (78), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88), (89), (90), (91), (92), (93), (94), (95), (96), (97), (98), (99), (100)

**Schedule 3
DETAILS OF PROPOSAL
19-59 Lowes Road West**

Applicant:	Reid's Heritage Homes (on behalf of Parry Schnick and Catriona Forbes)
Address:	19-59 Lowes Road West
Legal Description:	All of Lots 3, 4, 5 and 6, Registered Plan 508 and Part of Lots 15 and 16, Registered Plan 467, Geographic Township of Puslinch, City of Guelph
Property Size:	1.65 hectares (4.08 acres)
Existing Land Use:	Residential
Existing Official Plan Designation:	General Residential
Existing Zoning:	R.1B (Residential Single Detached) Zone
Proposed Zoning:	R.3A-? (Specialized Cluster Townhouse) Zone
Proposal Description:	<p>To rezone the lands from “Residential Single Detached” (R.1B) to a “Specialized Residential Cluster Townhouse” (R.3A-?) to permit a sixty (60) unit cluster townhouse development.</p> <p>Site specific regulations have been requested, including for:</p> <ul style="list-style-type: none"> • A minimum Front Yard setback; • A minimum Distance between buildings both with windows to habitable rooms; and • A minimum setback between a Private Amenity Area and a Building with windows to Habitable Rooms
Ward 6:	<p>Councillor Mark MacKinnon Phone: 519-829-5137 Email: mark.mackinnon@guelph.ca</p>
	<p>Councillor Karl Wettstein Phone: 519-822-1260 x 2297 Email: karl.wettstein@guelph.ca</p>