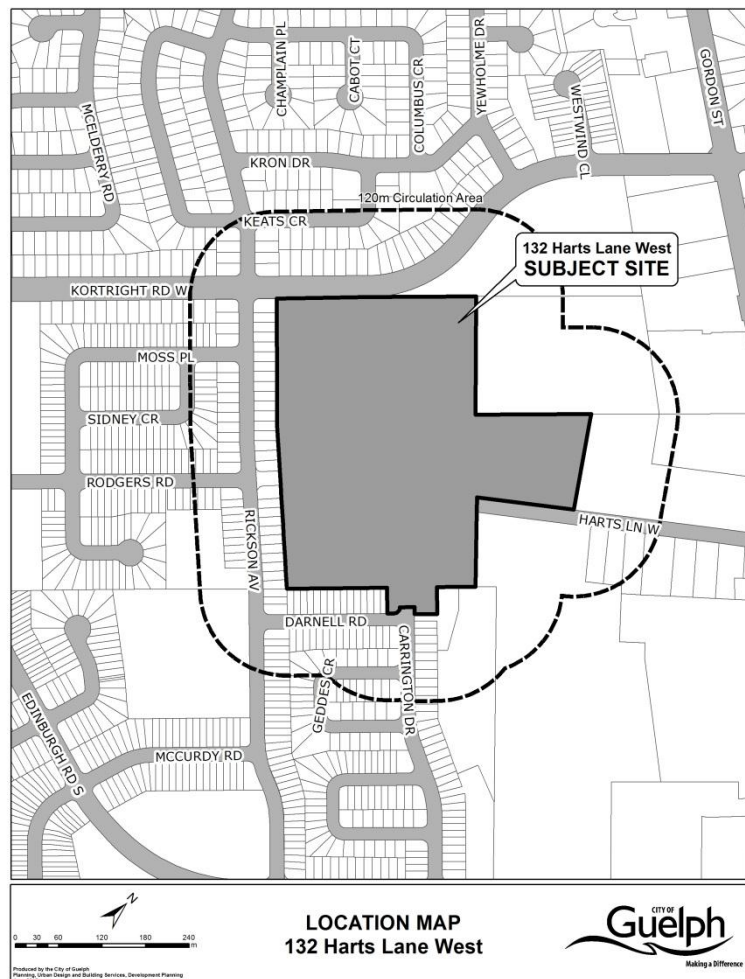


NOTICE OF REVISED APPLICATION

PROPOSED DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

Revisions have been made to the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment application from Astrid J. Clos Planning Consultants on behalf of Terra View Custom Homes Ltd. for the property known as **132 Harts Lane West** to permit residential development on the subject lands.

132 Harts Lane West: The subject lands are approximately 12.8 hectares in size and located at the west end of Harts Lane, west of Gordon Street, south of Kortright Road, east of Rickson Avenue and north of Darnell Road. Surrounding land uses include predominantly single detached dwellings to the north, wetlands to the east; single detached dwellings on Carrington Place and Darnell Road to the south; and single detached dwellings with frontage on Rickson Avenue to the west.



Draft Plan of Subdivision

The purpose of the proposed Draft Plan of Subdivision is to subdivide the subject lands for residential use in accordance with the attached draft plan of subdivision in Schedule 1. Details of the proposed subdivision are also included in Schedule 1.

The proposed draft plan of subdivision includes a total of 342 residential units, consisting of 116 single detached dwellings, 4 semi-detached dwellings, 68 townhouse units, and 153 apartment units. The existing single detached dwelling is proposed to be retained and incorporated into the draft plan as Lot 58. The proposed draft plan also includes a park block (Block 122), two stormwater management blocks (Blocks 123 and 124), walkway/servicing block (Block 125) and open space block (Block 126).

Official Plan Amendment

The purpose of the proposed Official Plan amendment is to add an exemption clause to Section 7.2.32 of the Official Plan, which permits a maximum net density of development within the “General Residential” designation of 100 units per hectare. The request is to allow the apartment block (Block 126) to have a net density to not exceed 150 units per hectare.

Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to rezone the subject property from the current Urban Reserve (UR) Zone to the following zoning categories to implement the proposed residential draft plan of subdivision:

- R.1D-? (Specialized Single Detached Residential) Zone
- R.1C-? (Specialized Single Detached Residential) Zone
- R.2-? (Specialized Semi-Detached/Duplex Residential) Zone
- R.3A-? (Cluster Townhouse) Zone
- R.4A-? (Specialized Apartment) Zone
- P.1 (Conservation Land) Zone
- P.2 (Neighbourhood Park) Zone
- WL (Wetland) Zone

These zones are illustrated in Schedule 2 along with details of the specialized zoning regulations that are requested in association with the specific zones.

Proposed Revisions

Revisions to the proposed draft plan have been made in response to the comments and issues raised from the circulation and review of the initial applications. The following additional information was submitted in support of the revised application and can be found on the City’s website – Guelph.ca, quick link ‘Active Development Files’:

- Preliminary Servicing and Stormwater Management Report prepared by GM Blue Plan, dated May 22, 2015.
- Hydrogeological Report prepared by GM Blue Plan, dated May 26, 2015.
- Traffic Impact Study Addendum prepared by Paradigm Transportation Solutions Limited dated June 4, 2015.
- Environmental Impact Study Addendum prepared by NRSI, dated June 2015.
- Preliminary Grading Plans prepared by GM Blue Plan, dated May 29, 2015.
- Conceptual Servicing Plans 3 and 4 by GM Blue Plan, dated May 29 2015.
- Harts Lane Detail Plans PP.1, PP.2 AND PP.3, prepared by GM Blue Plan, dated May 29, 2015.

The subdivision plan currently proposed in Schedule 1 incorporates minor modifications from the previous draft plan of subdivision proposal that was presented at the December 8, 2014 Public Meeting (see Schedule 3), which include:

- proposed stacked townhouse units in Block 120 to increase the total number of townhouse units within the plan from 43 units to 68 units;
- an enlarged park block (Block 122) with additional frontage along Road A;
- the reorientation of single detached lots (Lots 67-71 and 109-113) to provide frontage along the westerly portion of Road A;
- the enlargement of single detached lots 59 and 77 to accommodate trees identified for preservation;
- the inclusion of additional lands owned by the applicant at the most southerly portion of the plan to provide the connection of Carrington Place to the south with three additional single detached lots (Lots 40-42) proposed on the east side of Carrington Place .

Should you have any questions about this application, or wish to submit comments, please contact the undersigned.

Yours truly,

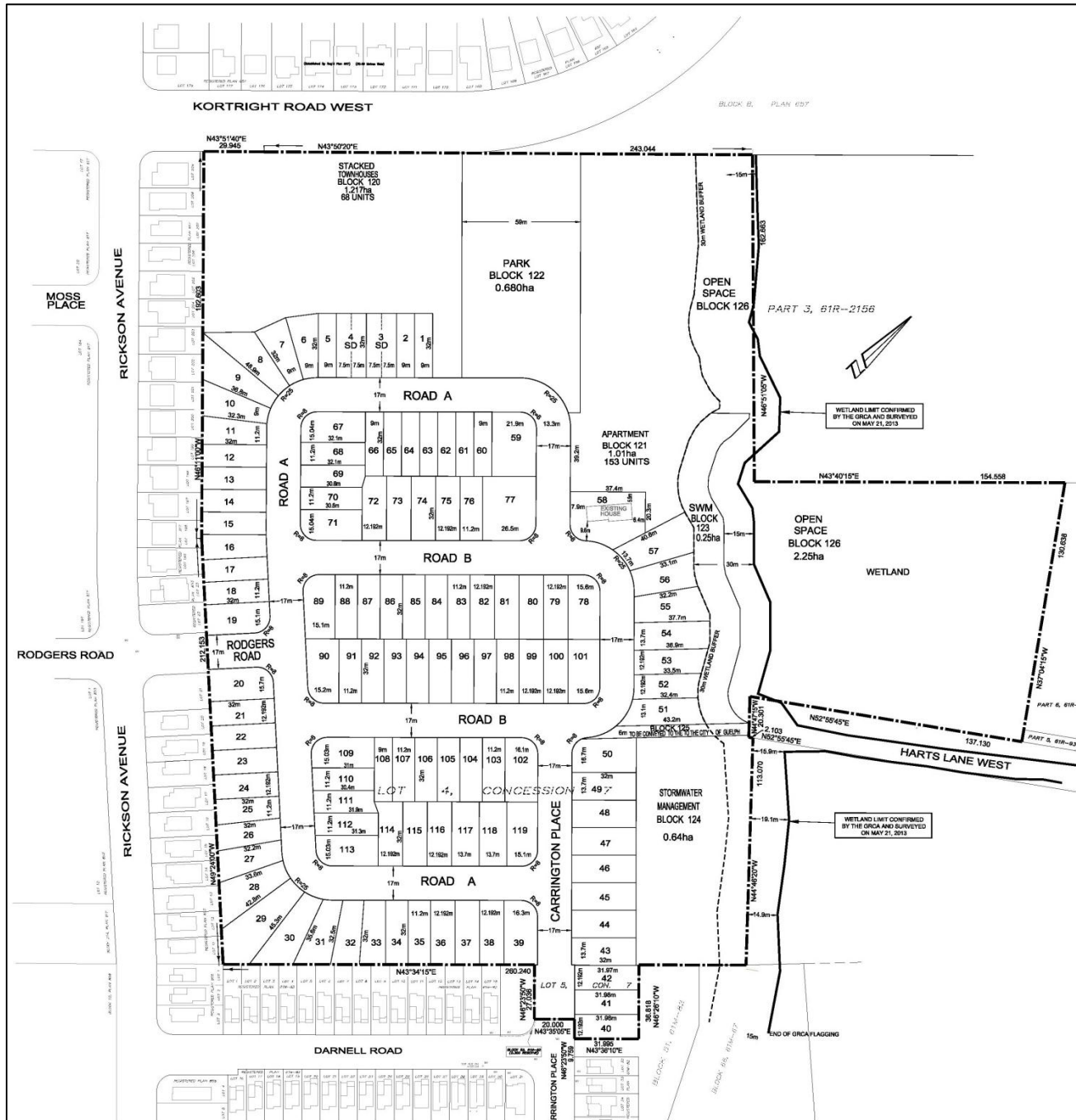


Chris DeVriendt
Senior Development Planner
Planning, Urban Design and Building Services

T 519-822-1260, ext 2360
F 519-822-4632
E chris.devriendt@guelph.ca

Attach.

SCHEDULE 1: PROPOSED SUBDIVISION PLAN



SCHEDULE 1: PROPOSED SUBDIVISION PLAN DETAILS

LOTS/BLOCKS	LAND USE	AREA	# OF UNITS
Lots 1-4, 7-118	Single Detached Residential	4.82 hectares	117
Lots 3,4	Semi-Detached Residential	0.09 hectares	4
Block 120	Stacked Townhouses	1.21 hectares	68
Block 121	Apartment	1.01 hectares	153
Block 122	Park	0.58 hectares	
Blocks 123 & 124	Stormwater Management	1.08 hectares	
Block 125	Walkway/Servicing	0.04 hectares	
Block 126	Open Space	2.06 hectares	
	Streets	1.93 hectares	
TOTAL AREA		12.82 hectares	342

SCHEDULE 2: PROPOSED ZONING

SCHEDULE 2: PROPOSED ZONING (CONTINUED)

Requested Specialized Zoning

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.1C - ____ Zone (Single-Detached) Zone

- Minimum Front Yard for habitable portion of the dwelling of 4.5 m and 6m for garage.
- Minimum Side Yard of 0.6 m on one side and 1.2 m on the other side

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

**SCHEDULE 3: DRAFT PLAN OF SUBDIVISION PRESENTED AT DECEMBER 8, 2014
PUBLIC MEETING**

