

RECEIVED

JUN 17 2013

Township of Puslinch



**Certificate with respect to approval of a draft plan of condominium subdivision by The Corporation of the City of Guelph**

I, Tina Agnello, Deputy City Clerk of The Corporation of the City of Guelph, hereby certify that the Notice of Decision of a Draft Plan of Condominium Subdivision, (23CDM13501) for Part Block 1, Registered Plan 61M-156, 2 Colonial Dr., in the City of Guelph, County of Wellington, was sent to the persons and public bodies prescribed under subsection 51 (37) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. I also certify that the 20 day objection period expired on the 4<sup>th</sup> day of June, 2013, and to that date, no notice of objection or request for a change in the provisions of the decision of the draft plan of condominium subdivision has been filed by any person with the City Clerk's Department. A declaration to this effect is on file.

In accordance with subsection 51 (41) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this Draft Plan of Condominium Subdivision is deemed to have been approved on the 5<sup>th</sup> day of June, 2013.

Dated this 12<sup>th</sup> day of June, 2013.

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	July 17/13
File	12

I hereby certify the above to be a true copy of 23CDM13501, 2 Colonial Dr. the certificate of approval of draft Plan of of the City of Guelph. Condominium Subdivision in TESTIMONY WHEREOF are hereunto set the seal of The Corporation of the City of Guelph and the hand of the Deputy Clerk of the said Corporation this 12<sup>th</sup> day of June 2013

*[Handwritten signature]*

Deputy City Clerk

*[Handwritten signature]*  
Deputy Clerk

I.G.# 5

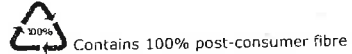
**Certified copy to:**  
Michael Witmer, Planner, City of Guelph  
Assessment Commissioner, Municipal Property Assessment Corporation  
Black, Shoemaker, Robinson & Donaldson, Applicant  
Vanmar Constructors Ontario Ltd., Owner

**City Hall**  
1 Carden St  
Guelph, ON  
Canada  
N1H 3A1

**Copies to:**  
List attached hereto

T 519-822-1260  
TTY 519-826-9771

guelph.ca



**Distribution list with respect to the approval of draft plan of  
condominium subdivision by The Corporation of the City of Guelph for  
23CDM13501**

Brad Boulton, Bell Canada  
Theresa Yu, Canada Post  
Development Review Co-ordinator, Canadian Nation Railway Properties  
Clerk, Township of Guelph-Eramosa  
Clerk, Township of Puslinch  
CAO, County of Wellington  
Guelph Hydro Electric Systems Inc.  
Planning & Design Section, Corridor Control Office, Ministry of Transportation  
Sarah Liuba, Rogers Cable TV Ltd.  
Gwen Keep, Union Gas Limited  
Jennifer Passy, Upper Grand District School Board  
Dan Duszczyzyn, Wellington Catholic District School Board  
Chief Building Official, City of Guelph  
City Solicitor, City of Guelph  
Director of Finance, City of Guelph  
General Manager of Planning Services, City of Guelph  
Paul Harding, Guelph Police Services  
City Engineer, City of Guelph  
Karen Sabzali, Manager of Parks and Open Spaces, City of Guelph  
Fire Chief, City of Guelph  
Economic Development, City of Guelph  
Randy Harris, City of Guelph  
Sylvia Kirkwood, City of Guelph

RECEIVED

JUN 17 2013



Making a Difference

Township of Puslinch

Certificate with respect to approval of a draft plan of condominium subdivision by The Corporation of the City of Guelph

I, Tina Agnello, Deputy City Clerk of The Corporation of the City of Guelph, hereby certify that the Notice of Decision of a Draft Plan of Condominium Subdivision, (23CDM12505) for Part Lot 8, Concession 8 (formerly Township of Puslinch), designated as Part 4, 61R11361 municipally known as 1498 Gordon Street, in the City of Guelph, County of Wellington, was given in the manner and form to the persons and public bodies prescribed by regulation made by the Lieutenant Governor in Council under subsection 51 (37) of the Planning Act, R.S.O. 1990, c. P.13, as amended. I also certify that the 20 day objection period expired on the 4th day of June, 2013, and to that date, no notice of objection or request for a change in the provisions of the decision of the draft plan of condominium subdivision has been filed by any person with the City Clerk's Department. A declaration to this effect is on file.

In accordance with subsection 51 (41) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, this Draft Plan of Condominium Subdivision is deemed to have been approved on the 5th day of June, 2013.

Dated this 12th day of June, 2013.

I hereby certify the above to be a true copy of the certificate for approval of draft plan of 1498 Gordon St 23CDM12505 of the City of Guelph. Condominium Subdivision in TESTIMONY WHEREOF are hereunto set the seal of The Corporation of the City of Guelph and the hand of the Deputy Clerk of the said Corporation this 12th day of June 2013

[Signature]

Deputy City Clerk

CLERK'S DEPARTMENT TO Copy Please Handle For Your Information Council Agenda July 17/13 File

[Signature] Deputy Clerk

Certified copy to:

- Michael Witmer, Planner, City of Guelph Assessment Commissioner, Municipal Property Assessment Corporation Carson Reid Homes Ltd., Owner VanHarten Surveying Inc., Applicant

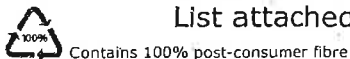


City Hall 1 Carden St Guelph, ON Canada N1H 3A1

Copies to:

List attached hereto

T 519-822-1260 TTY 519-826-9771



**Distribution list with respect to the approval of draft plan of  
condominium subdivision by The Corporation of the City of Guelph for  
23CDM12505**

Brad Boulton, Bell Canada  
Theresa Yu, Canada Post  
Development Review Co-ordinator, Canadian Nation Railway Properties  
Clerk, Township of Guelph-Eramosa  
Clerk, Township of Puslinch  
CAO, County of Wellington  
Guelph Hydro Electric Systems Inc.  
Planning & Design Section, Corridor Control Office, Ministry of Transportation  
Sarah Liuba, Rogers Cable TV Ltd.  
Gwen Keep, Union Gas Limited  
Jennifer Passy, Upper Grand District School Board  
Dan Duszczyzyn, Wellington Catholic District School Board  
Chief Building Official, City of Guelph  
City Solicitor, City of Guelph  
Director of Finance, City of Guelph  
General Manager of Planning Services, City of Guelph  
Paul Harding, Guelph Police Services  
City Engineer, City of Guelph  
Karen Sabzali, Manager of Parks and Open Spaces, City of Guelph  
Fire Chief, City of Guelph  
Economic Development, City of Guelph  
Randy Harris, City of Guelph  
Sylvia Kirkwood, City of Guelph

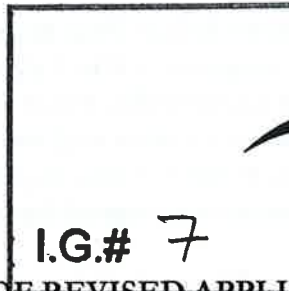
NO.	NAME	ADDRESS	PHONE



RECEIVED

JUN 21 2013

Township of Puslinch



I.G.# 7



~~NOTICE OF REVISED APPLICATION~~  
635 WOODLAWN ROAD EAST

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	July 17/13
File	

June 18, 2013

**635 WOODLAWN ROAD EAST - Proposed Revised Official Plan Amendment, Draft Plan of Subdivision (Guelph Lake - Fourth Submission) and Zoning Bylaw Amendment (Files: 23T-11503/OP1105/ZC1118)**

Dear Sir/Madam:

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that further revisions have been proposed to a complete application received by the City of Guelph's Planning Services from Astrid J. Clos Planning Consultants on behalf of Terra View Custom Homes Ltd. and Lambden Farm Trust. The application is for approval of an Official Plan Amendment, a Draft Plan of Subdivision and Zoning By-law Amendment for the lands at 635 Woodlawn Road East, to permit a residential subdivision that includes office/commercial development (Files: 23T-11503/OP1105/ZC1118).

The subject property is a 14.72 hectare parcel bounded by houses located on Muskoka Drive and Brant Avenue to the west, Woodlawn Road to the north, the City limits to the east and Eramosa Road to the south (see Location Map on Attachment 1).

**History of Subdivision**

During the pre-consultation process between the owner and City staff, various changes were made to the subdivision plan. The Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment applications were received and deemed to be complete on December 18, 2011. The application was circulated to agencies and surrounding property owners for comments and was presented to Council and the community at the statutory Public Meeting of Council on June 5, 2012. The applications presented on June 5, 2012 are highlighted in Attachment 2.

The June 5, 2012 applications proposed 137 single detached units accessed from new or extended public roads, 64 apartment units accessed from Woodlawn Road East, 18 on-street townhouse units and 60 apartment units above ground floor office/commercial in a mixed use building for a total of 279 dwelling units. The plan also proposed a small office building to be accessed from an extension of Shakespeare Drive near Eramosa Road.

On May 7, 2013, the owner submitted a revised application for an Official Plan Amendment, a Draft Plan of Subdivision and Zoning By-law Amendment (See Attachment 3). A portion of the owner's consultant's cover letter is included in Attachment 3 which outlines the changes to the plan that are intended to address agency comments received during the earlier circulation.

### **Purpose and Effect of the Proposed Official Plan Amendment**

There is no change proposed to the requested Official Plan Amendment. The applicant has asked to redesignate Block 141 near Eramosa Road from 'General Residential' to 'Commercial Mixed Use' to permit the development of commercial and office space. The applicant is also requesting a site specific amendment to the 'General Residential' designation on Block 137 near Woodlawn Road to increase the maximum permitted density from 100 units per hectare to 115 units per hectare.

### **Purpose and Effect of the Revised Draft Plan of Subdivision**

The draft plan of subdivision presented at the Public Meeting on June 5, 2012 (Attachment 2) would yield approximately 279 dwelling units.

The revised draft plan of subdivision proposes 132 single-detached units, 2 semi-detached lots (4 units), 20 on-street townhouse units, 66 apartment units and 51 mixed use apartment units for a total yield of 273 dwelling units. The revised plan also proposes a minor redistribution of the land uses presented on the plan at the Public Meeting on June 5, 2012 (See Attachment 3).

Revised reports submitted in support of the application include:

- Preliminary Site Servicing & Stormwater Management Design Report prepared by Gamsby and Mannerow dated May 2, 2013.
- Hydrogeological Study prepared by Gamsby & Mannerow dated May 3, 2013.
- Environmental Impact Study prepared by Natural Resource Solutions dated May 2013.

### **Purpose and Effect of Zoning By-law Amendment Application**

The subject lands are presently zoned UR (Urban Reserve) and WL (Wetland) in the City of Guelph Zoning By-law. The purpose of the proposed amendment is to change the zoning throughout the subdivision to new Specialized R.1C, R.1D, R.2, R.4D and CR Zones to permit a range of residential type uses. The WL Wetland Zone and the P.1 Park Zones are proposed to protect the undevelopable lands. These specialized zones are described fully in Attachment 3.

### **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 Decision 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, 3<sup>rd</sup> 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 Al Hearne at (519) 822-1260 ext. 2362.

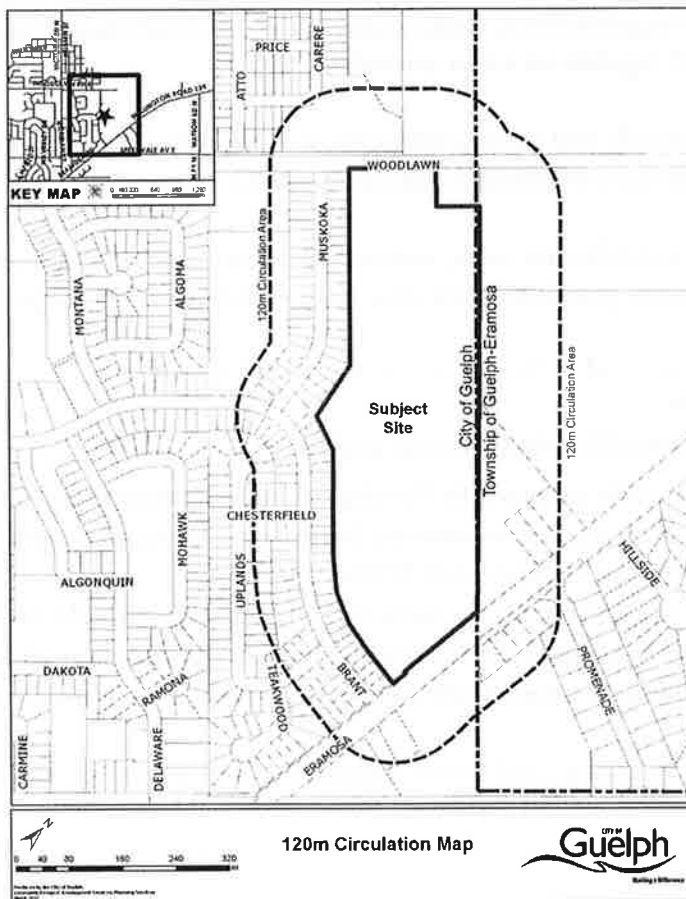
Yours truly,

**Allan C. Hearne | Senior Development Planner**  
**Planning Services**  
**Planning, Building, Engineering and Environment**  
**City of Guelph**  
T (519) 822-1260 x 2362 | F (519) 822-4632  
E al.hearne@guelph.ca

Attach.

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### Attachment 1 Location Map



## Attachment 2

### The applications presented at the June 5, 2012 statutory Public Meeting of Council

#### Description of Proposed Draft Plan of Subdivision

The proposed Draft Plan of Subdivision includes 64 apartment units accessed from Woodlawn Road East, and 18 on-street townhouse units and 137 single detached units accessed from new or extended public roads. 60 apartment units and ground floor commercial in a mixed use building as well as an office building with 723 m<sup>2</sup> of floor area are proposed to be accessed from an extension of Shakespeare Drive.

The density of the proposed subdivision, as calculated under “Places to Grow”, is approximately 64 persons and jobs per hectare.

#### Description of Proposed Official Plan Amendment

The applicant is requesting to redesignate a southwestern portion of the property (Block 141 near Eramosa Road ) from ‘General Residential’ to ‘Commercial Mixed Use’ to permit the development of commercial and office space. The applicant is also requesting a site specific amendment to the ‘General Residential’ designation on a northeastern portion of the property (Block 138 near Woodlawn Road) to increase the maximum permitted density from 100 units per hectare to 115 units per hectare in order to permit the development of 64 apartment units within this block.

#### Description of Proposed Zoning Bylaw Amendment

The applicant is requesting to rezone the subject lands from the UR (Urban Reserve) Zone and WL (Wetland) Zone to R.1D-? and R.1C-? (Specialized Single Detached Residential) Zones, CR-? (Specialized Commercial Residential) Zone, R.4D-? (Specialized Infill Apartment) Zone, P.2 (Neighbourhood Park) Zone, and P.1 (Conservation Land) Zone. The following specialized regulations are proposed:

- reduced minimum side and front yards in the R.1D-?, R.1C-?, and R.4D-? zones;
- increase the maximum permitted density in the R.4D-? zone from 100 units/ha to 115 units/ha;
- reduced front or exterior side yards, reduced off-street parking requirement, and an increase in maximum permitted floor area from 400 m<sup>2</sup> to 6,500 m<sup>2</sup> per building in the CR-? Zone.

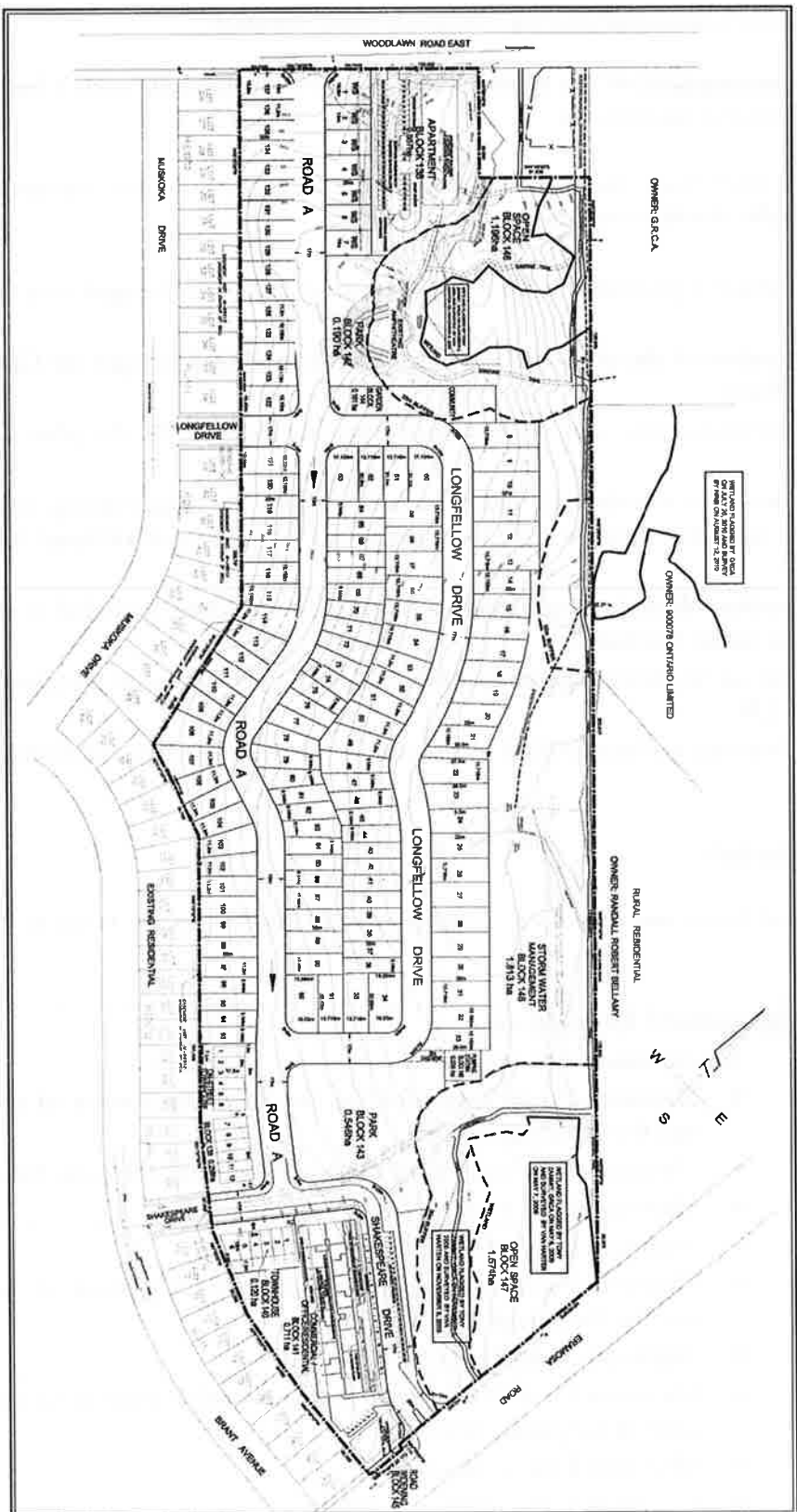
#### Supporting Documents

The applications are supported by the following studies:

- Traffic and Noise Study prepared by Paradigm Transportation dated October 2011;
- Preliminary Site Servicing & Stormwater Management Design Report prepared by Gamsby and Mannerow revised date October 21, 2011;
- Hydrogeological Study prepared by Gamsby and Mannerow dated October 2011;
- Proposed building renderings for the single detached and townhouse buildings;
- Scoped Environmental Impact Study prepared by Natural Resource Solutions dated October 2011; and
- Preliminary Site Grading and Area Grading Plans prepared by Gamsby and Mannerow and dated October 2011.



**Attachment 2**  
**The applications presented at the June 5, 2012 statutory Public Meeting of Council**  
**Subdivision Plan**



**Attachment 3**  
**The revised May 7, 2013 application for an Official Plan Amendment, a Draft Plan of Subdivision and Zoning By-law Amendment**

Portion of Applicant’s cover letter highlighting changes to the draft plan

“...This is the **fourth submission** of the revised Official Plan Amendment, Zone Change and Draft Plan of Subdivision applications.

The following changes have been made to the application to respond to the circulation comments since the Public Meeting was held:

- The portion of Road A proposed to be a one way street has been changed to a two way street.
- The centre line radius of the proposed roads have been modified to meet the City’s Geometric Standards.
- The parkland dedication has been consolidated into one location on the plan and increased in size.
- The proposed on-street townhouses which backed onto the abutting existing single detached homes on Brant Avenue have been shifted to the other side of Road A as Block 135.
- The pumping station block has been revised to provide an access included in the block rather than on an easement.
- Two small mixed use residential/commercial blocks have been added to the plan as Blocks 138 and 139.
- Semi-detached housing has been added to the plan to increase the range of housing variety and type.

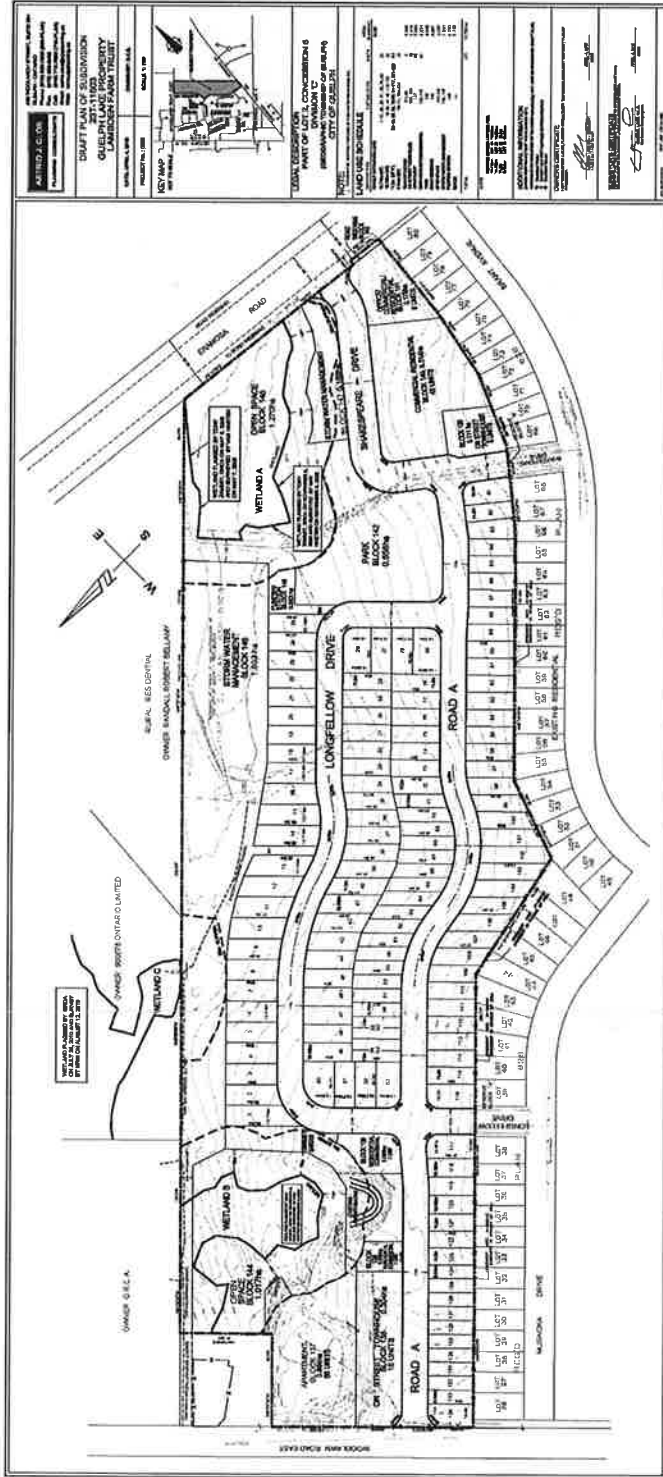
Specialized Zoning Requested

A number of Specialized Zones are requested. The specialized regulations are listed in the chart below:

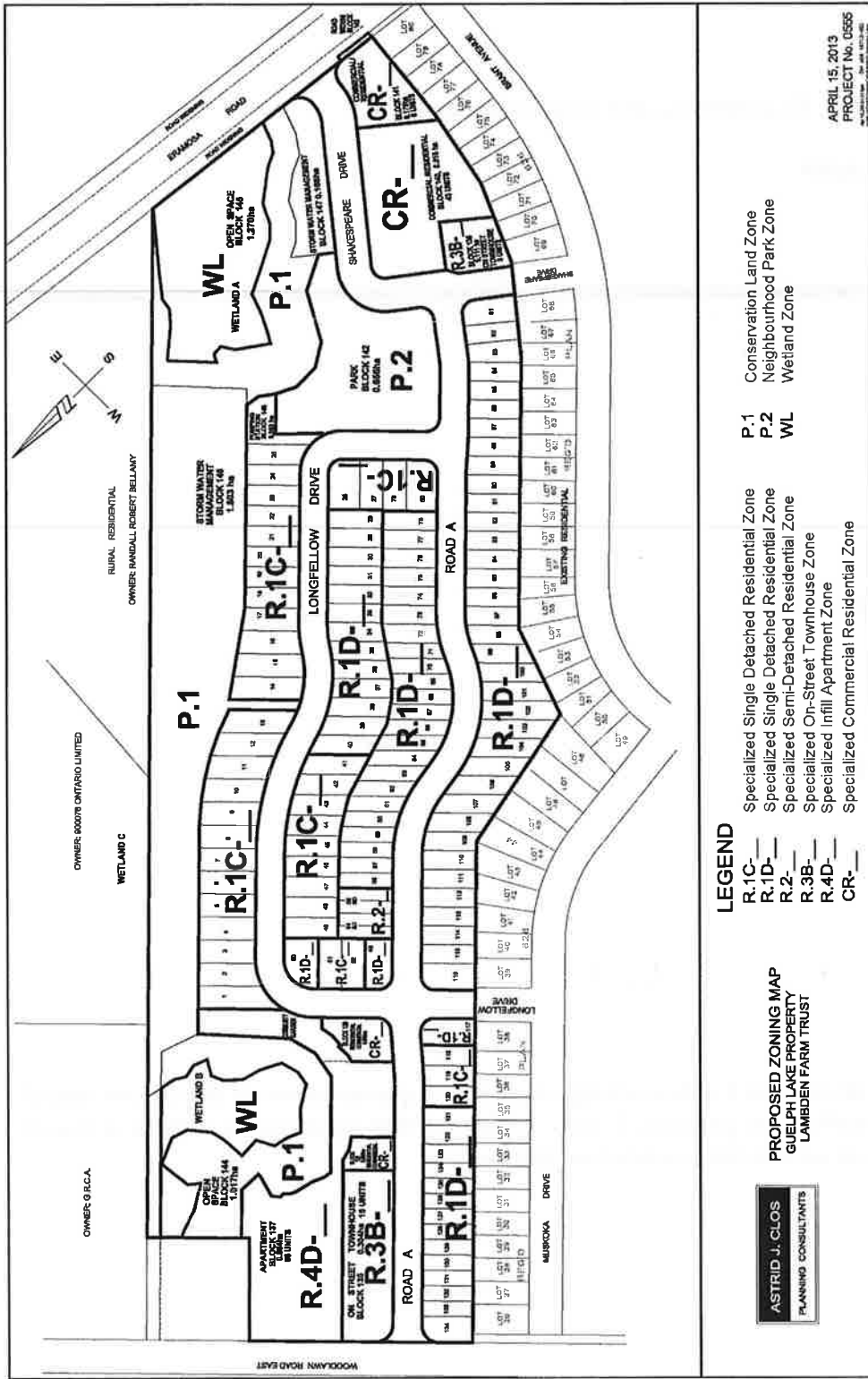
Specialized Zone	Specialized Regulations
R.1C-____ Specialized Single Detached Residential Zone	<ul style="list-style-type: none"> <li>• Minimum Lot Area of 365 m<sup>2</sup></li> <li>• Minimum Front Yard of 4.5 m for habitable portion of the building and 6m for garage door</li> <li>• Minimum Side Yard of 0.6 m on one side and 1.2 m on the other side.</li> <li>• Minimum Rear Yard of 7 m</li> </ul>
R.1D-____ Specialized Single Detached Residential Zone	<ul style="list-style-type: none"> <li>• Minimum Lot Area of 270 m<sup>2</sup></li> <li>• Minimum Front Yard of 4.5 m for habitable portion of the building and 6m for garage door</li> <li>• Minimum Rear Yard of 7 m</li> </ul>
R.2-____ Specialized Semi-Detached Residential Zone	<ul style="list-style-type: none"> <li>• Minimum Front Yard of 4.5 m for habitable portion of the building and 6m for garage door</li> <li>• Minimum Rear Yard of 7 m</li> <li>• Maximum Lot Coverage of 50%</li> </ul>

R.4D-____ Specialized Infill Apartment Zone	<ul style="list-style-type: none"><li>• Minimum Side Yard of 4 m</li><li>• Minimum Rear Yard of 4 m</li></ul>
CR-____ Specialized Commercial Residential Zone	<ul style="list-style-type: none"><li>• Minimum Front or Exterior Side Yard 4 m.</li><li>• Minimum Side Yard 1.5 m</li><li>• Maximum Building Height</li><li>• Maximum Gross Floor Area per building 8,700 m<sup>2</sup></li><li>• 1 parking space per 23 m<sup>2</sup> of commercial GFA</li><li>• On-street parking located within 10 m of the property line shall be included as satisfying the off-street parking requirement.</li><li>• Outdoor patio permitted.”...</li></ul>

**Attachment 3**  
**The revised May 7, 2013 application for an Official Plan Amendment, a Draft Plan of Subdivision and Zoning By-law Amendment**  
**Subdivision Plan**



**Attachment 3**  
**The revised May 7, 2013 application for an Official Plan Amendment, a Draft Plan of Subdivision and Zoning By-law Amendment**  
**Proposed Zoning**



If you have no comments or concerns regarding this application, Proposed Revised Draft Plan of Subdivision (Guelph Lake Fourth Submission) and Zoning Bylaw Amendment (Files: 23T-11503/OP1105/ZC1118) applying to property at 635 Woodlawn Road East, please sign and submit this form to:

*Allan C. Hearne*  
*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.**