



CITY OF GUELPH

PLANNING AND BUILDING SERVICES
PLANNING DIVISION
CITY HALL, 59 Carden Street
Guelph, Ontario, N1H 3A1

NOTICE OF: A REVISED APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION AND A ZONING BY-LAW AMENDMENT

February 7, 2005

**IS HEREBY GIVEN IN ACCORDANCE
WITH SECTION 51(20) (a) OF THE
PLANNING ACT, R.S.O., 1990, AS AMENDED.**

To: Property Owners; AND

Bell Canada
Canada Post Corporation
Canadian National Railway
Chamber of Commerce
Chief Building Official
City Administrator
City Clerk
City Solicitor
Clean Water Coalition
Clerk of Municipalities (within 1 km)
Clerk-Administrator-County of Wellington
Conseil Scolaire de District Catholique
Centre-Sud
Director of Community Services
Director of Finance
Director of Planning and Business
Development
Commissioner of Environment and
Transportation
Environmental Advisory Committee
Secretary of EAC

Fire Chief
Grand River Conservation Authority
Guelph and District Homebuilders
Guelph City Council
Guelph Development Association
Guelph Field Naturalists
Guelph Hydro
Guelph Junction Railroad
Guelph Public Library
Guelph Transit L.A.C.A.C. Co-ordinator
Ministry of Transportation (London)
Neighbourhood Groups/Associations
Ontario Hydro Services
Police Chief
Regional Assessment Office
Rogers Cable TV
Union Gas Limited
Upper Grand District School Board
Wellington Catholic District School Board
Zoning Administrator

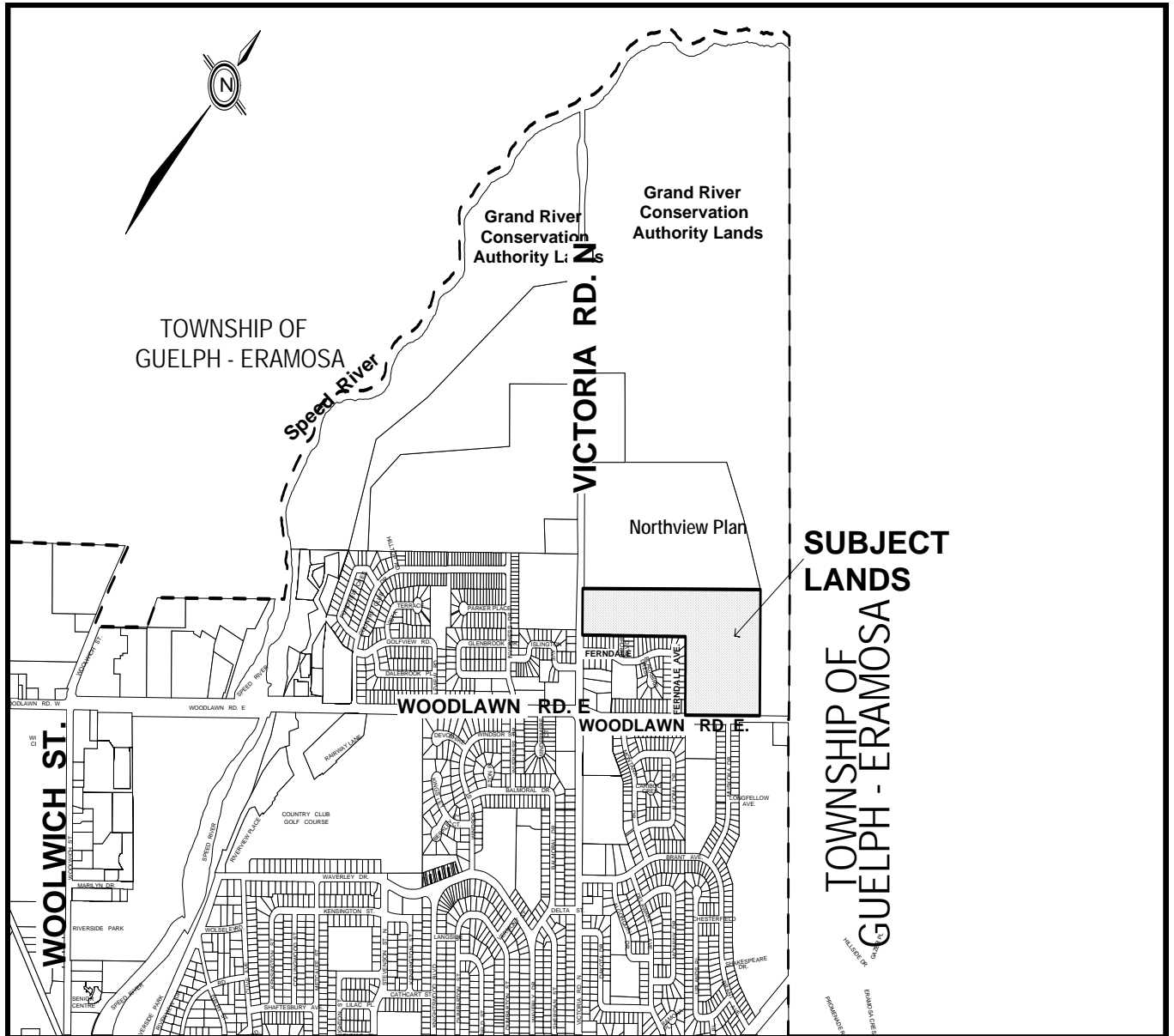
RE: VICTORIAVIEW NORTH SUBDIVISION - 533 VICTORIA ROAD NORTH – Proposed Residential Draft Plan of Subdivision and Associated Zoning By-law Amendment - East side of Victoria Road North, north of Ferndale Avenue and Woodlawn Road East, City of Guelph. (File 23T02503 / ZC0217).

This application was originally circulated by the City on December 27, 2002. As much time has elapsed and as small lot addition changes have been removed from the plan, the City wishes to re-circulate this revised application for more updated comments, prior to the application proceeding to City Council.

The City of Guelph has received a revised Draft Plan of Subdivision and associated Zoning By-law amendment application from Black, Shoemaker, Robinson & Donaldson Ltd. on behalf of Victoriaview North Developments Inc. and Northview Estates (Guelph) Ltd. The application applies to 15.03 hectares (37.13 acres) of land legally described as Part of Lots 1 & 2, Concession 7, Division "C", Part 1, Plan 61R-260. The subject lands are located on the east side of Victoria Road North, north of Ferndale Avenue and Woodlawn Road East, south of and including a small portion of the Draft Plan Approved Northview Subdivision (23T-01502) and west of lands owned by the Grand River Conservation Authority (see **Location Map** on next page).

The property is irregularly configured with frontage on Victoria Road North of approximately 123.22 metres (404.5 ft.). A portion of the subject lands also fronts onto Woodlawn Road East for approximately 292.3 metres (959 ft.). The subject lands have previously been used for agricultural purposes and are currently vacant.

LOCATION MAP



DESCRIPTION OF PROPOSED DRAFT PLAN OF SUBDIVISION

Through this application, the owner proposes to subdivide the subject property in accordance with the attached Draft Plan of Subdivision (see **SCHEDULE 1**). This subdivision consists of a variety of lots and blocks that will accommodate various forms of residential uses consisting of single detached dwellings, on-street townhouses and cluster townhouses and an open space block and a park block. In addition, 6 blocks of land are now identified on the plan to be deeded to adjacent land owners known as rear yard additions to 20, 48, 52, 54, 56 and 74 Ferndale Avenue. The estimated total number of residential dwelling units in this subdivision plan is 218.

Full-scale copies of the subdivision plan are available for viewing in the Planning Division during regular office hours. Details of the proposed lotting and unit yield of the Draft Plan are attached in **SCHEDULE 2**.

DESCRIPTION OF PROPOSED ZONING BY-LAW AMENDMENT

The subject lands are designated as General Residential and Non-Core Greenlands in the City of Guelph Official Plan (2001) Schedule 1 - Land Use Plan. Schedule 2 - Natural Heritage and Development Constraints identifies some of these lands as being Significant Woodlands.

The subject lands are currently zoned UR (Urban Reserve) along with a Lands Adjacent to Provincially Significant Wetlands overlay on a portion of the site. In order to implement the Official Plan land use designations, existing Residential and Park zones outlined in the City of Guelph Zoning By-law No. (1995)-14864, are to be utilized. Where deemed necessary, the applicant has applied to create specialized zoning regulations. The proposed zoning concept is attached as **SCHEDULE 3**. The Proposed Zoning including the specialized regulations in relation to the subdivision is attached in **SCHEDULE 4**.

In support of this application, the applicant has submitted the following reports:

Victoriaview North Environmental Impact Study

Prepared by: North-South Environmental Inc.

Dated: November 1, 2002

Victoriaview North Subdivision

Preliminary Servicing and Stormwater Management Report

Prepared by: Stantec Consulting Ltd.

Dated: November 2002

(This report also includes a Traffic Impact Assessment and a Noise Impact Assessment.)

These documents are available for viewing at the Planning Division offices during regular office hours, by appointment.

To: Property Owners

Before we prepare a Planning Staff recommendation on this proposal, we are providing an opportunity to every person who appears on the assessment roll within 120 metres of the site to make comments on the application. Written comments received within **30** days of the date of this letter will be considered in the formulation of the Planning report to be presented at a future public meeting. You will be notified of the date and time of this future public meeting where City Council will consider this application. The City of Guelph Environmental Advisory Committee (EAC) will consider this application prior to the future City Council meeting.

To: Agencies and Departments

This letter is also for the purpose of informing all organizations interested in development in the City of Guelph. If this proposal is of interest to your organization, we would appreciate receiving your comments by **March 11, 2005** in order that the application may come forward before Guelph City Council as soon as possible.

Written submissions in respect of this proposal should be directed to the undersigned and to Lois Giles, City Clerk, City Hall, 59 Carden Street, Guelph Ontario, N1H 3A1, no later than **March 11, 2005**. Further information regarding this proposal and the planning approval process is available to you by visiting or contacting the Planning Division, City Hall, 837-5616, Extension # **2362** during regular office hours. Copies of all other relevant planning documents including the Official Plan, Zoning By-law, planning reports, studies and maps, etc., which apply to this proposal and to this area will be made available for your perusal or purchase.

(Note: If you wish to be notified of the decision of Guelph City Council in respect of the proposed plan of subdivision, you must make a written request to Lois Giles, City Clerk, 59 Carden St. Guelph Ontario N1H 3A1.)

(Note: If a person or public body that files an appeal of a decision of Guelph City Council as the approval authority, in respect of the proposed plan of subdivision, does not make oral submissions at the public meeting, or make written submissions to Guelph City Council before the proposed plan of subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal.)

If you have any questions or require further information, please call me at **(519) 837-5616** Extension # **2362**, or Email your comments to **planning@guelph.ca**.

Yours truly,

**Allan C. Hearne,
Senior Development Planner**

ACH/vl
Attachments

If you have no comments or concerns regarding this application, **VICTORIAVIEW NORTH (File 23T02503, ZC0217)**, please sign and submit this form to:

Allan C. Hearne
Planning Division
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.

**SCHEDULE 2
PROPOSED SUBDIVISION DETAILS**

LAND USE SCHEDULE

LOTS/BLOCKS	LAND USE	AREA
Lots 1 to 163	Single Family Residential	7.172 hectares
Block 164	On Street Townhouses	0.270 hectares
Block 165	Medium Density Residential	1.604 hectares
Block 166	Park Site	0.752 hectares
Block 167	Walkway	0.080 hectares
Block 168	Open Space	2.025 hectares
Blocks 169 & 170	Road Widening	0.249 hectares
Block 171 to 176	0.3 metre Reserves	0.003 hectares
Blocks 177 to 182	To be deeded to adjacent owners	0.010 hectares
Streets		2.865 hectares
TOTAL AREA		15.030 hectares

UNIT TABLE

LOTS/BLOCKS	LOT WIDTH	UNIT TYPE	UNITS
Lots 1 to 21, 35-50, 62-89, 162, 163	9.0m- 12.0m	Single Family	67
Lots 22-34, 51-61, 90-161	12.0m	Single Family	96
Block 164		On-Street Townhouses	8
Block 165		Cluster Townhouses	47
TOTAL UNITS			218

**SCHEDULE 4
PROPOSED ZONING SCHEDULE**

LOTS	LAND USE	PROPOSED ZONING
Lots 22-34, 51-61, 90-161	Single detached residential	R.1C-? Specialized Zone
Lot2 1-21, 35-50, 62-89	Single detached residential	R.1D-? Specialized Zone
Block 164	On-street townhouses	R.3B-? Specialized Zone
Block 165	Cluster townhouses	R.3A Zone
Block 166	Park	P.2
Block 168	Open Space	P.1

The Specialized regulations being requested are as follows:

Minimum Exterior Side Yard of 4.5 metres in the R.1C, R.1D and R.3B zones.
(The standard regulation for these zones is 6 metres.)

Maximum Building Coverage (% of lot area) of 50% in the R.3B zone.
(The standard regulation in the R.3B zone is 40%).