

January 11, 2008

PUBLIC MEETING NOTICES

PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

City Staff will hold a public meeting to provide information on a revised development proposal which has been received by the City related to proposed Official Plan and Zoning By-law Amendment applications from Silvercreek Guelph Developments Limited for the property known as **35 and 40 Silvercreek Parkway South**. The meeting will provide an opportunity for questions and answers related to the revised submission.

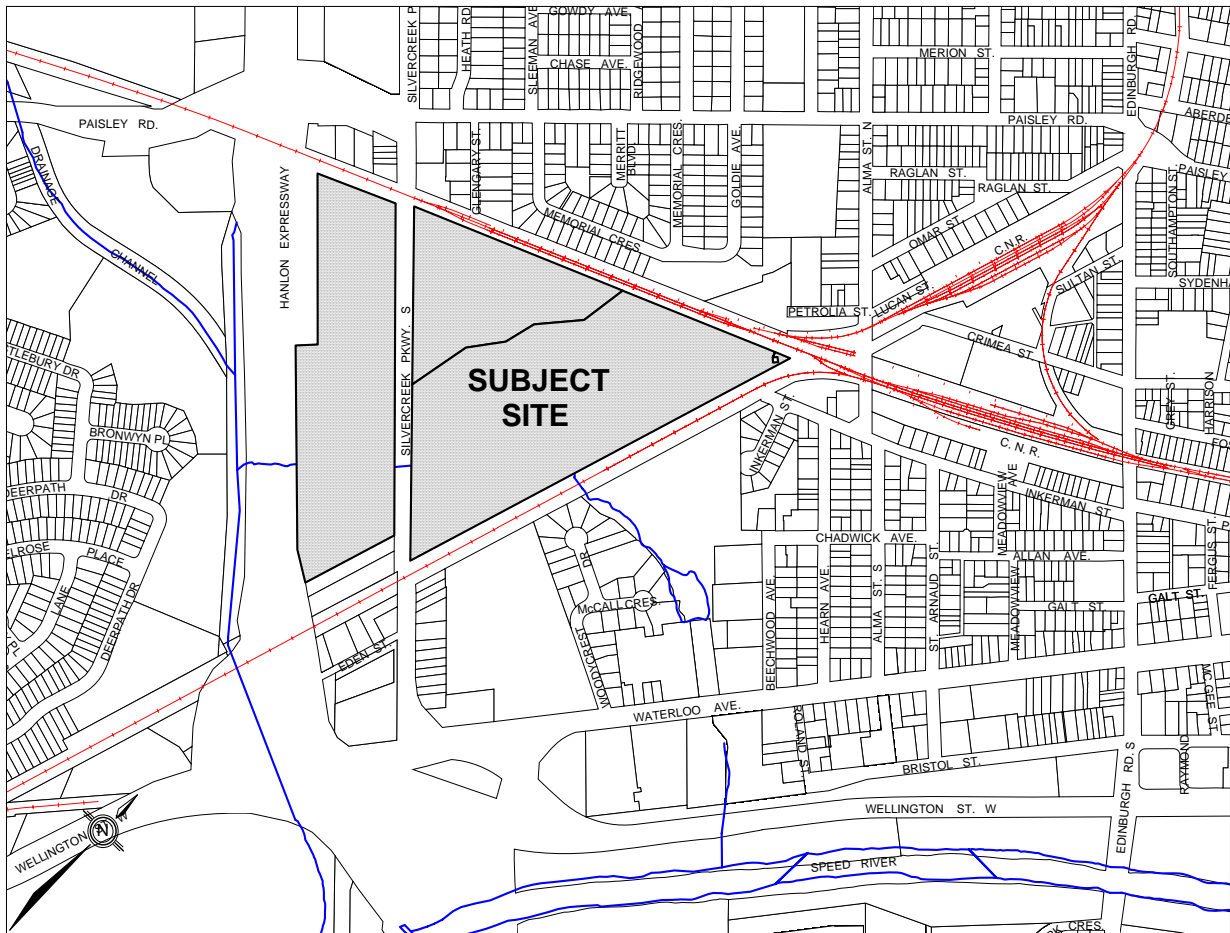
Meeting Date: **January 31, 2008**
Location: **River Run Centre – Cooperators Hall, 35 Woolwich St.**
Time: **7:00 p.m.**

City Council will also hold a public meeting to receive submissions from the public on these Official Plan and Zoning By-law Amendment applications.

Meeting Date: **March 3, 2008**
Location: **Council Chambers, City Hall, 59 Carden Street**
Time: **7:00 p.m.**

SUBJECT LANDS

35 and 40 Silvercreek Parkway South: The subject site is a vacant parcel of land located both east and west of Silvercreek Parkway South and bounded to the north by the Canadian National Railway main line, to the south by the Canadian National Railway secondary line, and to the west by the Hanlon Parkway.



PURPOSE AND EFFECT OF APPLICATION

The applicant has decided to amend the original application based on feedback received and now proposes to change the Official Plan designation and Zoning of the 22 hectare (54.4 acre) property to allow the development of a retail and service commercial centre to a maximum of 400,000 square feet (37,162 square metres) of commercial floor space and a community park to the east of Howitt creek. (See “*Details of Proposal*” section of notice).

Background

The application was originally submitted in the fall of 2005. At that time, similar amendments to the Official Plan and Zoning By-law were being pursued, but the size of the commercial node was requested to be up to 450,000 (41,800 square metres). The original application contemplated direct access to the Hanlon Expressway and the closure and conveyance of Silvercreek Parkway and other lands owned by the City to support the development. The applicant was unable to achieve support from the Ministry of Transportation and the application was not presented to City Council for consideration.

The application was appealed by the applicant to the Ontario Municipal Board on July 9, 2007.

In late November 2007, materials associated with a modified development concept plan

were submitted to the City for review. These materials include:

- Revised Concept plan (see attached);
- “Environmental Impact Study for the Lafarge Property – Addendum II: Impacts of Revised Design and Tree Conservation Plan”, (November 2007) prepared by North-South Environmental Inc;
- “Traffic Impact Study for Proposed Retail Development at Silvercreek Junction”, (Revised October 2007) prepared by BA Consulting Group Ltd.;
- “Feasibility Study for Public Park Lands and Trails”, (November 7, 2007) prepared by Landplan Collaborative Ltd;
- “Urban Design Guidelines”, (November 2007) prepared by Brook McIlroy Planning + Urban Design and Michael Spaziani Architect Inc;
- “Sustainable Design Brief for Silvercreek Junction (addressing LEED Green Building Rating System) prepared by Enermodal Engineering Limited.
- “Preliminary Design Brief – Silvercreek Parkway Underpass Drainage” prepared by Totten Sims Hubicki Associates.

The proposed concept plan now contemplates the retention of Silvercreek Parkway South as a public road and the construction of grade separation of Silvercreek Parkway and the Canadian National Railway main line, by way of an underpass, at the northerly limit of the property to provide a second access to the development.

An Ontario Municipal Board prehearing conference was held on December 18, 2007. At this hearing, a second prehearing was set for June 12, 2008 to allow sufficient time for the City to review the application and revised materials and make a decision on the application.

HOW TO PROVIDE COMMENT

The purpose of the January 31, 2008 meeting is to present information on the development proposal and planning applications that have been received by the City and to provide an opportunity for interested members of the public to ask questions about the applications and planning process.

The purpose of the March 3, 2008 Council meeting is to provide information to City Council about the application and an opportunity for City Council to hear public input. No staff recommendations will be provided at the either public Meeting, although a staff information report will be presented at the March 3, 2008 meeting.

City Council will not be making any decision on these applications until sometime after the March 3, 2008 meeting. A staff recommendation report will be prepared and presented to City Council following these public meetings, based on a full review of the application, supporting materials and public and agency comments.

Any person may attend the meetings and/or provide written or verbal representation on the proposal. If you wish to speak to Council on the application, you are encouraged to contact Lois Giles, City Clerk, City Hall, 519-837-5603, **no later than February 27th, 2008**. If you are unable to attend the Council meeting and wish to comment, please send your comments

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File: OP0506, ZC0516

to Lois Giles, City Clerk, in written form, **no later than February 27th, 2008.**

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.

FOR MORE INFORMATION

Additional information including copies of the staff information report and related background information will be available for review by visiting 2 Wyndham Street North, 3rd Floor or contacting **R. Scott Hannah - Manager of Development and Parks Planning at (519) 837-5616, ext. 2359** during regular office hours.

Please note that copies of the Staff information report will be available on **February 22, 2008** and may be picked up at Community Design and Development Services (2 Wyndham Street North, 3rd Floor) on, or after this date.

Public Meeting Notice

File: OP0506, ZC0516

DETAILS OF PROPOSAL

Applicant:	Silvercreek Guelph Developments Limited
Address:	35 and 40 Silvercreek Parkway South
Legal Description:	Part of Lots 2 and 3, Concession 1, Division "E" and Part of Lots 3, 21 and 22 Division "A" and Part of Lots 7, 8, 9, 11, 12, D and E and Part of Napoleon Street (closed by Judges Order Instrument #B21-12480) and all of Lot 10 Registered Plan 52.
Property Size:	22 hectares (54.4 acres)
Existing Land Use:	Vacant site formerly used for gravel extraction
Existing Official Plan:	Industrial
Proposed Official Plan:	Community Commercial: with a special provision to allow the development of up to 400,000 square feet (37,162 square metres) of commercial floor space. Open Space: affecting the lands east of Howitt Creek
Existing Zoning:	B.4 (Business Park)
Proposed Zoning:	Specialized CC (Community Commercial), FL (Floodway) and P.3 (Community Park)
Proposal Description:	This proposal involves Official Plan and Zoning By-law amendments to allow the property to be reused for a commercial development and a community park. <i>(see attached concept plan attached)</i>
Ward 3:	Councillor June Hofland Phone: 519- 821-1667 Email: june.hofland@guelph.ca Councillor Maggie Laidlaw Phone: 519-824-4120 ext 53749 Email: maggie.laidlaw@guelph.ca
Ward 4	Councillor Gloria Kovach Phone: 519-824-9695 Email: gloria.kovach@guelph.ca Councillor Mike Salisbury Phone: 519-829-4151 Email: mike.salisbury@guelph.ca

PROPOSED CONCEPT PLAN:



**SILVER CREEK JUNCTION
Concept Plan**
*Silvercreek Developments (Guelph) Limited
November 2007*

To: Agencies and Departments

The City of Guelph is initiating the review of the Official Plan and Zoning By-law Amendment application from Silvercreek Guelph Developments Limited for the property known as 35 and 40 Silvercreek Parkway South.

Please submit your comments by **February 15, 2008**. If you have any questions or require further information, please call **R. Scott Hannah - Manager of Development and Parks Planning** at (519) 837-5616 Extension #2359, or by email at: planning@guelph.ca

If you have no comments or concerns regarding this application, from **Silvercreek Guelph Developments Limited (File # OP0506, ZC0516)**, please sign and submit this form to:

R. Scott Hannah - Manager of Development and Parks Planning

Community Design and Development Services

City of Guelph

Fax # (519) 837-5640

Agency

Representative (Please Print)

Representative (Signature)

Date