February 5, 2013

NOTICE OF COMPLETE APPLICATION
144 Watson Road North

Proposed Zoning By-law Amendment (File No. ZC1313)
Applicant: Starwood-Watson Holdings Inc.

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received by the City of Guelph's Planning Services to amend the Zoning By-law. The application applies to the property municipally know as 144 Watson Road North and legally described as Part Lot 5, Concession 3, Division C (formerly Guelph Township), designated as Part 2, Reference Plan 61R10049, as shown on **Schedule 1**. The application was received by the City on September 13, 2013 and deemed complete on January 13, 2014.

The subject lands are vacant and consist of 0.89 hectares located on the southeast corner of the intersection of Watson Road North and Watson Parkway North. To the north of the site, across Watson Road are single detached dwellings. To the east across Watson Road are a stormwater management facility and floodplain lands related to Clythe Creek. The site is bounded to the south by vacant lands that are zoned CC-15 (Specialized Commercial Shopping Centre). To the west, across Watson Parkway North, are lands in a draft approved subdivision zoned for townhouses and a commercial plaza at the northwest corner of the Watson Parkway/Starwood intersection which currently contains a branch of the public library.

Purpose and Effect of Application
The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current CC-15(H) (Community Shopping Centre) and FL (Floodplain) Zones to a specialized R.4B (High Density Apartment) Zone. The proposed specialized R.4B zone is requested to permit the development of an apartment building containing 133 dwelling units, with specialized regulations to permit a reduction in parking spaces provided and in common amenity area required.

The proposed site development plan is included in **Schedule 2**.

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

1. *Planning Report* prepared by Astrid J. Clos Planning Consultants. December 18, 2013.
2. *Functional Servicing Report* prepared by Gamsby and Mannerow Ltd. September 2013, revised December 2013.
3. *Urban Design Brief* prepared by Coletara Development, December 2013.
4. *Traffic Impact and Parking Study* prepared by LMM Engineering Inc. December 17, 2013.
5. *Site Concept Plan and Proposed Elevations* prepared by Coletara Development, September 2013.

Additional Information
A separate notice will be mailed to you confirming the date, time and location of the Public Meeting and will include additional details 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, 3rd Floor, Guelph, Monday to Friday, between 8:30 am and 4:30 pm.

If you wish to be notified of the decision of the City of Guelph in respect to the proposed 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 by-law is passed:

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 File: ZC1313 and contact the undersigned.

Yours truly,

Katie Nasswetter

Katie Nasswetter
Senior Development Planner
Planning Services
Planning, Building, Engineering and Environment

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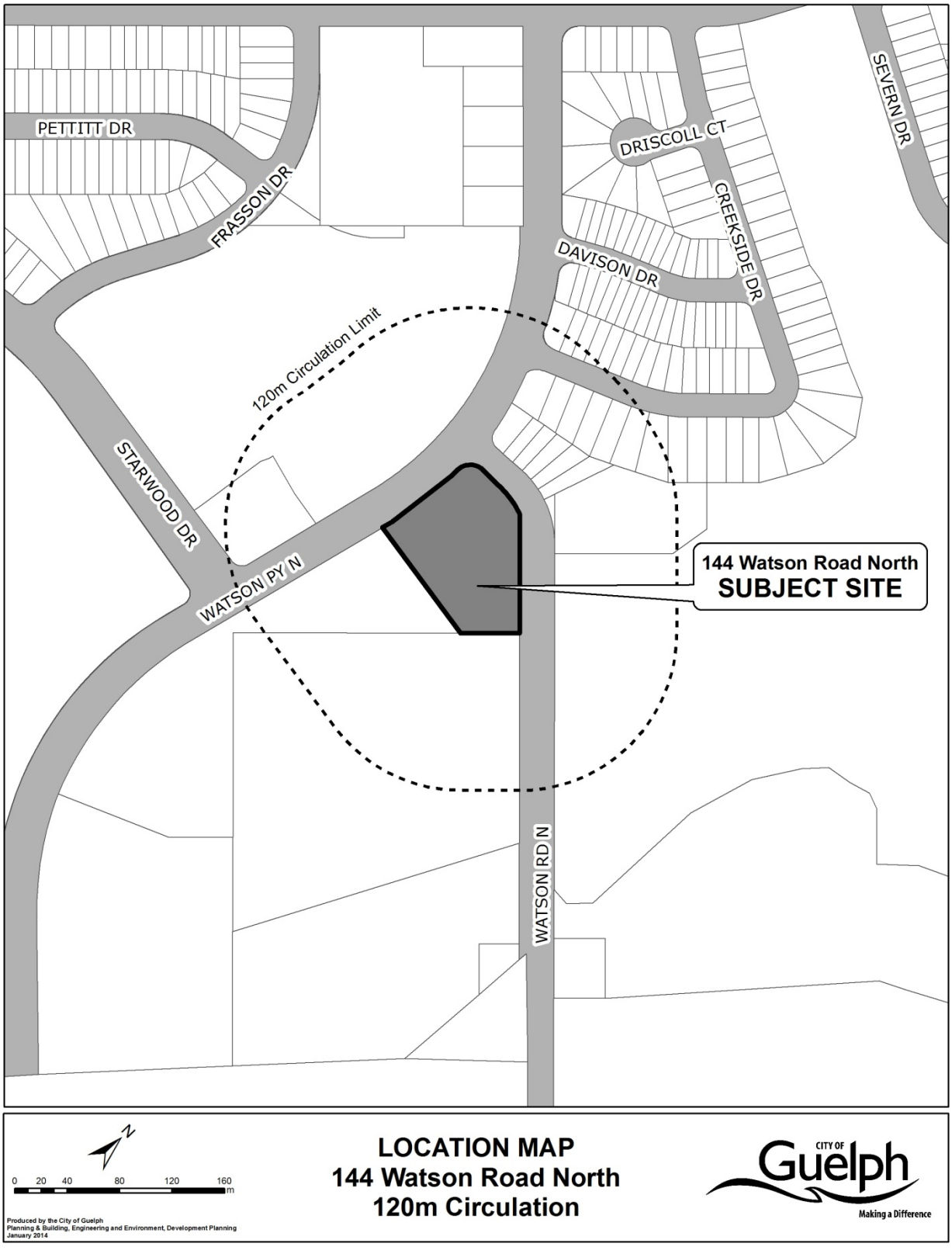
Attach.

Schedule 1
LOCATION MAP



Schedule 2
PROPOSED SITE DEVELOPMENT PLAN

To: Agencies and Departments

The City of Guelph is initiating the review of the Zoning By-law Amendment application ZC1313 for a portion of the property known as **144 Watson Road North**.

Please submit your comments by **March 4, 2014**. If you have any questions or require further information, please call Katie Nasswetter at (519) 822-1260 extension 2356, or email planning@guelph.ca.

If you have no comments or concerns regarding this application, **144 Watson Road North** (**File ZC1313**), please sign and submit this form to:

Katie Nasswetter

Planning, Building, Engineering and Environment

City of Guelph

Fax # (519) 822-4632

Agency

Representative (Please Print)

Representative (Signature)

Date