

August 8, 2014



**NOTICE OF COMPLETE APPLICATION  
360 Woolwich Street and 15 Mont Street**

**Proposed Zoning By-law Amendment (File No. ZC1407)  
Applicant: J. David McAuley & 894419 Ontario Ltd**

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 properties municipally known as 360 Woolwich Street and 15 Mont Street and legally described as Part of Lots 12 and 13, Registered Plan 38, as in ROS567858; together with easement WC149276 on Part of Lot 12, Registered Plan 38, designated as Part 3, Reference Plan 61R10320; and Lot 17, Registered Plan 38, save and except Part 1, 61R4491, City of Guelph, as shown on **Schedule 1**. The application was received by the City on June 27, 2014 and deemed complete on July 25, 2014.

The subject lands currently contain a single detached dwelling (on 15 Mont Street) and an office-residential building (360 Woolwich Street) and consist of a total site area of 1041 square metres (0.1 hectares) located on the northwest corner of the intersection of Woolwich Street and Mont Street. To the north, west and south of the site are a variety of single detached dwellings. Along Woolwich Street to the north and south, as well as east across Woolwich Street, are several mixed use office/residential buildings.

**Purpose and Effect of Application**

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1B (Single Detached Residential) and OR (Office-Residential) Zones to one specialized OR (Office-Residential) Zone. The proposed specialized OR zone is requested to permit the development of an addition to the rear of the existing Office-Residential building at 360 Woolwich Street, containing eight (8) live/work apartment units, with specialized regulations to permit a reduction in parking spaces provided and building setbacks 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. *Cultural Heritage Resource Impact Assessment* prepared by CHC Limited. April 24, 2014.
2. *Tree Conservation Plan* prepared by Aboud & Associates Inc. June 25, 2014.
3. *Preliminary Servicing and Stormwater Management Brief* prepared by Crozier & Associates Consulting Engineers, June 25, 2014.
4. *Covering Letter, Zoning Requests and Parking Justification Report* prepared by J. David McAuley. June 27, 2014.
5. *Site Concept Plans* prepared by J. David McAuley, June 27, 2014.

### **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, 3<sup>rd</sup> 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: ZC1407 and contact the undersigned.

Yours truly,

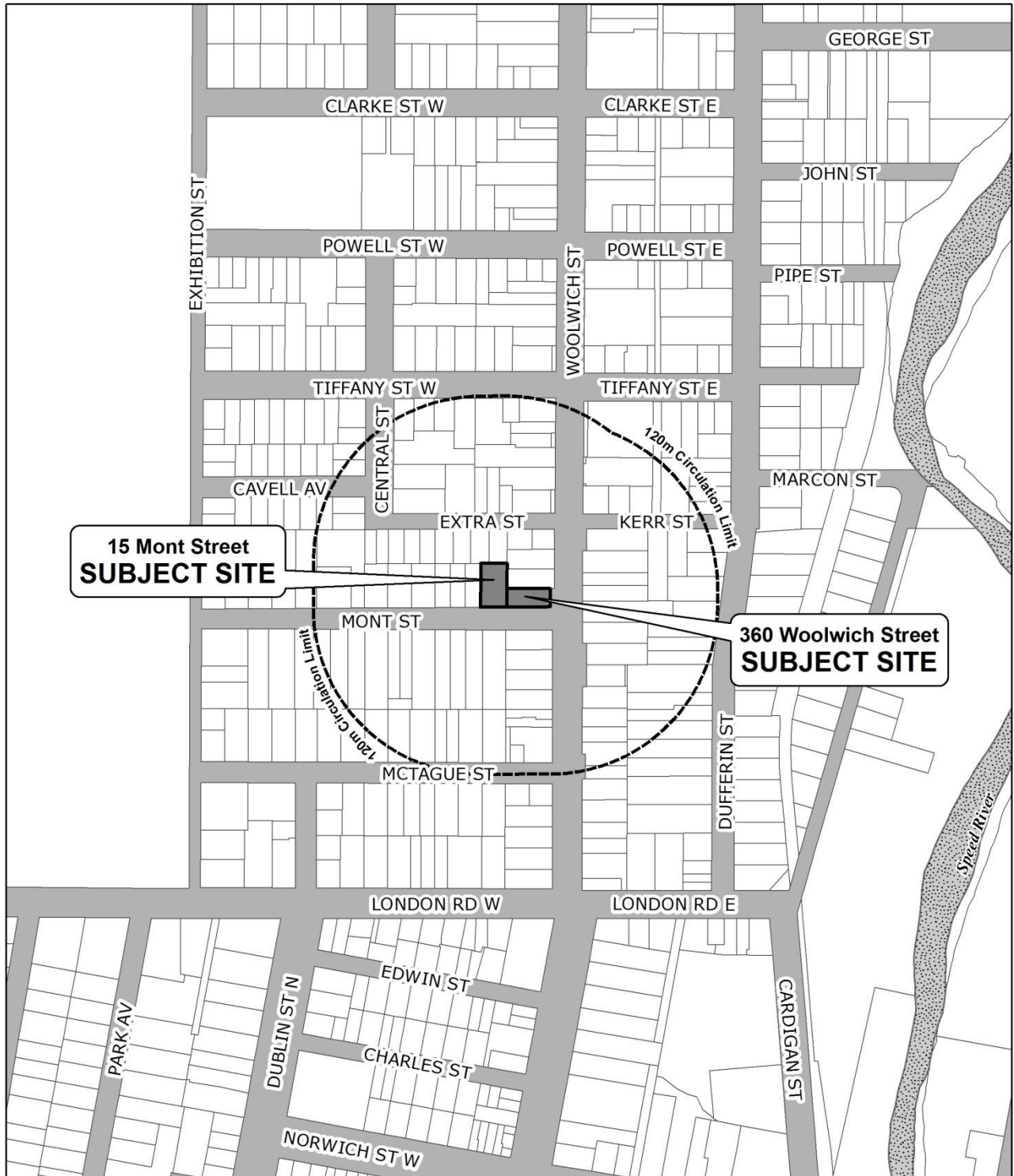



**Katie Nasswetter**  
**Senior Development Planner**  
Planning Services  
**Planning, Building, Engineering and Environment**

T 519-822-1260, ext 2356  
F 519-822-4632  
E [katie.nasswetter@guelph.ca](mailto:katie.nasswetter@guelph.ca)

Attach.

Schedule 1  
LOCATION MAP



  
0 20 40 80 120 160 m

**LOCATION MAP**  
**15 Mont Street & 360 Woolwich Street**  
**120m Circulation**

**CITY OF Guelph**  
Making a Difference

Produced by the City of Guelph  
Planning & Building, Engineering and Environment, Development Planning  
August 2014

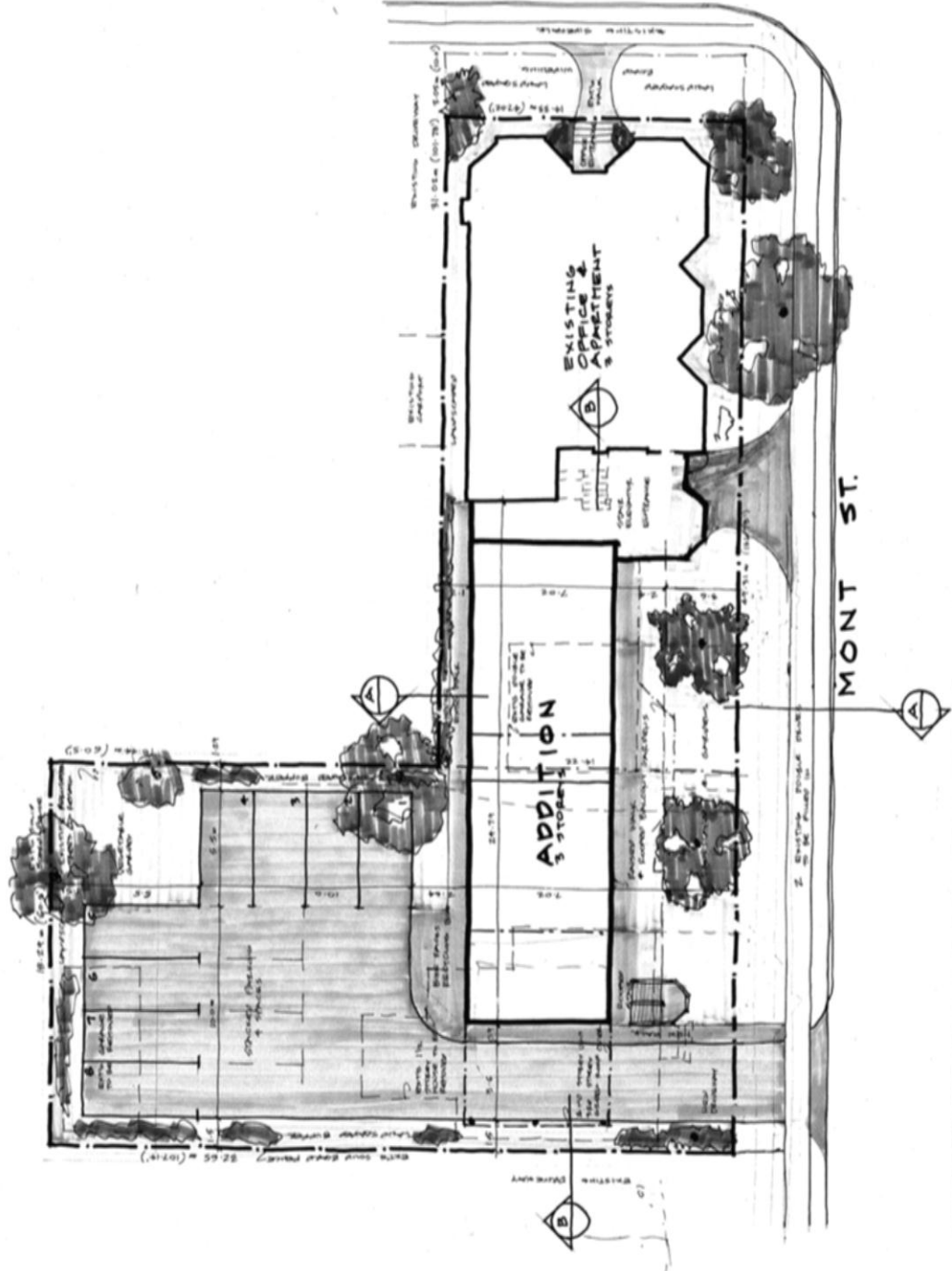
# Schedule 2 PROPOSED SITE DEVELOPMENT PLAN

### SITE DATA CHART

Zone/Classification	Required (Zoning)	Proposed	Compliance (380.1.2)
OPA	medium density Residential	Residential	yes
	Office Residential	Office Residential	yes
Density	100 units/ha 15 units	8 units	yes
Zoning	OR & R1-B		yes
Site Area	370 sqm		yes
OR	142.8 sqm		yes
R1-B	227.2 sqm		yes
Total	1041.5 sqm		yes
Building Area	138.4 sqm		
Existing	138.4 sqm		
Addition	24.2 sqm		
Total	162.6 sqm		
Lot Frontage	14.2 m		yes
Min Front Yard	0.8 m	0.8 m	no
Min Side Yard	0.8 m	0.8 m	no
Min Rear Yard	0.8 m	0.8 m	no
Min Int Side Yard	1.5 m	1.5 m	yes
OR	2.4 m	2.4 m	no
R1-B 3 stories	2.4 m	2.4 m	no
Min Rear Yard	7.5 m	7.5 m	no
Min Building Coverage	40%	31.1%	yes
Min Building Height	3 stories	3 stories	yes
Min Lot Coverage	40%	43.1%	yes

Category	Value	Requirement	Compliance
Parking	1.8 per unit	8-4 included	no
Landscaping	1.0 per unit	85	no
Transect	180 sqm	5	no
Office Area	254.3 sqm		
Min Driveway Width (5.3.2.2)	2.8 m	4.2 m	no
Front Yard Encroachment	2.4 m	2.4 m	yes
Battery	1.2 m	2.4 m	no
Residential Units			
First Floor	2	2	yes
Second Floor	4	4	yes
Third Floor	4	4	yes
Total	10	10	yes

WOOLWICH



**J. DAVID MCAULEY**  
ARCHITECT

100 WOODVILLE ST. SUITE 101  
WOLWICH, NS  
PHONE: 902-833-1234

**ADDITION**  
560 WOOLWICH ST. &  
15 MONT ST.  
GUELPH

**SITE PLAN**

SCALE: 1" = 10'-0"

**To: Agencies and Departments**

The City of Guelph is initiating the review of the Zoning By-law Amendment application ZC1407 for the properties known as **360 Woolwich Street and 15 Mont Street**.

Please submit your comments by **September 15, 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](mailto:planning@guelph.ca).

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If you have no comments or concerns regarding this application, **360 Woolwich Street and 15 Mont Street (File ZC1407)**, please sign and submit this form to:

**Katie Nasswetter**

**Planning, Building, Engineering and Environment**

**City of Guelph**

**Fax # (519) 822-4632**

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Agency

Representative (Please Print)

Representative (Signature)

Date