

April 12, 2016

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

ZONING BY-LAW AMENDMENT APPLICATION

A complete application has been received by the City of Guelph's Planning Services to amend the City's Zoning By-law for the lands municipally known as 671 Victoria Road North in accordance with the provisions of the *Planning Act*, as amended. This application was received by the City on March 1, 2016 and deemed to be complete on March 29, 2016.

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the Planning Act for the Zoning By-law amendment application from Astrid J. Clos Planning Consultants on behalf of 1830334 Ontario Ltd. for the lands municipally known as **671 Victoria Road North**.

Meeting Date:	May 9, 2016
Location:	Council Chambers, City Hall, 1 Carden Street
Time:	7:00 p.m.

SUBJECT LANDS

The subject property is approximately 1.25 hectares in size and located in the northeast corner of the intersection of Victoria Road North and Wideman Boulevard (see attached Location Map).

Surrounding land uses include:

- On-street townhouses that front onto Mussen Street, to the north and east;
- Single detached dwellings across Wideman Boulevard to the south; and
- Vacant land zoned for townhouse and apartment uses across Victoria Road North to the west.

PURPOSE AND EFFECT OF APPLICATIONS

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current NC-9 (Specialized Neighbourhood Shopping Centre) Zone to a revised NC-9 (Specialized Neighbourhood Shopping Centre) Zone to permit the development of two six-storey apartment buildings containing a total of 124 apartment units with ground floor commercial space and a separate one storey commercial building. The following new specialized permitted uses and zoning regulations are being requested through the proposed Zoning By-law amendment application:

- to add "pharmacy" as a permitted use;

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- to permit a drive-thru for a financial establishment;
- to permit a maximum building height of 6 storeys where 2 storeys are currently permitted;
- to permit a maximum lot area of 12,487m² in lieu of the 7,500m² permitted;
- to permit reduced minimum rear and side yards of 6 metres where 12 metres is required; and,
- to permit a reduced minimum buffer strip width of 3 metres along the north and easterly property lines where 6 metres is required.

As shown on the attached plan, the proposed development would create three separate buildings. Building “A” or the most northerly building on the site is proposed to be six storeys, with a 1500 square metre medical clinic on the main floor and 46 apartment units above. Building B, in the middle of the site along Victoria Road North is also proposed to be 6 storeys and have a 2000 square metre pharmacy on the main floor with 78 apartment units above. Building C is proposed to be a one-storey financial establishment with 438 m² of commercial area. The development also includes one level of underground parking garage under the entire site to accommodate 199 underground spaces accessed from a ramp off of Wideman Boulevard. 147 surface parking spaces are also provided in the proposed plan. Three entrances to the site are also proposed, two off of Victoria Road North and one off of Wideman Boulevard.

Supporting Documents

The following reports and material have been submitted in support of this application:

- Planning Justification Report, prepared by Astrid J. Clos Planning Consultants, dated February 26, 2016
- 671 Victoria Road North Guelph, Ontario Urban Design Brief, prepared by 7D Associates Ltd., dated February 26, 2016
- 671 Victoria Road North – Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited, dated February, 2016
- 671 Victoria Road North – Traffic Noise Study, prepared by Paradigm Transportation Solutions Limited, dated February, 2016
- Preliminary Functional Servicing Letter, prepared by GM Blue Plan Engineering, dated February 25, 2016.
- Phase 1 ESA Update, prepared by Gamsby and Mannerow, dated May 5, 2011.
- Concept Plan, prepared by Astrid J. Clos Planning Consultations, dated March 22, 2016.

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TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS

Any person may attend the meeting and/or provide written or verbal representation on the proposal.

- 1a. If you wish to speak to Council on the application you may register as a delegation by contacting the City Clerk's Office, City Hall, **no later than May 6, 2016 at 9:00 a.m. in any of the following ways:**
 - By Phone at **519-837-5603** or TTY **519-826-9771**
 - By Email at clerks@guelph.ca
 - By Fax at 519-763-1269
 - In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
 - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1
- 1b. You may attend the meeting and request to speak at the meeting.
2. If you wish to submit written comments to Council on the application you must submit the written comments to the City Clerk's Office, City Hall, **no later than May 6, 2016 at 9:00 a.m. in any of the following ways:**
 - By Email at clerks@guelph.ca
 - By Fax at 519-763-1269
 - In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
 - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

Personal information: as defined by the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Personal information collected in relation to materials submitted for an agenda will be used to acknowledge receipt, however, please be aware that your name is subject to disclosure by way of publication of the agenda. If you have questions about this collection; use, and disclosure of this information, contact the City of Guelph's Access, Privacy and Records Specialist at 519-822-1260 ext. 2349 or jennifer.slater@guelph.ca.

Recording Notification: as defined by the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. As public meetings of Council and Standing Committees may be recorded by Cable TV network and broadcast on a local channel, your image may be seen as part of this broadcast. If you have questions about this collection; use, and disclosure of this information, contact the City of Guelph's Access, Privacy and Records Specialist at 519-822-1260 ext. 2349 or jennifer.slater@guelph.ca.

The purpose of the meeting is to provide more information about the application and an opportunity for public input. No recommendations are provided at the Public Meeting and City Council will not be making any decision at this meeting. A recommendation report will be prepared and presented at a subsequent meeting of City Council following a full review of the application.

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.

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IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION

If a person or public body does not make oral submissions at a public meeting or make written submissions to Guelph City Council before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Guelph City Council before the by-law is passed, 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.

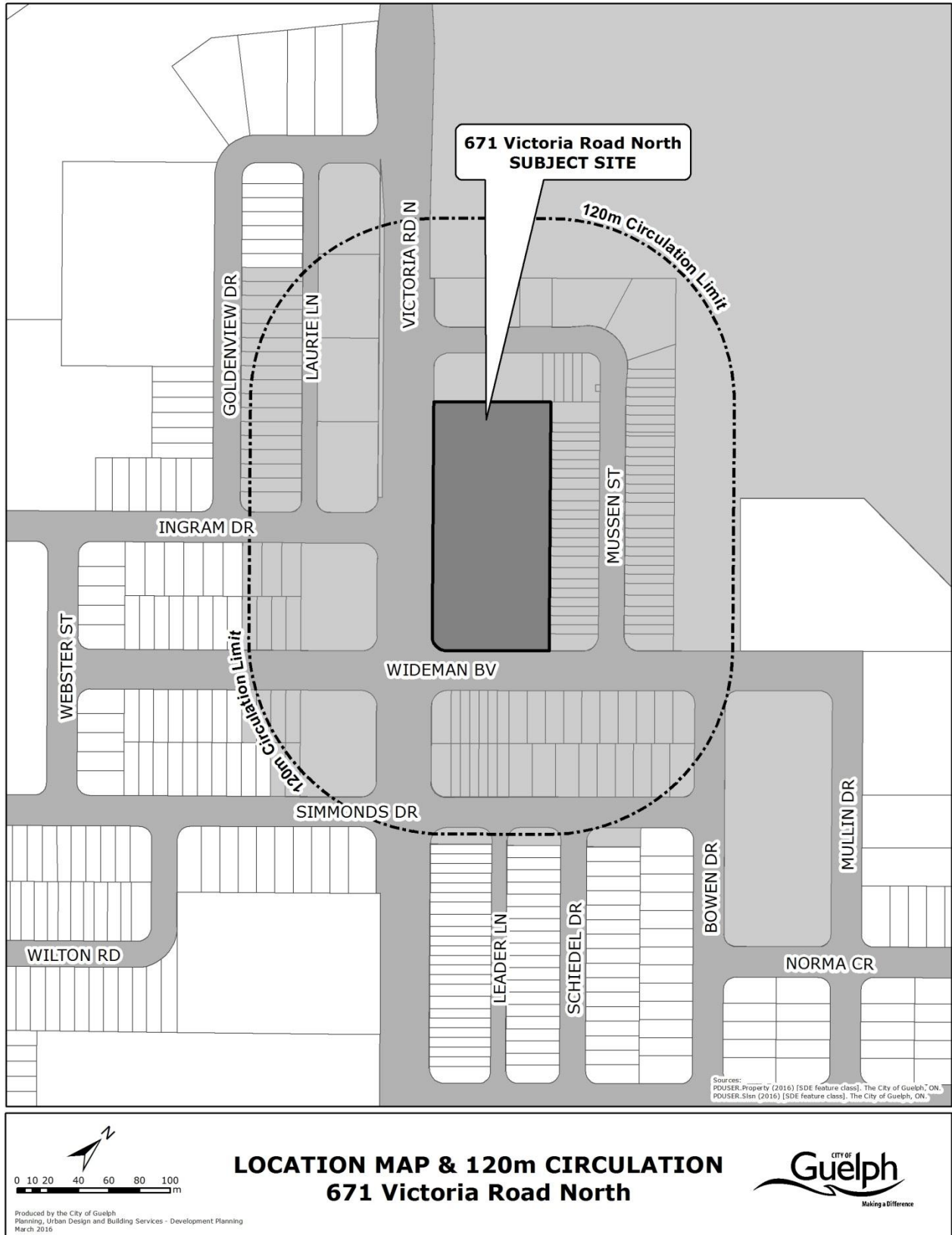
FOR MORE INFORMATION

Details of the Zoning By-law amendment application can be found on the City's website under '[Active Development Files](#)'. City staff reports and public notices will be added to this site as they become available.

Additional information including copies of the staff report and related background information will be available for review by visiting 1 Carden Street, 3rd Floor or contacting **Katie Nasswetter, Senior Development Planner at 519-837-5616, ext. 2356** during regular office hours or by email at katie.nasswetter@guelph.ca.

Please note that copies of the Staff report will be available on **April 29, 2016** and may be picked up from Planning Services (1 Carden Street, 3rd Floor) on, or after this date.

LOCATION MAP



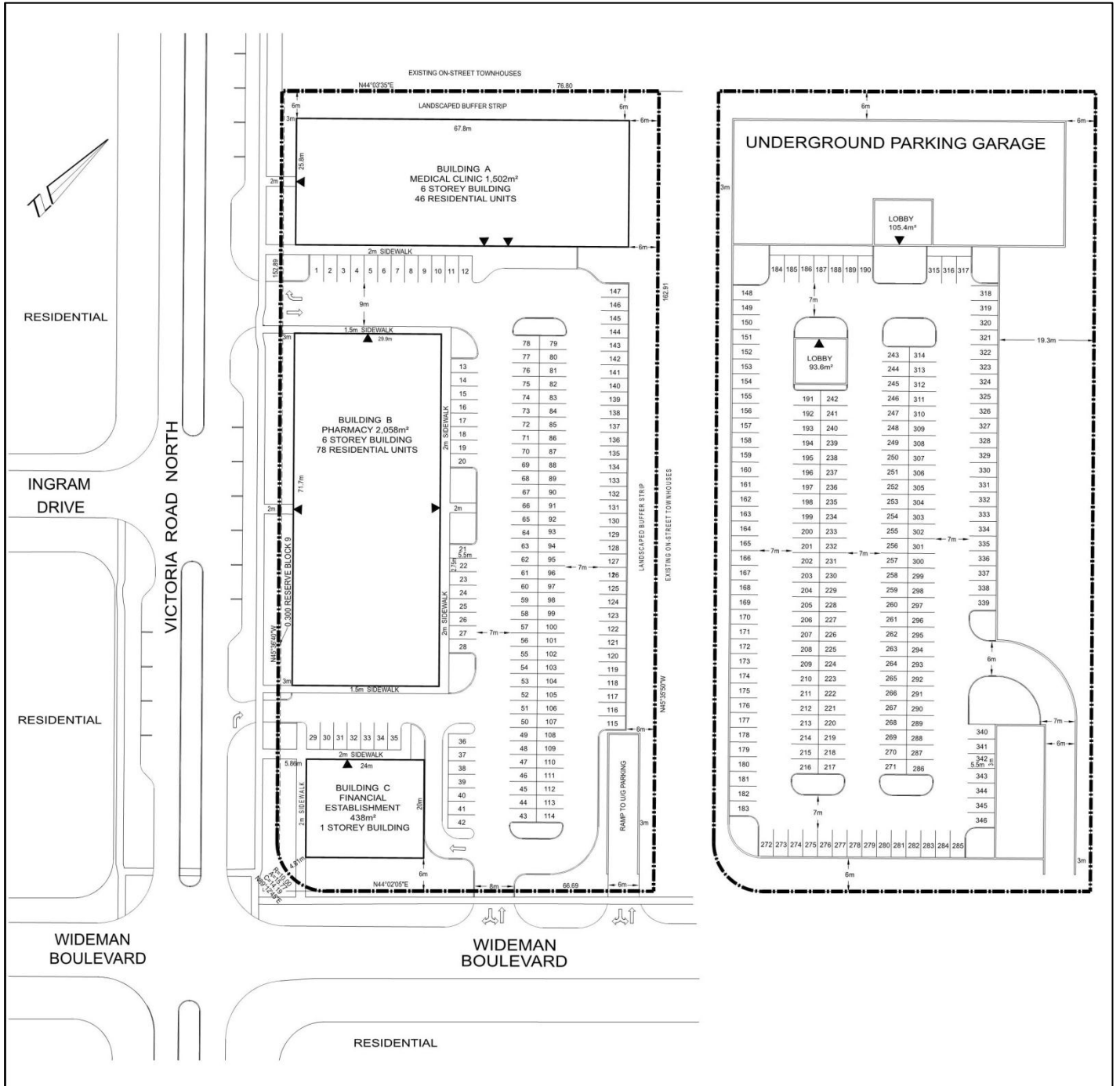
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DETAILS OF PROPOSAL

Applicant:	Astrid J. Clos Planning Consultants on behalf of 1830334 Ontario Ltd.
Address:	671 Victoria Road North
Legal Description:	Part Lot 1, Con 7, Division C (formerly Township of Guelph) designated as Part 1, Reference Plan 61R-11456, save and except registered Plan 61M189, City of Guelph
Property Size:	1.25 hectares
Existing Land Use:	Vacant
Official Plan:	The subject lands are currently designated “General Residential” and “Neighbourhood Commercial Centre” in the Official Plan.
Existing Zoning:	NC-9 (Specialized Neighbourhood Shopping Centre) Zone
Proposed Zoning	NC-9 (Specialized Neighbourhood Shopping Centre) Zone with revised regulations
Proposal Description:	<p>The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current NC-9 (Specialized Neighbourhood Shopping Centre) Zone to a revised NC-9 (Specialized Neighbourhood Shopping Centre) Zone to permit the development of two six-storey apartment buildings containing a total of 124 apartment units with ground floor commercial space and a separate one storey commercial building. The following new specialized permitted uses and zoning regulations are being requested through the proposed Zoning By-law amendment application:</p> <ul style="list-style-type: none"> • to add “pharmacy” as a permitted use; • to permit a drive-thru for a financial establishment; • to permit a maximum building height of 6 storeys where 2 storeys are currently permitted; • to permit a maximum lot area of 12,487m² in lieu of the 7,500m² permitted; • to permit reduced minimum rear and side yards of 6 metres where 12 metres is required; and, • to permit a reduced minimum buffer strip width of 3 metres along the north and easterly property lines where 6 metres is required.
Ward 2:	Councillor Andy Van Hellemond 519-822-1260 x2503 mobile: 226-820-5073 andy.vanhellemond@guelph.ca
	Councillor James Gordon 519-822-1260 x2504 mobile: 519-827-6481 james.gordon@guelph.ca

PROPOSED CONCEPTUAL DEVELOPMENT PLAN



PROPOSED BUILDING ELEVATIONS

Elevations from across Victoria Road North, looking east:



Conceptual view looking east onto the site (from Victoria Road North):



Oblique aerial view looking west (from Mussen St. and Wideman Blvd.):



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To: Agencies and Departments

The City of Guelph is initiating the review of the Zoning By-law amendment application from Astrid J. Clos Planning Consultants for the lands known municipally as **671 Victoria Road North**.

Please submit your comments by **May 16, 2016**. If you have any questions or require further information, please call **Katie Nasswetter** at 519-837-5616 Extension **#2356**, or email at katie.nasswetter@guelph.ca.

If you have no comments or concerns regarding these applications for **671 Victoria Road North (File: ZC1606)**, please sign and submit this form to:

Katie Nasswetter, Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Email: katie.nasswetter@guelph.ca

Agency

Representative (Please Print)

Representative (Signature)

Date