March 21, 2017

NOTICE OF PUBLIC MEETING

Proposed Official Plan Amendment and Zoning By-law Amendment (City File: OP1701/ZC1701)

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the *Planning Act* on applications for an Official Plan Amendment and Zoning By-law Amendment received from Stantec Consulting Ltd. on behalf of The Tricar Group for the lands municipally known as 1888 Gordon Street.

Meeting Date:	**Monday April 10, 2017**
Location:	**Council Chambers, City Hall, 1 Carden Street**
Time:	**6:30 p.m.**

Subject Lands
The subject lands are located on the east side of Gordon Street, south of Poppy Drive East (see Schedule 1 – Location Map). The site is approximately 3.19 hectares in size and contains one single detached dwelling and accessory building, with the remainder of the site vacant.

Surrounding land uses include:

- a garden nursery to the immediate north with a large commercial/retail centre located to the north of Poppy Drive;
- residential development along Hawkins Drive and Poppy Drive to the east; and
- mix of residential, open space and natural areas to the south; and Gordon Street to the west.

Purpose and Effect of Official Plan Amendment
The purpose of the proposed Official Plan Amendment is to redesignate the subject lands from the current "General Residential" land use designation to the "High Density Residential" land use designation with a maximum residential density of 175 units per hectare.

Purpose and Effect of Zoning By-law Amendment
The purpose of the proposed Zoning By-law Amendment is to rezone the subject lands from the "C.3-4" (Agricultural Commercial) Zone and "A" (Agricultural) Zone in the Township of Puslinch Zoning By-law to a Specialized R.4B-? (High Density Residential) Zone to permit high density residential development on the subject site. The following specialized

permitted uses and zoning regulations are being requested through the proposed zoning by-law amendment application:

- to add townhouses as a permitted use;
- to permit a maximum density of 175 units/ha (in lieu of 150 units/ha);
- to permit a minimum side yard setback of 4.8 metres (in lieu of ½ the building height);
- to permit a maximum building height of 14 storeys (in lieu of 10 storeys); and
- to permit a minimum distance between buildings that contain windows of habitable rooms to 20 metres (in lieu of ½ the building height).

The conceptual development plan and building elevations are included in Schedule 2.

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

- Planning Justification Report, prepared by Stantec Consulting Ltd, dated February 3, 2017
- Environmental Impact Study, prepared by Stantec Consulting Ltd, dated January 10, 2017
- Urban design Brief, prepared by Stantec Consulting Ltd and Kasian Architecture Ontario Inc., dated December 19, 2016
- Functional Servicing Brief, prepared by Stantec Consulting Ltd, dated January 10, 2017
- Traffic Impact Study, prepared by Stantec Consulting Ltd, dated January 11, 2017
- Hydrogeological Assessment, prepared by Stantec Consulting Ltd, dated January 11, 2017
- Geotechnical Engineering Report, prepared by LVM, dated January 14, 2017
- Conceptual Development Plan and Building Elevations, prepared by Kasian Architecture Ontario Inc., dated January, 2017

Other Applications
The subject lands are not subject to any other application under the *Planning Act*.

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 April 7, 2017 at 10:00 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 April 7, 2017 at 10:00 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. 2605.

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. 2605.

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.

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 is available for review by visiting 1 Carden Street, 3rd Floor or contacting **Chris DeVriendt, Senior Development Planner at 519-837-5616, ext. 2360** during regular office hours.

Please note that copies of the Staff Report will be available on **March 31, 2017** after 12:00 p.m. and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3rd Floor) on, or after this date.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are required under the *Planning Act* to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The Notice shall remain posted until **April 11, 2017** (the day after the Public Meeting).

IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION

If you wish to be notified of the decision of the Council of the City of Guelph in respect to the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, City Hall, 1 Carden Street, Guelph, ON, N1H 3A1 or sign in on the Public Meeting sign-in sheet at the Public Meeting.

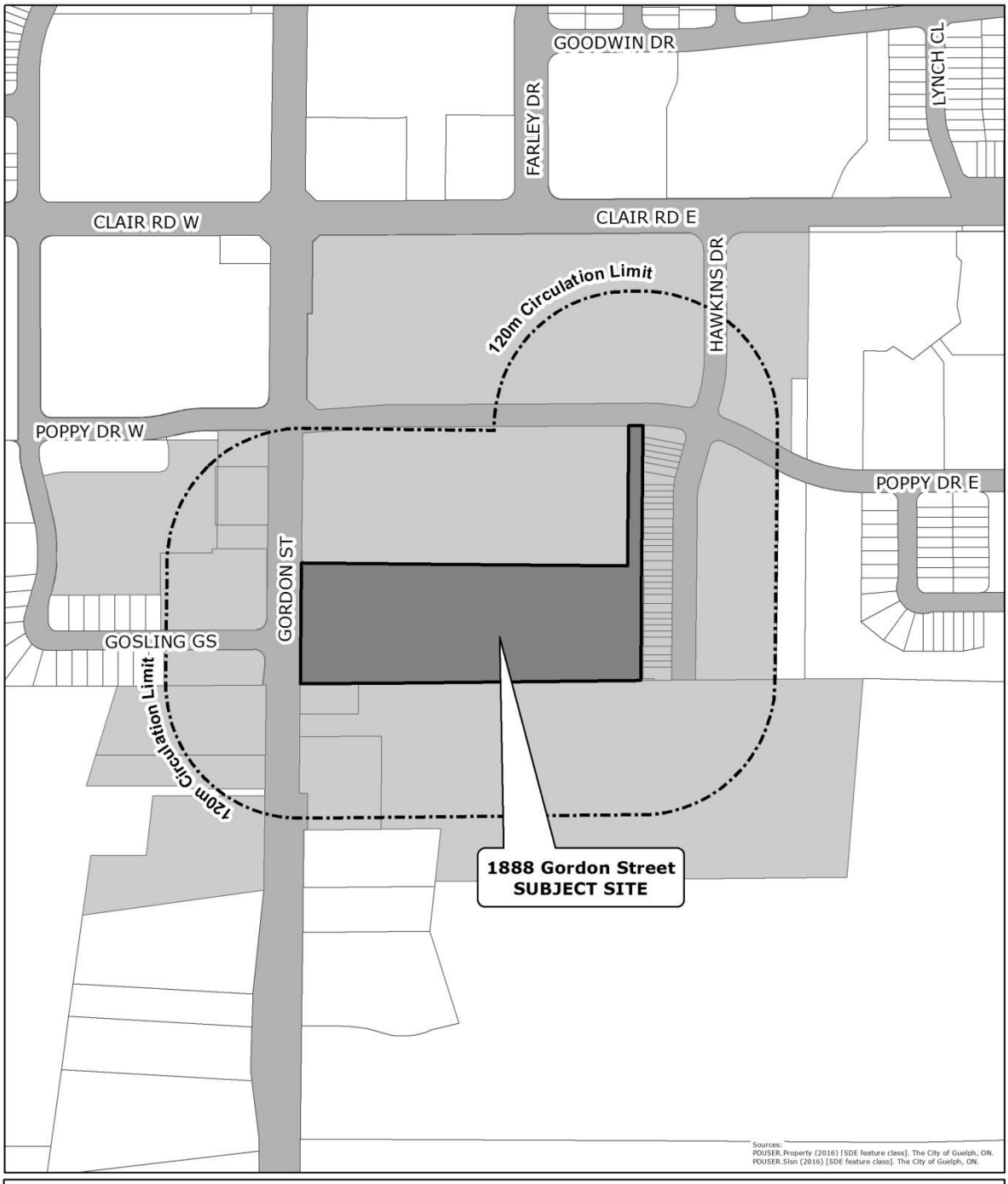
Appeals

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.

Schedule 1
Location Map and 120m Circulation

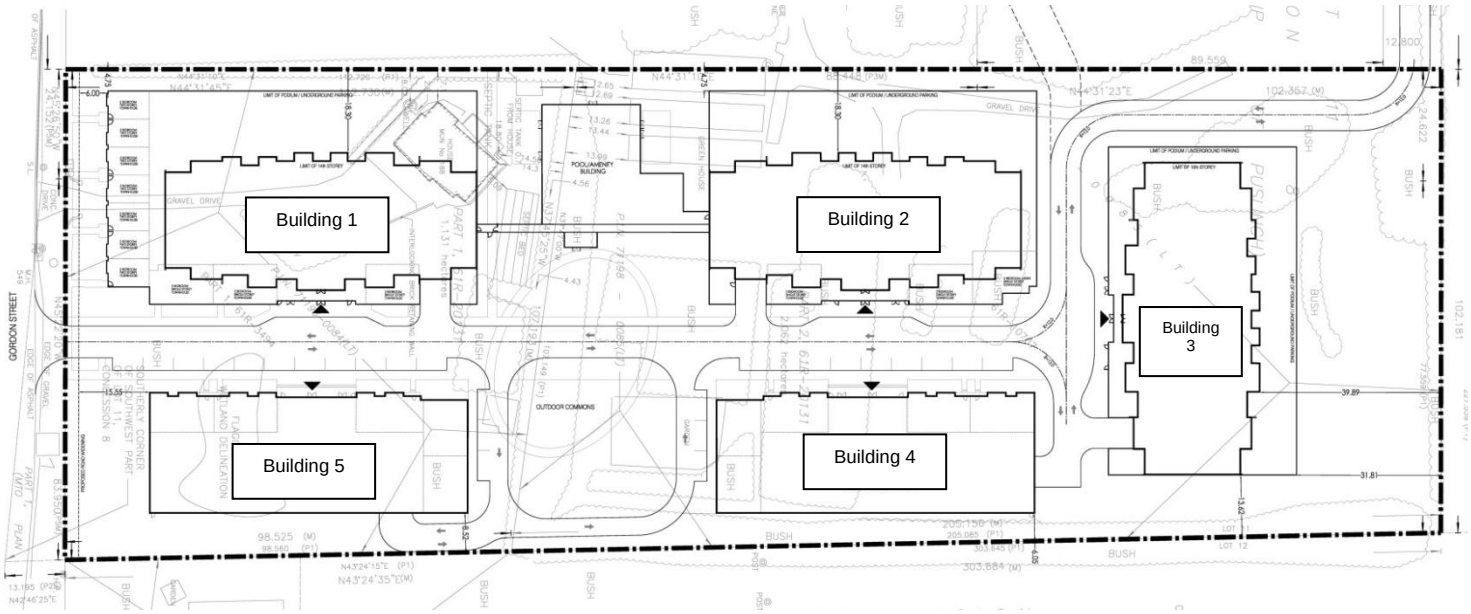


0 10 20 40 60 80 100 120 140 160 m

LOCATION MAP & 120m CIRCULATION
1888 Gordon Street

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
February 2017

Schedule 2
Conceptual Development Plan

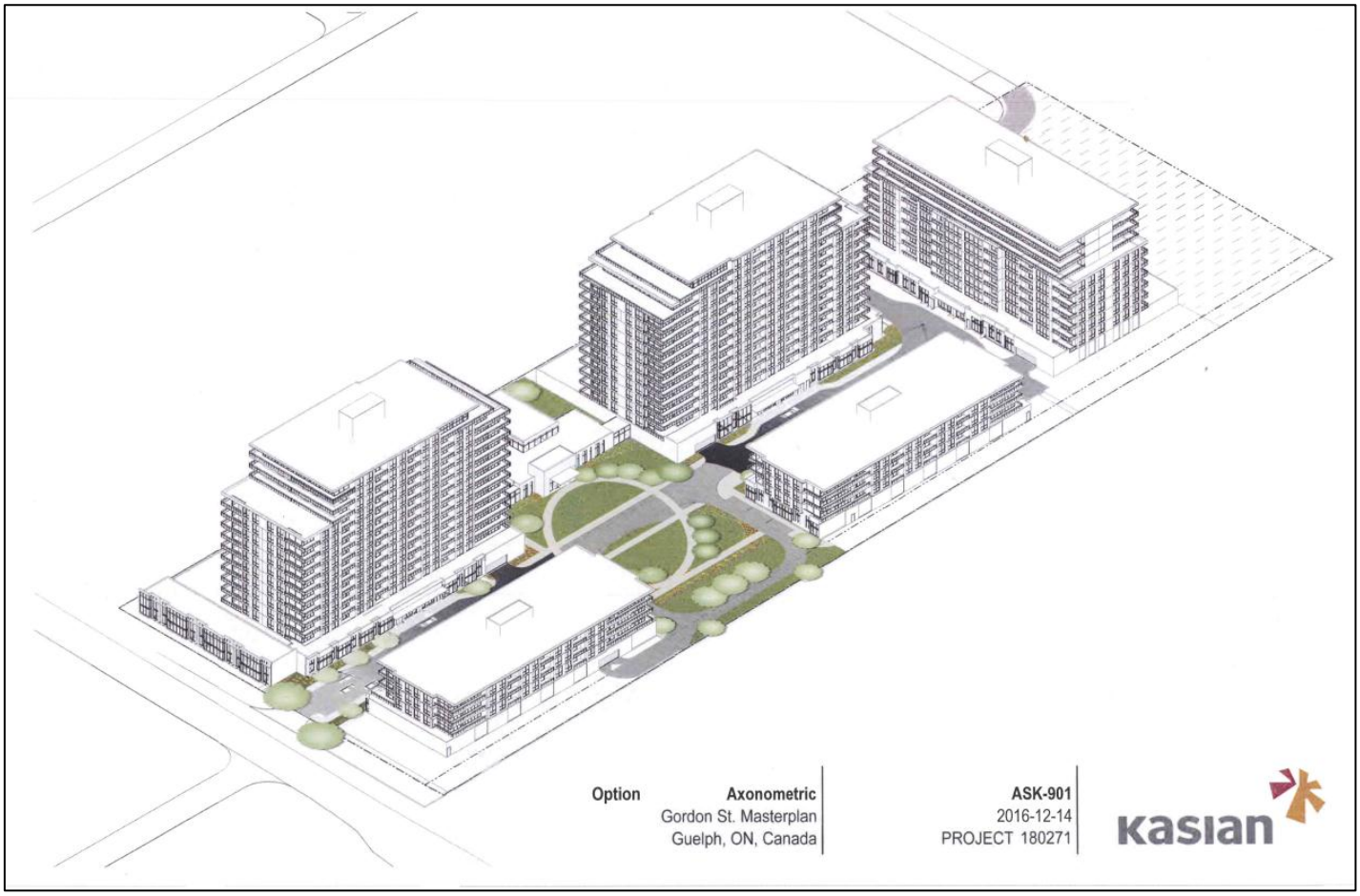


Building 1
- 14 Storey Apartment Building
- 156 units

Building 2
- 14 Storey Apartment Building
- 147 units

Building 3
- 10 Storey Apartment Building
- 108 units

Building 4
- 4 Storey Apartment Building
- 40 units

Building 5
- 4 Storey Apartment Building
- 40 units

Schedule 2
Conceptual Development Plan (continued)