

Notice of Complete Application and Public Meeting

File: OP1703 & ZC1705

June 16, 2017

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

Complete applications have been received by the City of Guelph's Planning Services to amend the City's Official Plan and the Zoning By-law for the lands municipally known as 71 Wyndham Street South in accordance with the provisions of the *Planning Act*, as amended. This application was received by the City on May 18, 2017 and deemed to be complete on June 9, 2017.

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the Planning Act for the Zoning By-law amendment application from Stantec Consulting Ltd. on behalf of The Tricar Group for the lands municipally known as **71 Wyndham Street South**.

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

SUBJECT LANDS

The subject property is approximately 0.4 hectares in size and lands are located on the west side of Wyndham Street South; south west of Wellington Street East, and abuts the Speed River on the west side (see attached Location Map). Surrounding land uses include:

- To the north, a three storey apartment building
- To the east across Wyndham Street are single detached dwellings and a small commercial parking lot;
- To the south of the site is a medical/office building (75 Wyndham Street S);
- To the west, the Speed River abuts the subject site.

PURPOSE AND EFFECT OF APPLICATIONS

The purpose of the proposed Official Plan Amendment is to increase the allowable height from 10 storeys to 14 storeys.

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current CR-7 (Commercial-Residential) Zone to CBD.1 (Central Business District) with special regulations to permit the development of a 14 storey residential building containing a total of 140 apartment units. The following new specialized zoning regulations are being requested through the proposed Zoning By-law amendment application:

- Increase in height to 14 storeys where 6 storeys is permitted;

Notice of Complete Application and Public Meeting

File: OP1703 & ZC1705

- Change in angular plane to the street to 68 degrees where 45 degrees is required;
Change in angular plane to the Speed River to 60 degrees where 40 degrees is required;
- Reductions of the side yard setback to 0.7m where one-half the building height or not less than 3 metres is required;
- Reduction of the front yard setback to 0.3 metres, where the average setback of adjacent properties is required;

As shown on the attached plan the proposed development consists of a 14 storey residential building containing approximately 140 residential units. The development is providing one (1) level of below grading parking and three (3) levels of above grade parking.

Supporting Documents

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

- Planning Justification Report, prepared by Stantec Consulting Ltd., dated May 5, 2017
- Urban Design Brief, prepared by McKnight Charron Limited Architects, dated April 27, 2017
- Servicing Confirmation Letter, prepared by MTE, dated April 27, 2017
- Site Grading, Servicing and SWM Plan, prepared by MTE, dated April 28, 2017
- Stormwater Management Report, prepared by MTE, dated April 28, 2017
- Phase 1 Environmental Site Assessment, prepared by MTE, dated August 25, 2014
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Ltd, dated April 2017
- Stage 1 & 2 Archaeological Assessment, prepared by Amec Foster Wheeler Environmental & Infrastructure, dated April 27, 2017
- Conceptual Development Plan, prepared by Astrid J. Clos Planning Consultants
- Building Elevations Renderings prepared by McKnight Charron Limited Architects.
- Energy Initiative letter prepared by Rockwater Development Corp., dated April 26, 2017

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 July 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.

Notice of Complete Application and Public Meeting

File: OP1703 & ZC1705

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 July 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. 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.

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 '[Current Development Files](#)'. City staff reports and public notices will be added to this site as they become available.

Notice of Complete Application and Public Meeting

File: OP1703 & ZC1705

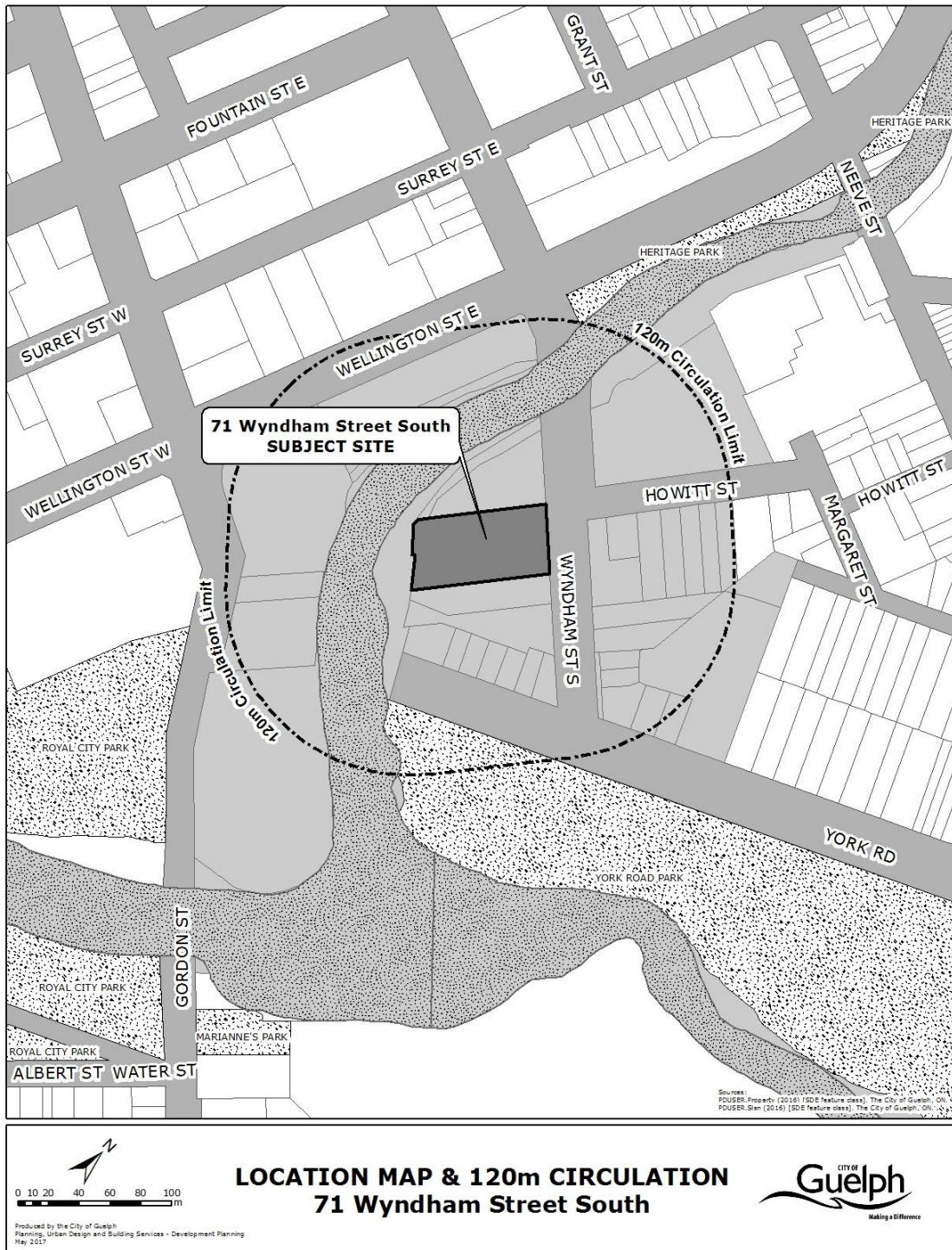
Additional information including copies of the staff report and related background information will be available for review by visiting 1 Carden Street, 3rd Floor or contacting **Katie Nasswetter, Senior Development Planner** at 519-837-5616, ext. 2356 during regular office hours or by email at katie.nasswetter@guelph.ca.

Please note that copies of the Staff report will be available on **June 30, 2017** and may be picked up from Planning Services (1 Carden Street, 3rd Floor) on, or after this date.

Notice of Complete Application and Public Meeting

File: OP1703 & ZC1705

LOCATION MAP



File: OP1703 & ZC1705

[illegible]

Notice of Complete Application and Public Meeting

File: OP1703 & ZC1705

PROPOSED BUILDING RENDERINGS

View from across Wyndham Street



View from west across the Speed River



Notice of Complete Application and Public Meeting

File: OP1703 & ZC1705

To: Agencies and Departments

The City of Guelph is initiating the review of the Official Plan Amendment and Zoning By-law amendment application from Stantec for the lands known municipally as **71 Wyndham Street South**.

Please submit your comments by **July 7, 2017**. 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 **71 Wyndham Street South (File: OP1703 & ZC1705)**, 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