

November 17, 2014

PUBLIC MEETING NOTICE

PROPOSED DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

City Council will hold a Public Meeting in accordance with the Planning Act for an Official Plan and Zoning By-law Amendment application from Astrid J. Clos Planning Consultants on behalf of 2320339 Ontario Inc. to permit a mixed office/commercial development at 1511-1517 Gordon Street and 15 Lowes Road.

Meeting Date:	December 8, 2014
Location:	Council Chambers, City Hall, 1 Carden Street
Time:	7:00 p.m.

SUBJECT LANDS

1511-1517 Gordon Street and 15 Lowes Road: The subject properties collectively have a site area of 0.429 hectares and are irregular in shape. The lands are situated directly at the northwest corner of the intersection of Gordon Street and Lowes Road and currently contain three (3) single detached dwellings. Generally the lands are surrounded by existing ground-oriented residential uses, with some existing commercial office uses located along Gordon Street.



Public Meeting Notice

File: OP1402/ZC1409

PURPOSE AND EFFECT OF APPLICATION

The purpose of the proposed Official Plan Amendment is to redesignate the subject lands from the existing “General Residential” land use designation to a new “Mixed Office Commercial” land use designation. The Mixed Office Commercial land use designation that has been requested with this application does not exist within the current 2001 Official Plan, but rather is a new land use designation proposed in Official Plan Amendment 48 (OPA 48) – Phase 3 of the City’s 5-year Official Plan update. OPA 48 currently under appeal to the Ontario Municipal Board in its entirety and as such is not in force and effect at this time.

In addition, the Official Plan Amendment is proposing a gross floor area limit for the development at 1,770 m².

The purpose of the Zoning By-law Amendment is to rezone the subject properties from the current R.1B (Residential Single Detached) Zone to a Specialized CR-? (Commercial Residential) Zone. In addition to the uses permitted in the parent CR zone (See Attachment 4), the applicant has requested additional uses, including:

- Pharmacy;
- Live-Work Units;
- Retail Establishment; and
- Bake Shop.

These zones are illustrated in Schedule 3 along with details of the specialized zoning regulations that are requested in association with the specific zones.

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 December 5, 2014 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 December 5, 2014 at 9:00 a.m. in any of the following ways:**

- By Email at clerks@guelph.ca
- By Fax at 519-763-1269

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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 tina.mckinnon@guelph.ca.

The purpose of the meeting is to provide more information about the applications 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.

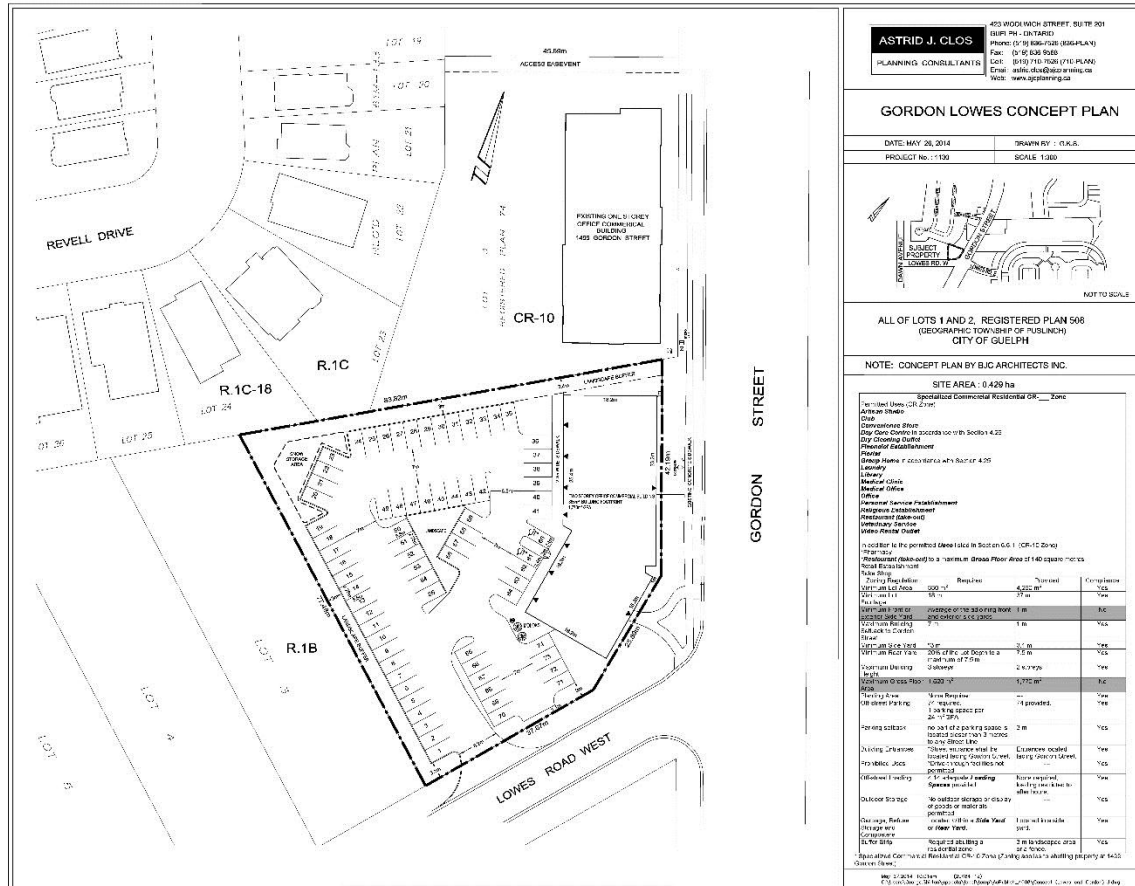
FOR MORE INFORMATION

Additional information including copies of the staff report and related background information will be available for review by visiting City Hall at 1 Carden Street, 3rd Floor or by contacting **Michael Witmer at (519) 837-5616, ext 2790** during regular office hours.

Please note that copies of the Staff report will be available on November 28, 2014 and may be picked up at Planning, Building, Engineering and Environment (1 Carden Street, 3rd Floor) on, or after this date.

File: OP1402/ZC1409

SCHEDULE 1: PROPOSED DEVELOPMENT CONCEPT



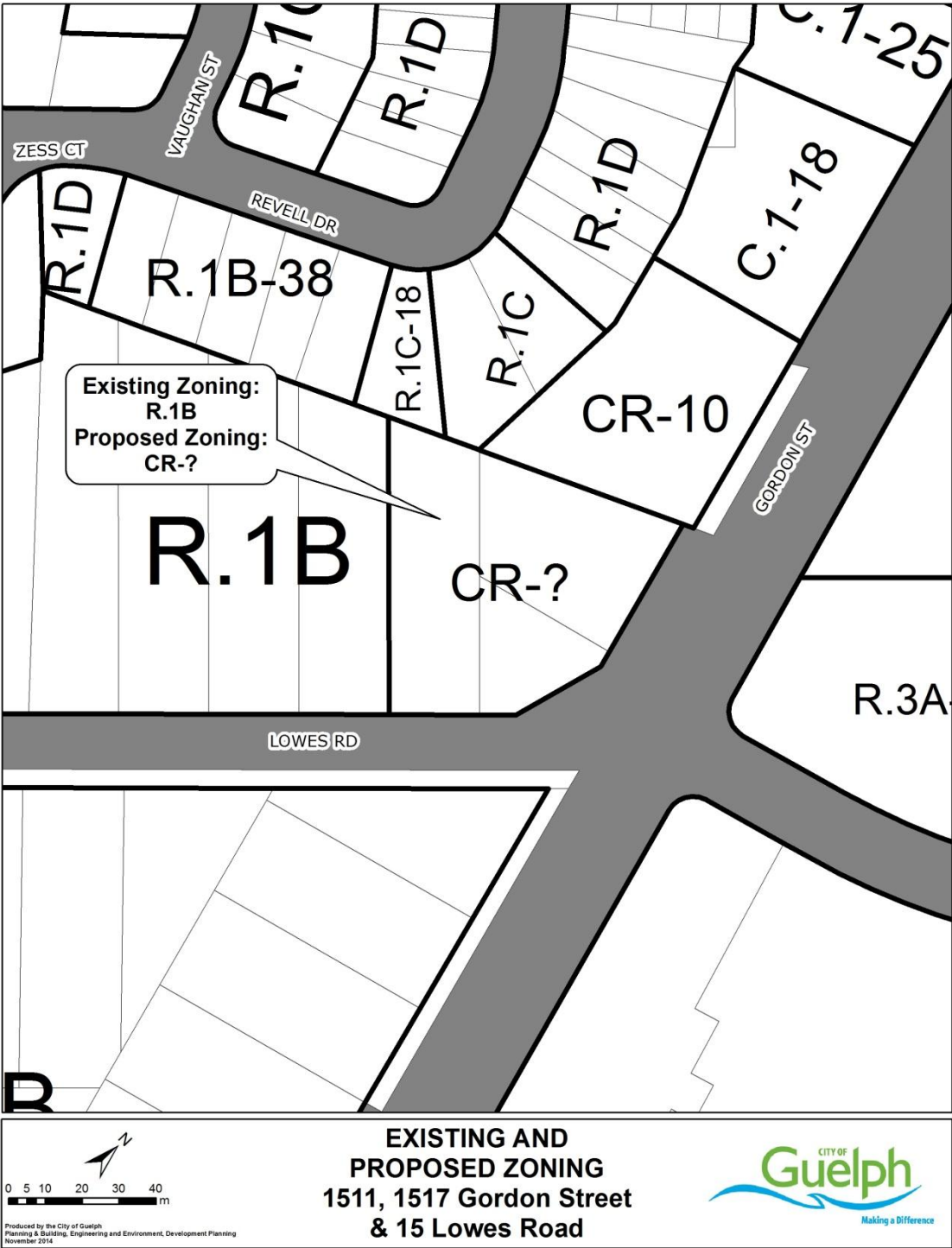
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SCHEDULE 2: PROPOSED OFFICIAL PLAN AMENDMENT

The proposed Official Plan Amendment applies to Lots 1 and 2, Registered Plan 508, municipally known as 1511-1517 Gordon Street/15 Lowes Road ('subject lands'). The Amendment requests that the "Mixed Office Commercial" policies (Section 9.4.6) as proposed within Official Plan Amendment 48 apply to the subject lands. Further, the maximum permitted Gross Floor Area on the subject lands shall be 1,770 m².

SCHEDULE 3: PROPOSED ZONING CONCEPT



SCHEDULE 3: DETAILS OF PROPOSED ZONING

Requested Specialized Zoning

Specialized CR-? Commercial Residential Zone

Permitted Uses

In addition to the permitted uses in Section 6.6.1 of Zoning By-law (1995)-14864, the following additional use shall also be permitted:

- Pharmacy
- Restaurant (take-out)
- Live-Work Units
- Bake Shop

Regulations

In accordance with Section 4 (General Provisions) and Section 6.6 and Table 6.6.2 (Commercial Residential) Zone regulations of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

- Take-out Restaurant
 - The maximum Gross Floor Area of the Take-out Restaurant shall not exceed 140 square metres; and
 - That a maximum of one (1) take-out restaurant be permitted.
- Offices
 - That offices be the sole permitted use on the second floor.
- Parking
 - That a blended parking ratio of 1 parking space per 24 m² be required for all permitted commercial-office uses; and
 - That the required off-street parking for Dwelling Units shall be a minimum of 1 parking space per unit in accordance with section 4.15.2.4 of of Zoning By-law (1995)-14864.
- Side Yard
 - That the Minimum Front and Exterior Side Yard be 1 m.
- Gross Floor Area
 - That the maximum Gross Floor Area be 1,770 m².