

February 28, 2017



NOTICE OF PUBLIC MEETING

Proposed Zoning By-law Amendment (City File: ZC1618)

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the Planning Act on a Zoning By-law Amendment application received from Van Harten Surveying Inc. on behalf of Juzef and Stanislaw Kuzyk to amend the Zoning By-law for the lands municipally known as 7 and 9 Eden Street.

Meeting Date: **Monday March 20, 2017**
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: **6:30 p.m.**

SUBJECT LANDS:

The subject lands are located on the north side of Eden Street, east of the Hanlon Expressway and west of Silvercreek Parkway South (see Schedule 1 - Location Map). 7 Eden Street has an area of 1,323 square metres and a lot frontage of 26 metres along Eden Street. The property is currently developed with a one-storey single detached dwelling with an accessory apartment that the applicant wishes to register, two accessory buildings and a two-storey garage which is proposed to be converted into a coach house. The portion of 9 Eden Street subject to this application has an area of approximately 360 square metres and a frontage of approximately 5 metres along Eden Street and is currently vacant.

Surrounding land uses include:

- To the north: Canadian National Railway line, beyond which are lands zoned Urban Reserve;
- To the south: Eden Street, beyond which are lands zoned for and developed with a residential apartment building;
- To the east: lands zoned for residential uses, beyond which is Silvercreek Parkway South;
- To the west: lands zoned for residential uses, beyond which is the Hanlon Expressway.

Purpose and Effect of Application

The purpose of the proposed Zoning By-law Amendment is to change the zoning from "Residential Single Detached" (R.1B) to a "Specialized Residential Single Detached" (R.1B-?) Zone to permit a coach house in the existing detached building (formerly used as a garage). The portion of 9 Eden Street subject to this Zoning By-law amendment is required for parking

for the existing one-storey single detached residential dwelling which contains an accessory apartment that the owners want to register. A future Consent application will be submitted to sever this portion of 9 Eden Street as a lot addition to 7 Eden Street so that parking can be accommodated.

In addition to the regulations set out in Section 5.1.2 – Residential Single Detached (R.1B) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- To permit two dwellings on one lot, whereas Section 4.4 of the Zoning By-law only permits one.
- To permit the legal parking space for the coach house to be located in front of the coach house and within 6 metres of the street line, whereas Section 4.13.2.1 of the Zoning By-law requires that every required parking space be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building.

The concept 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 under 'Active Development Files':

- Zoning By-law Amendment Sketch, prepared by Van Harten Surveying Inc., dated December 19, 2016; and,
- Planning Report, prepared by Van Harten Surveying Inc., dated December 19, 2016.

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 March 17, 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 March 17, 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 **Lindsay Sulatycki, Senior Development Planner at 519-837-5616, ext. 3313** during regular office hours.

Please note that copies of the Staff Report will be available on **March 10, 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 **March 21, 2017** (the day after the Public Meeting).

IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION

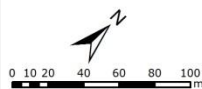
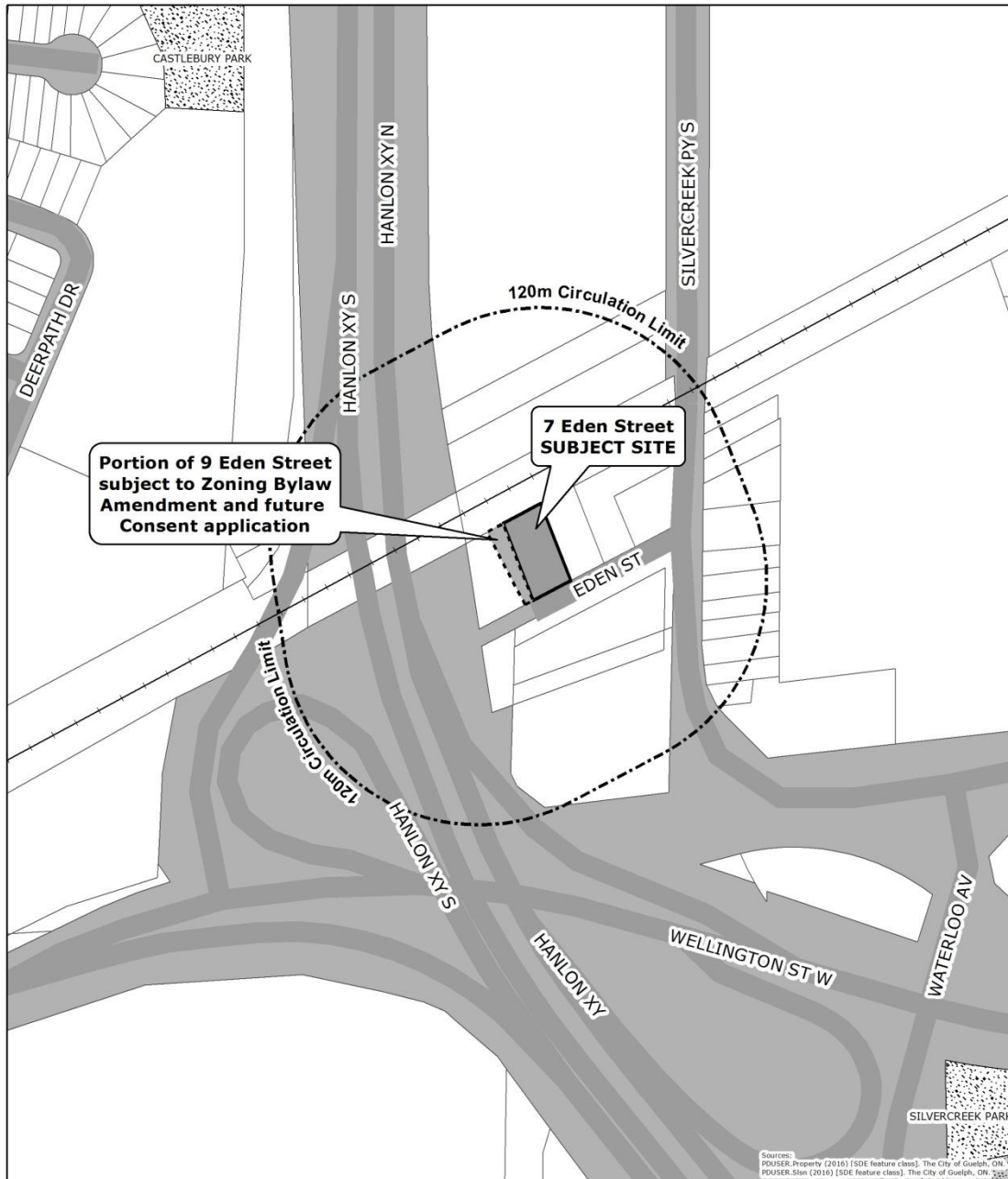
If you wish to be notified of the decision of the Council of the City of Guelph in respect to the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, City Hall, 1 Carden Street, Guelph, ON, N1H 3A1 or sign in on the Public Meeting sign-in sheet at the Public Meeting.

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



LOCATION MAP & 120m CIRCULATION 7 and 9 Eden Street



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

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Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS