

1131 Gordon St (File ZC1609)

May 12, 2016

## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A ZONE CHANGE APPLICATION

### 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 1876698 Ontario Inc. for the lands municipally known as **1131 Gordon Street**.

Meeting Date:	<b>June 13, 2016</b>
Location:	<b>Council Chambers, City Hall, 1 Carden Street</b>
Time:	<b>7:00 p.m.</b>

An 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 1131 Gordon Street in accordance with the provisions of the *Planning Act*, as amended. This application was received by the City on March 29, 2016 and deemed to be complete on April 28, 2016.

### SUBJECT LANDS

The subject property is approximately 0.184 hectares in size and southwest of the intersection of Gordon Street and Hart's Lane in the south end of Guelph (see attached location map). Surrounding land uses include:

- Single detached dwellings to the north and west along Hart's Lane West and across Gordon Street to the east.
- Cluster townhouses to the south along Gordon Street.

### PURPOSE AND EFFECT OF APPLICATIONS

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1B (Residential Single Detached) Zone to a specialized R.3A-?? (Specialized Cluster Townhouse) Zone to permit the development of 16 stacked townhouse units. The following specialized regulations are being requested through the proposed Zoning By-law amendment application:

- To permit a minimum lot area per dwelling unit of 115 m<sup>2</sup>, where the standard regulation requires 150 m<sup>2</sup>;
- To permit a minimum front yard of 4.5 metres where 6 metres is required;
- To permit at grade minimum private amenity area to be setback 2.5 metres from the property line, where 3 metres is required;
- To permit a maximum of 16 dwelling units in a row, when the standard regulation permits 12;

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- To permit a maximum site density of 87 units per hectare where 60 units per hectare are permitted in the standard zone.

### SUPPORTING DOCUMENTS

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

- Planning Report, prepared by Astrid J. Clos Planning Consultants, dated March 17, 2016;
- Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated March 25, 2016;
- Tree Inventory and Preservation Plan, prepared by The Urban Arborist Inc, dated March 16, 2016;
- Geotechnical Investigation, prepared by V.A. Wood (Guelph) Inc, dated March, 2016
- Functional Servicing Letter, prepared by GM Blue Plan Engineering, dated March 4, 2016.
- Preliminary Site Servicing & Grading Plan, prepared by GM Blue Plan Engineering, dated October 1, 2015.
- Phase 1 Environmental Site Assessment, prepared by GM Blue Plan Engineering, dated March 4, 2016.
- Conceptual Site Plan, prepared by Lee Associates Architects Corp, dated July 2, 2015.
- Building Elevations, prepared by Lee Associates Architects Corp, dated July 2, 2015.

### TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS

Any person may attend the public 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 June 10, 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](mailto: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 June 10, 2016 at 9:00 a.m. in any of the following ways:**
  - By Email at [clerks@guelph.ca](mailto:clerks@guelph.ca)
  - By Fax at 519-763-1269
  - In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph

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- 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](mailto: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](mailto:jennifer.slater@guelph.ca).

### **PUBLIC MEETING PURPOSE**

**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.

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**FOR MORE INFORMATION**

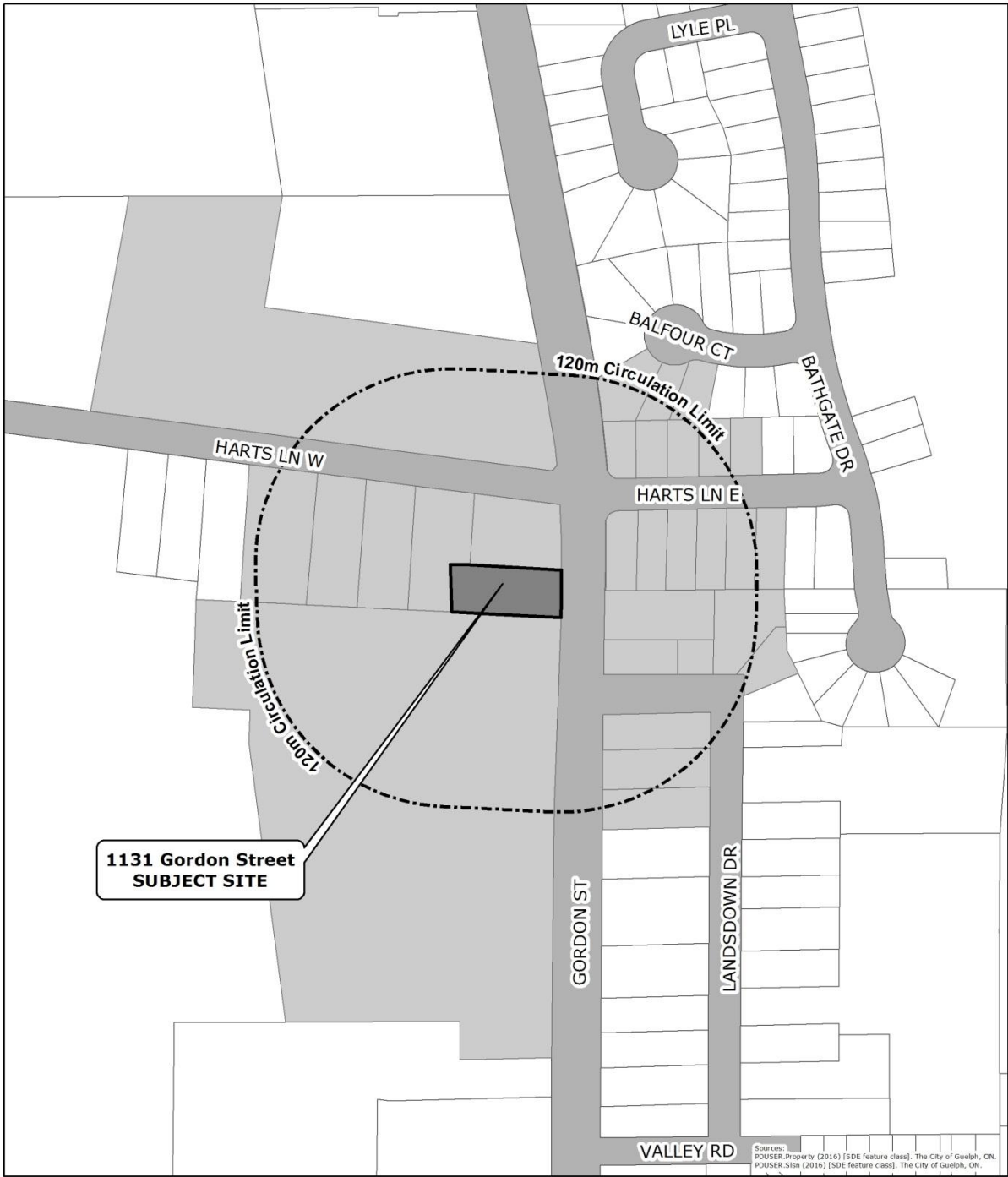
Details of the Zoning By-law amendment application can be found on the City's website under '[Active Development Files](#)' by address. City staff reports and public notices will be added to this site as they become available.

Additional information, including copies of the staff report and related background information, will be available for review by visiting 1 Carden Street, 3<sup>rd</sup> 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](mailto:katie.nasswetter@guelph.ca).

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

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LOCATION MAP



0 10 20 40 60 80 100 m

Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
May 2016

**LOCATION MAP & 120m CIRCULATION**  
**1131 Gordon Street**

Sources:  
PDUSER\_Property (2016) [SDE feature class]. The City of Guelph, ON.  
PDUSER\_Slon (2016) [SDE feature class]. The City of Guelph, ON.

**CITY OF Guelph**  
Making a Difference

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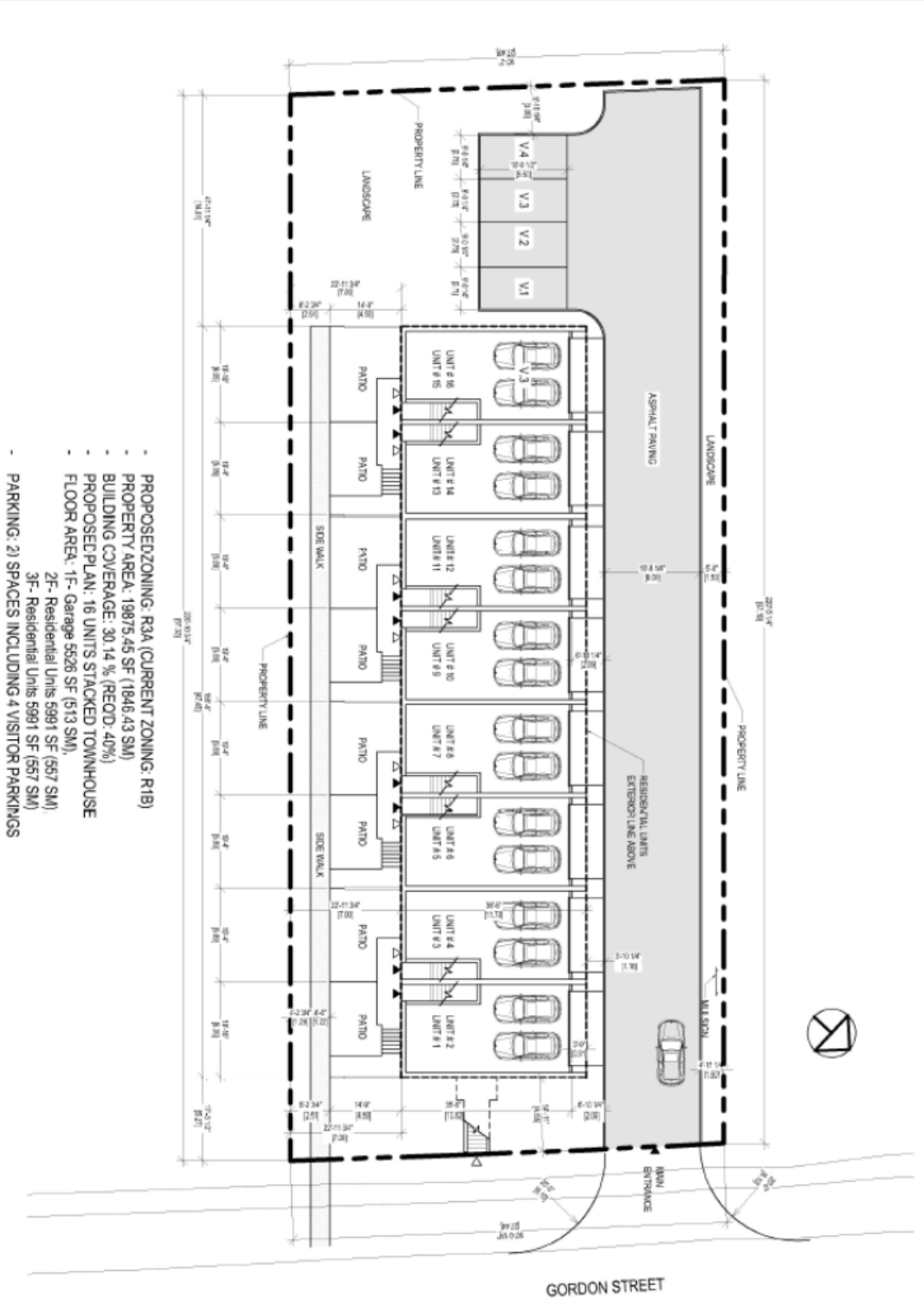
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**DETAILS OF PROPOSAL**

<b>Applicant:</b>	Astrid J. Clos Planning Consultants on behalf of 1876698 Ontario Inc.
<b>Address:</b>	1131 Gordon Street
<b>Legal Description:</b>	Part of Lots 4 & 5, Concession 7 (Geographic Township of Puslinch), City of Guelph
<b>Property Size:</b>	0.184 hectares
<b>Existing Land Use:</b>	Single detached dwelling
<b>Official Plan:</b>	The subject lands are currently designated “General Residential” in the Official Plan.
<b>Existing Zoning:</b>	R.1B (Residential Single Detached)
<b>Proposed Zoning</b>	R.3A-?? (Specialized Cluster Townhouse)
<b>Proposal Description:</b>	<p>The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1B (Residential Single Detached) Zone to a specialized R.3A-?? (Specialized Cluster Townhouse) Zone to permit the development of 16 stacked townhouse units. The following specialized regulations are being requested through the proposed Zoning By-law amendment application:</p> <ul style="list-style-type: none"> <li>• To permit a minimum lot area per dwelling unit of 115 m<sup>2</sup>, where the standard regulation requires 150 m<sup>2</sup>;</li> <li>• To permit a minimum front yard of 4.5 metres where 6 metres is required;</li> <li>• To permit at grade minimum private amenity area to be setback 2.5 metres from the property line, where 3 metres is required;</li> <li>• To permit a maximum of 16 dwelling units in a row, when the standard regulation permits 12;</li> <li>• To permit a maximum site density of 87 units per hectare where 60 units per hectare are permitted in the standard zone.</li> </ul>
<b>Ward 6 Councillors:</b>	<p><b>Councillor Karl Wettstein</b>                      519-822-1260 x 2297                      mobile: 519-763-5105  <a href="mailto:karl.wettstein@guelph.ca">karl.wettstein@guelph.ca</a></p>
	<p><b>Councillor Mark MacKinnon</b>                      519-822-1260 x 2296                      mobile: 519-829-6285  <a href="mailto:mark.mackinnon@guelph.ca">mark.mackinnon@guelph.ca</a></p>

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PROPOSED SITE PLAN



- PROPOSED ZONING: R3A (CURRENT ZONING: R1B)
- PROPERTY AREA: 19875.45 SF (1846.43 SM)
- BUILDING COVERAGE: 30.14 % (RECD: 40%)
- PROPOSED PLAN: 16 UNITS STACKED TOWNHOUSE
- FLOOR AREA: 1F- Garage 5526 SF (513 SM),  
 2F- Residential Units 5991 SF (557 SM)  
 3F- Residential Units 5991 SF (557 SM)
- PARKING: 21 SPACES INCLUDING 4 VISITOR PARKINGS

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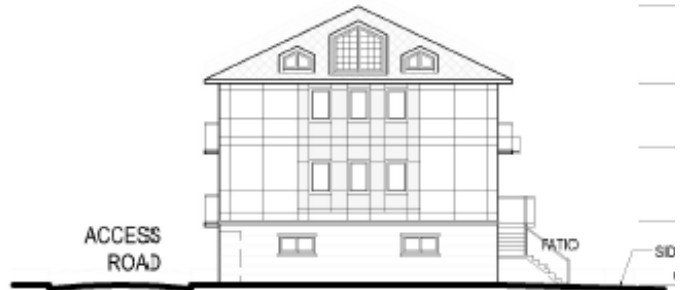
PROPOSED BUILDING ELEVATIONS



NORTH ELEVATION



EAST ELEVATION  
(View from Gordon Street)



WEST ELEVATION  
(View from Rear Yard)



SOUTH ELEVATION



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**AGENCY COMMENTS**

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 **1131 Gordon Street**.

Please submit your comments by **June 10, 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](mailto:katie.nasswetter@guelph.ca).

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If you have no comments or concerns regarding these applications for **1131 Gordon Street (File: ZC1609)**, 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](mailto:katie.nasswetter@guelph.ca)

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Agency

Representative (Please Print)

Representative (Signature)

Date