

February 15, 2017



NOTICE OF COMPLETE APPLICATIONS
Proposed Official Plan and Zoning By-law Amendment
(City File: OP1701/ZC1701)
Applicant: Stantec Consulting Ltd.

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received from Stantec Consulting Ltd. on behalf of The Tricar Group to amend the Official Plan and Zoning By-law for the property municipally known as 1888 Gordon Street and legally described as South West Part Lot 11, Concession 8, Part 1, Plan 61R-3081 and Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph, Wellington County. The application was deemed to be complete on February 9, 2017.

Subject Lands:

The subject lands are located on the east side of Gordon Street, south of Poppy Drive East (see Location Map on Schedule 1). 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;
- mix of residential, open space and natural areas to the south; and Gordon Street to the west.

Purpose and Effect of Official Plan Amendment Application

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 Application

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 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);
- to permit a minimum distance between buildings that contain windows of habitable rooms to 20 metres (in lieu of ½ the building height);

Proposed Development

Conceptual development plans are included in **Schedule 2**. The proposed development consists of 6 buildings, containing approximately 491 residential units. This includes:

- two, fourteen (14) storey residential apartment buildings at the northerly portion of the site with a linking single storey amenity building;
- a ten (10) storey residential apartment building at the easterly portion of the site; and
- two four (4) storey residential apartment buildings at the southerly portion of the site.

All buildings, with the exception of the 10 storey building at the rear of the site, have townhouses at the base facing Gordon Street or the internal private roadway and central public plaza. Vehicular access to the site is proposed from Gordon Street with a second access at the rear of the site providing a connection to Poppy Drive to the north. Three storeys of underground/enclosed parking are proposed for each of the five residential buildings, totaling 701 parking stalls.

The following information was submitted in support of the applications and can be found on the City's website under 'Current Development Applications':

1. Planning Justification Report, prepared by Stantec Consulting Ltd, dated February 3, 2017
2. Environmental Impact Study, prepared by Stantec Consulting Ltd, dated January 10, 2017
3. Urban design Brief, prepared by Stantec Consulting Ltd and Kasian Architecture Ontario Inc., dated December 19, 2016
4. Functional Servicing Brief, prepared by Stantec Consulting Ltd, dated January 10, 2017
5. Traffic Impact Study, prepared by Stantec Consulting Ltd, dated January 11, 2017
6. Hydrogeological Assessment, prepared by Stantec Consulting Ltd, dated January 11, 2017
7. Geotechnical Engineering Report, prepared by LVM, dated January 14, 2017
8. 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.

Additional Information

A separate notice will be mailed to you at a later date confirming the date, time and location of a Statutory Public Meeting as required under the *Planning Act*.

The public may view information and material relating to this application at the City of Guelph's Planning Services office located at 1 Carden Street, 3rd Floor, Guelph, ON, Monday to Friday, between 8:30 am and 4:30 pm.

If you wish to be notified of the decision of the Council of the City of Guelph in respect to the proposed Official Plan and Zoning By-law Amendment, you must make a written request to the City Clerk, City Hall, 1 Carden Street, Guelph, ON, N1H 3A1.

Appeals

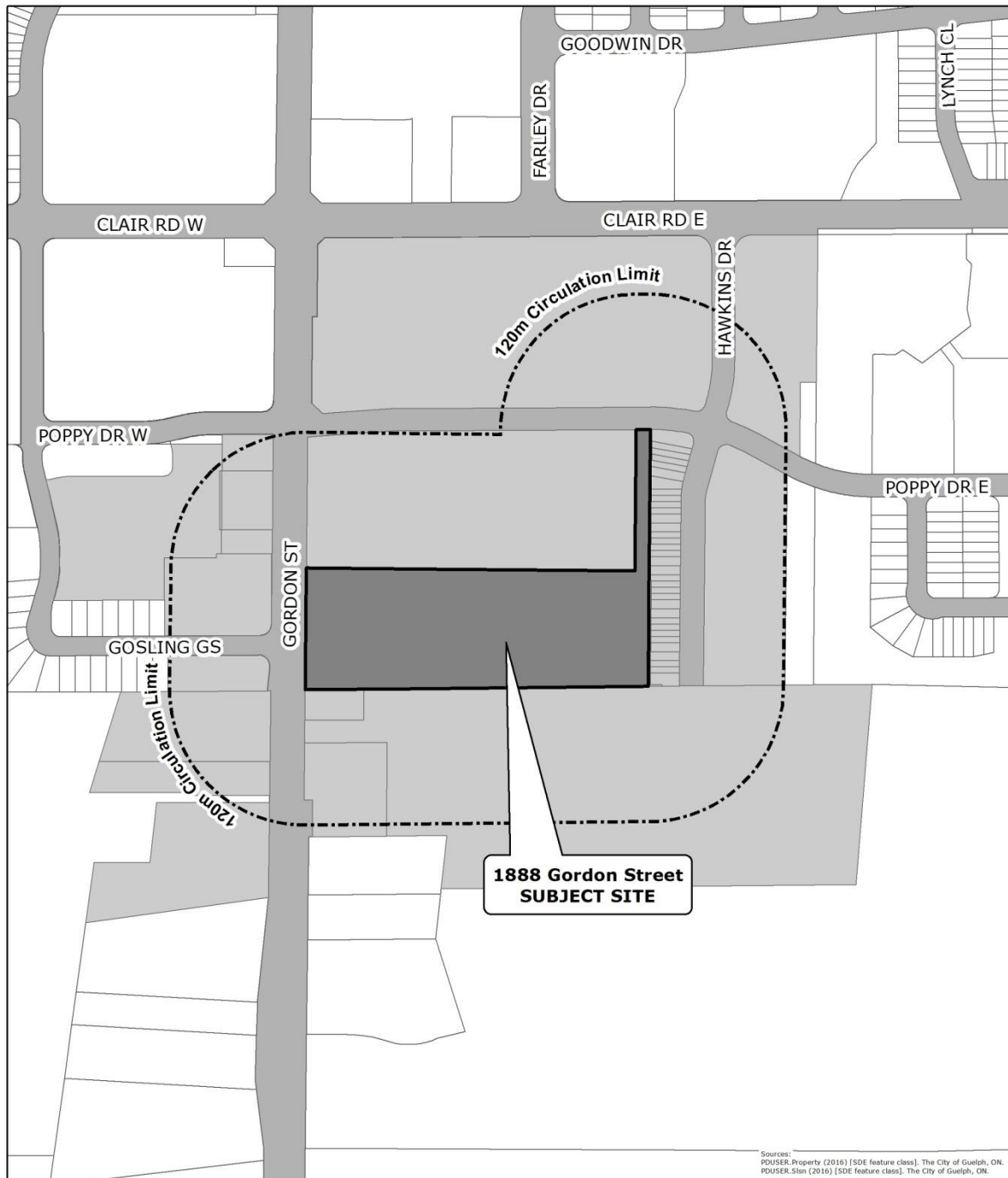
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the by-law is passed:

- 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.

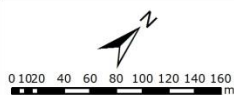
For more information about these applications, or to submit written comments, please contact:

Chris DeVriendt
Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
T 519-837-5616, ext. 2360
E chris.devriendt@guelph.

Schedule 1
Location Map and 120m Circulation



Sources:
POUSER, Property (2016) [SDE feature class]. The City of Guelph, ON.
POUSER, Slon (2016) [SDE feature class]. The City of Guelph, ON.

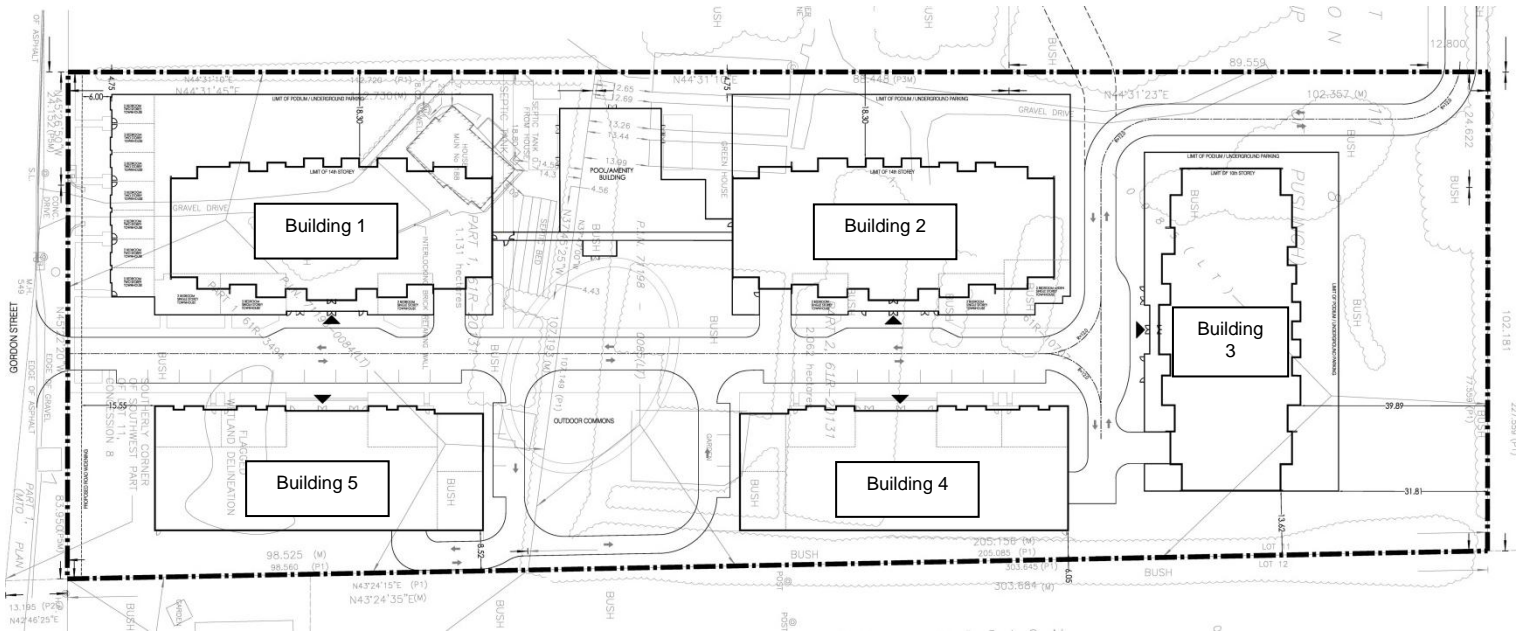


LOCATION MAP & 120m CIRCULATION
1888 Gordon Street



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)



To: Agencies and Departments

The City of Guelph is initiating the review of the Official Plan and Zoning By-law Amendment application (City File: OP1701/ZC1701) for the property municipally known as 1888 Gordon Street.

Please submit your comments by **March 24, 2017**. If you have any questions or require further information, please contact Chris DeVriendt, Senior Development Planner by phone at 519-837-5616 extension 2360, or by email chris.devriendt@guelph.ca.

If you have no comments or concerns regarding this application for **1888 Gordon Street (City File: OP1701/ZC1701)**, please sign and submit this form to:

Chris DeVriendt, Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Email: chris.devriendt@guelph.ca

Agency

Representative (Please Print)

Representative (Signature)

Date