

October 16, 2015

PUBLIC MEETING NOTICE

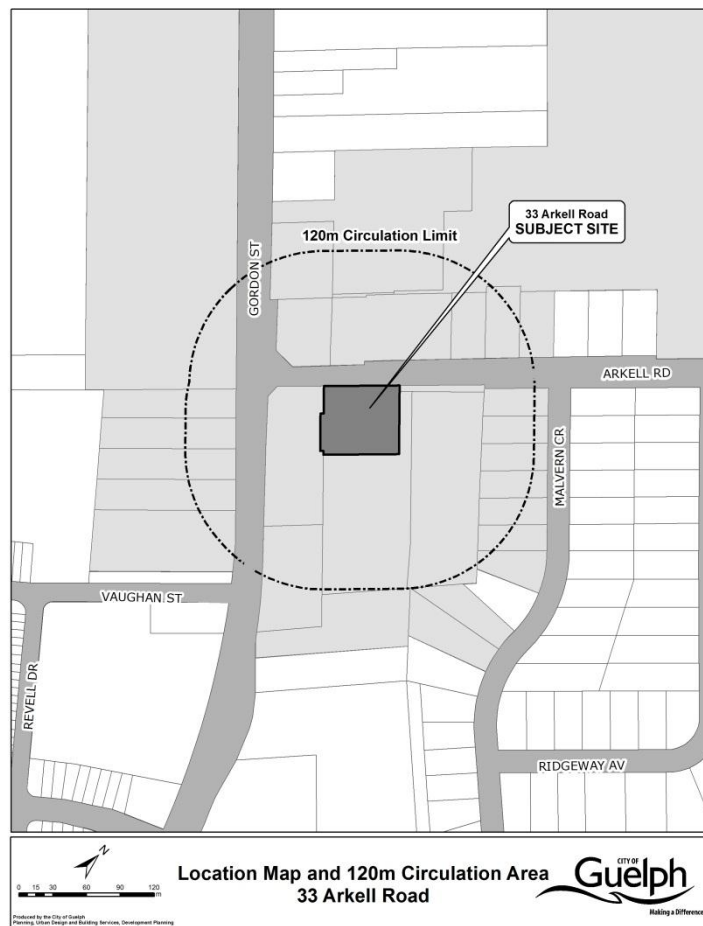
PROPOSED Zoning By-law Amendment

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 for the property known as **33 Arkell Road**.

Meeting Date: **November 9, 2015**
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: **7:00 p.m.**

SUBJECT LANDS

33 Arkell Road: The subject property is approximately 0.42 hectares in size and located on the south side of Arkell Road, east of Gordon Street. Surrounding land uses include the Hamilton Garage to the west, a proposed townhouse development and the Arkell Road Bible Chapel to the east, a proposed townhouse development to the south and multiple unit residential development to the north across Arkell Road.



PURPOSE AND EFFECT OF APPLICATION

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 R.4A-? (Specialized General Apartment) Zone to permit the development of a 41 unit apartment building. The following specialized permitted uses and zoning regulations are being requested through the proposed Zoning By-law Amendment application:

- add cluster townhouses and stacked townhouses as permitted uses;
- to permit a minimum front yard of 3 metres;
- to permit a minimum common amenity area of 334 square metres;
- to permit a parking aisle width of 6.7 metres; and
- to add the following clause: “the provisions of this By-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, phase of registration, partition or division for any purpose”.

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 November 6, 2015 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 November 6, 2015 at 9:00 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

Public Meeting Notice

File: ZC1509

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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

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 **Chris DeVriendt at (519) 837-5616, ext. 2360** during regular office hours.

Please note that copies of the Staff report will be available on **October 30, 2015** and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3rd Floor) on, or after this date.

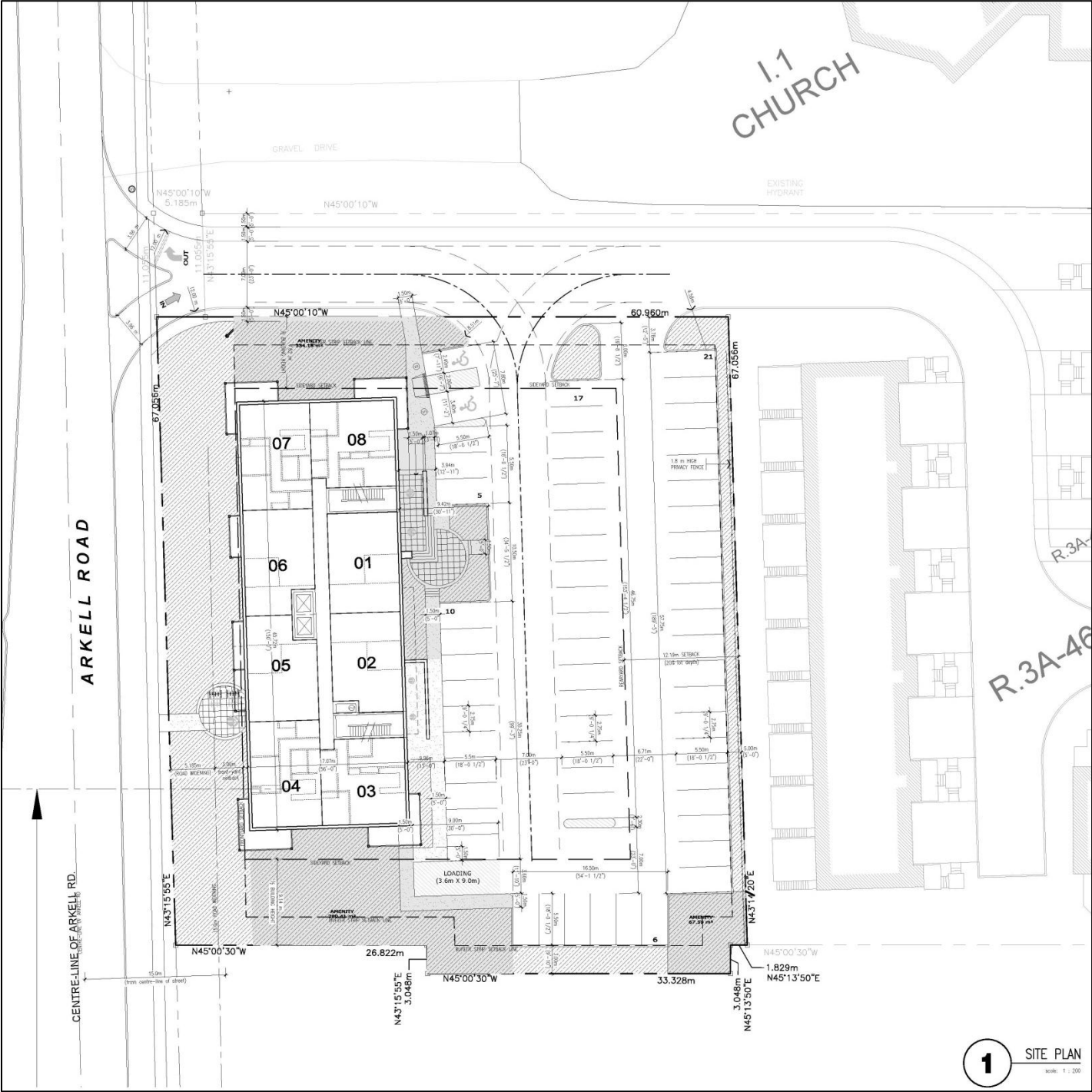
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DETAILS OF PROPOSAL

Applicant:	Astrid J. Clos Planning Consultants
Address:	33 Arkell Road
Legal Description:	Lot 7, Concession 8, (Geographic Township of Puslinch) City of Guelph
Property Size:	0.42 hectares
Existing Land Use:	vacant
Official Plan:	“Medium Density Residential” and “Neighbourhood Commercial Centre”
Existing Zoning:	R.1B (Single Detached Residential) Zone
Proposed Zoning:	R.4A-? (Specialized General Apartment) Zone
Proposal Description:	<p>The applicant is proposing to develop the subject property as a 41 unit apartment building on the subject property, in general accordance with the conceptual development plan shown in Schedule 1. The proposed building elevations are also provided.</p> <p>The concept plan includes a five storey apartment building oriented along the Arkell Road frontage with an associated parking area containing 59 parking spaces located behind the proposed building. Vehicular access to the subject site is proposed to be provided from the abutting condominium road along the eastern boundary of the subject site, which would provide connections to Arkell Road and Gordon Street</p> <p><i>(see attached concept plan)</i></p>
Ward 6:	Councillor Mark MacKinnon Phone: 519-822-1260 x 2296 Email: mark.mackinnon@guelph.ca
	Councillor Karl Wettstein Phone: 519-822-1260 x 2297 Email: karl.wettstein@guelph.ca

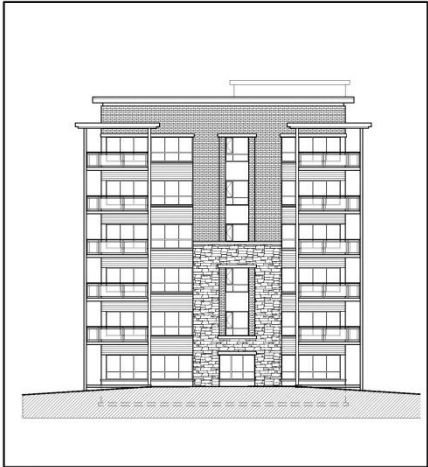
SCHEDULE 1: PROPOSED CONCEPT PLAN:



SCHEDULE 1 (CONTINUED): PROPOSED BUILDING ELEVATIONS:



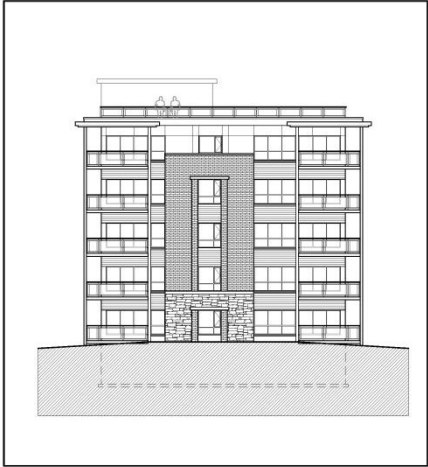
1 FRONT ELEVATION (WEST)
(ARKELL RD) scale: 1/8" = 1'-0"



2 SIDE ELEVATION (SOUTH) scale: 1/8" = 1'-0"



3 REAR ELEVATION (EAST)
(PARKING LOT) scale: 1/8" = 1'-0"



4 SIDE ELEVATION (NORTH)
(DRIVEWAY) scale: 1/8" = 1'-0"