

November 19, 2014

CITY COUNCIL DECISION MEETING NOTICE

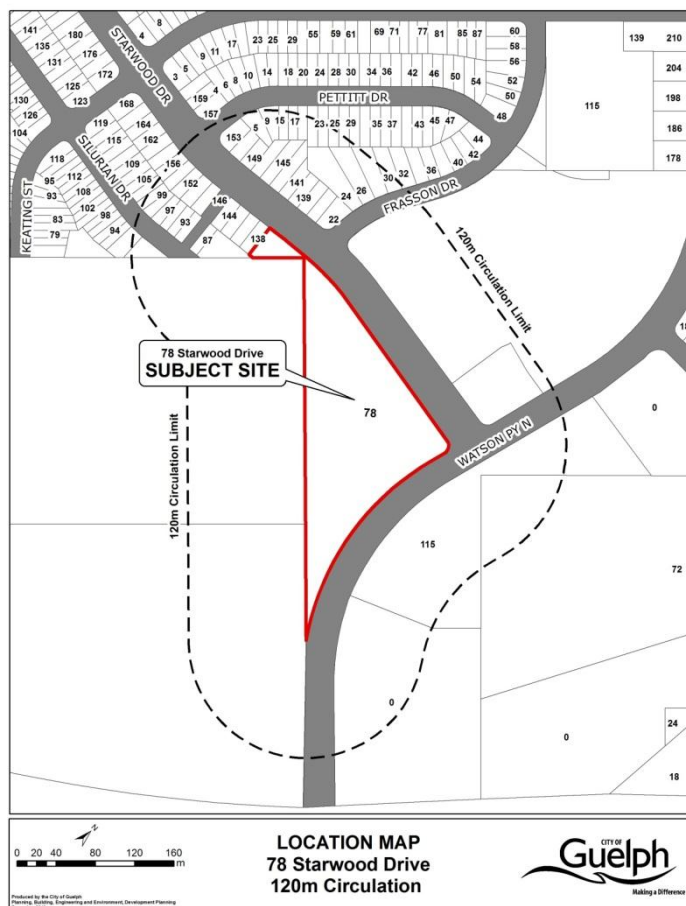
PROPOSED ZONING BY-LAW AMENDMENT

Further to the Public Meeting held on March 17, 2014, City Council will consider the Zoning By-law Amendment application from Coletara Development for the property known as 78 Starwood Drive at an upcoming Council meeting.

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

SUBJECT LANDS

78 Starwood Drive: The subject property is a 2.71 hectare vacant site located at the southwest corner of Watson Parkway North and Starwood Drive. Surrounding land uses include the Guelph East Side Branch Public Library and existing single detached dwellings to the north, a zoned Community Commercial site to the east; and wetland and woodland natural features to the south and west.



City Council Decision Meeting Notice

PURPOSE AND EFFECT OF APPLICATION

The application is a request for approval of a zoning by-law amendment to rezone the subject lands from the current B.1 (Industrial) Zone and UR (Urban Reserve) Zone to the R.4B-? (Specialized High Density Residential) Zone, R.4B-? (H) (Specialized High Density Residential) Holding Zone, and R.1D (H) (Single Detached Residential) to permit the development of approximately 405 residential apartment units and ground level commercial uses along Starwood Drive in five buildings. Further details of the proposal are included in Schedule 1.

A number of specialized zoning regulations are being requested in association with the proposed R.4B-? Zone to address distinct details of the proposal, including:

- A range of commercial uses permitted for mixed use buildings;
- Greater density through an increased Floor Space Index;
- Allowing increased density for retirement residential units;
- Minimum and maximum building setbacks to the streets;
- Establishing minimum and maximum building heights;
- Specific regulations for location of parking areas;
- Reduced common amenity area requirements;
- Reduced parking requirements; and
- Addition of severability provisions

Holding Zone provisions are also included for small areas at the northerly and southerly ends of the subject property to address the future coordination of development with abutting lands. The proposed zoning concept is included in Schedule 3.

The applicant's proposed development concept is illustrated in Schedule 2. The portion of the subject property that is proposed for high density residential use includes approximately 405 residential units, generally in a mid-rise development form. Active ground floor commercial uses are also proposed within the mixed use buildings along the Starwood Drive frontage.

TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS

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.

Decision Meeting Notice

File:ZC1315

-
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
 - 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. 2349 or tina.mckinnon@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 tina.mckinnon@guelph.ca.

City Staff will be providing a recommendation to Council on this application at the upcoming meeting. You have received a copy of this notice as you either provided comments on the application or you provided your full name and mailing address on the Public Meeting sign-in sheet at the initial Public Meeting.

FOR MORE INFORMATION

Additional information 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 **November 28, 2014** and may be picked up at Planning, Building, Engineering and Environment (1 Carden Street, 3rd Floor), or accessed on the City of Guelph website (Guelph.ca. under City Hall, Agendas and Minutes, City Council) on or after this date.

Decision Meeting Notice

File:ZC1315

SCHEDULE 1

DETAILS OF PROPOSAL

Applicant:	Coletara Development
Address:	78 Starwood Drive
Legal Description:	Part of Lots 4 and 5, Concession 3, Division C, Township of Guelph, Being Parts 11 and 14, 61R-7989, City of Guelph
Property Size:	2.71 hectares
Existing Land Use:	vacant
Official Plan:	"General Residential" and "Mixed Use Node"
Existing Zoning:	B.1 (Industrial) Zone and UR (Urban Reserve) Zone
Proposed Zoning:	R.4B-? (Specialized High Density Residential) Zone, R.4B-? (H) (Specialized High Density Residential) Holding Zone, and R.1D (H) (Single Detached Residential) <i>See Zoning Concept in Schedule 3</i>
Proposal Description:	<p>The proposed development represents a compact mixed use development with street oriented commercial uses along Starwood Drive. Approximately 405 residential apartment units are proposed, generally in a mid-rise development form. A total of 5 buildings are proposed within 5 phases of development. Four buildings are proposed at a height of 4 storeys, with the building at the corner of Starwood Drive and Watson Parkway (Phase 5) proposed at an increased height of 6-8 storeys. This Phase 5 building may also include residential units geared to a retirement market.</p> <p>Active ground floor commercial uses are proposed along Starwood Drive through the inclusion of ground level commercial uses within the Phase 5 corner building and with ground level live/work units included within the Phase 2 building facing Starwood Drive. Resident common amenity areas are provided in a central building that faces the natural area to the west.</p> <p>A total of three vehicular access points are proposed to existing municipal roads, two on Starwood Drive and one on Watson Parkway. A combination of underground and surface parking is proposed in association with the proposed development.</p> <p><i>(see attached concept plan)</i></p>

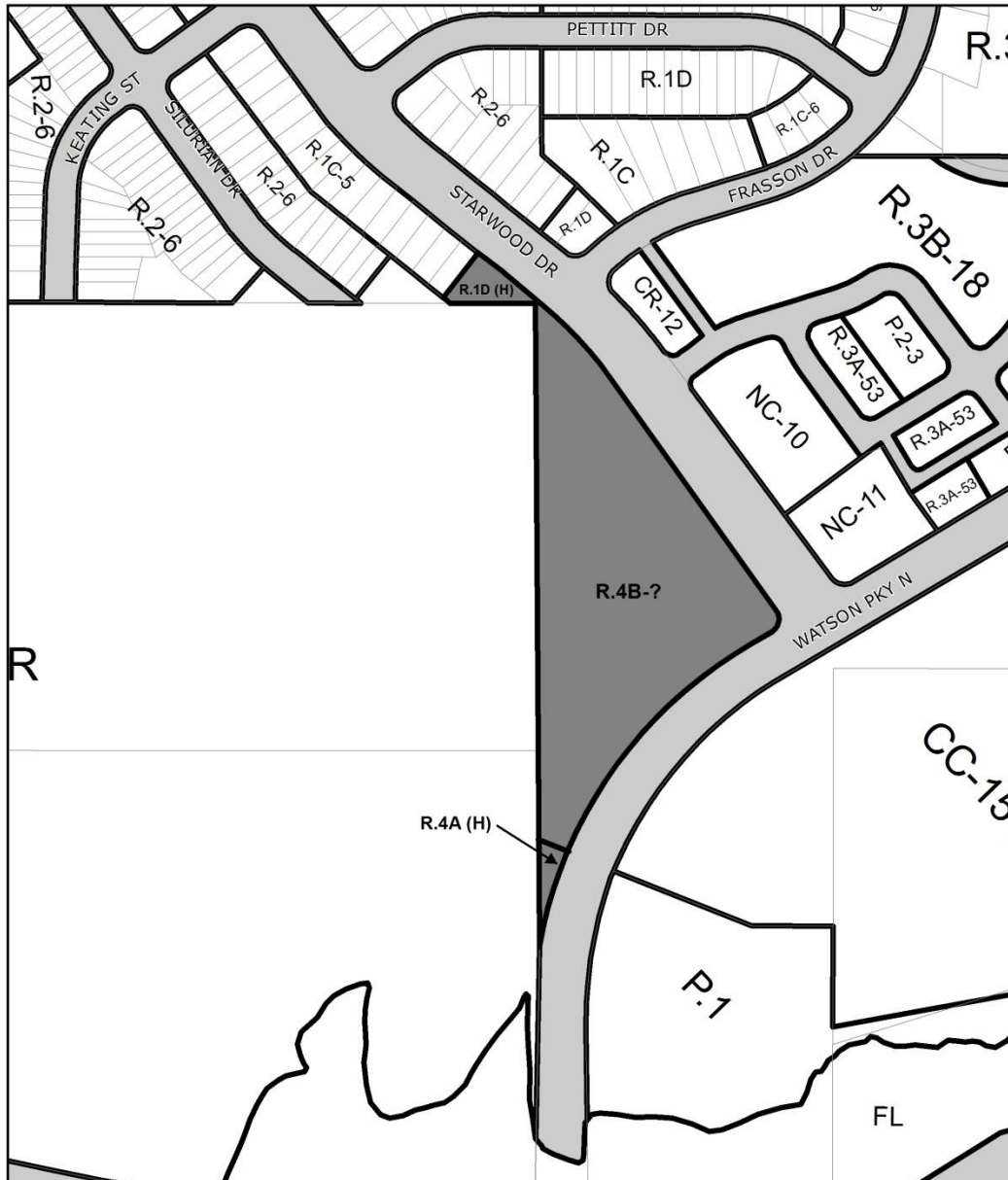
SCHEDULE 2


PROPOSED CONCEPTUAL DEVELOPMENT PLAN




SCHEDULE 3

PROPOSED ZONING




50 25 0 50 Meters
Produced by the City of Guelph
Planning & Building, Engineering and Environment
Planning Services
October 2014

**Proposed Zoning
78 Starwood Drive**


Making a Difference