

December 19, 2013



**NOTICE OF COMPLETE APPLICATION  
78 Starwood Drive**

**Proposed Official Plan Amendment (File No. OP1304)  
Proposed Zoning By-law Amendment (File No. ZC1315)  
Applicant: Coletara Development.**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received by the City of Guelph's Planning Services to amend the City's Official Plan and Zoning By-law. The application applies to property located at the southwest corner of Starwood Drive and Watson Parkway North, as shown on **Schedule 1**. The application was received by the City on November 12, 2013 and deemed to be complete on December 5, 2013.

The subject lands are vacant and consist of 2.71 hectares. 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. Lands to the south and west are also subject to two separate draft plan of subdivision applications (Files 23T12501 and 23T12502) that are currently under review.

**Purpose and Effect of Applications**

The request for an Official Plan Amendment and Zoning By-law Amendment is to permit the development of approximately 405 residential apartment units and ground level commercial uses along Starwood Drive (see Concept Plan in **Schedule 1**).

The purpose of the proposed Official Plan amendment is to add a site specific policy to the Official Plan to permit a maximum residential density of 155 units per hectare for the subject property. The subject site's current "Mixed Use Node" Official Plan designation permits a maximum residential density of 150 units per hectare.

The purpose of the Zoning By-law Amendment is to rezone the subject site from the current B.1 (Industrial) Zone and UR (Urban Reserve) Zone to a R.4B (Specialized High Density Residential) Zone and the R.1D (Single Detached Residential) Zone. The applicant has requested to develop the property in accordance with the permitted uses and regulations of the standard R.4B Zone, with the following exceptions:

In addition to the uses permitted within the standard R.4B Zone, the following additional uses have been requested:

- Live/work units
- Office
- Medical office
- Artist studio
- Gallery
- Personal service establishment
- Retirement residential units

- Retail establishment
- Convenience store
- Restaurant
- Take-out restaurant
- Dry cleaning outlet

Specialized Zoning Regulations requested:

- Minimum Front and Exterior Side Yard of 1 m (in lieu of required 6 m)
- Minimum Side Yard of 0 m (in lieu of ½ the building height to address interior side yard setbacks created by the phasing of development)
- Maximum density of 155 units per hectare (in lieu of 150 units per hectare)
- Apartment parking space ratio of 1.17 parking spaces per unit
- Retirement Residential parking ratio of 0.5 spaces per unit
- Minimum landscaped open space not required
- Parking to be permitted within 2 m of a lot line (in lieu of 3 m)
- Common amenity area to be provided at a ratio of 12 square metres per unit (in lieu of 30 square metres per unit up to 20 units and 20 square metres per unit for each additional unit)
- Driveway or surface parking area may be located a minimum of 1 m from a building entrance or a window to habitable room (in lieu of 3 m)
- Maximum Floor Space Index of 2.5 be provided (in lieu of 1.5)

The following information was submitted in support of the application and can be found on the City's website – 'Active Development Files':

1. Planning Report, Starwood Drive and Watson Parkway North, prepared by Astrid J. Clos Planning Consultants. November 2013.
2. Functional Servicing Report, Coletara Developments, prepared by Gamsby and Mannerow Ltd. November 2013.
3. Scoped Environmental Impact Study for a Proposed Mixed Residential/Commercial Development, prepared by Natural Resource Solutions Inc. November 2013.
4. Traffic Impact Study, Proposed Residential Development (Watson Parkway North – Starwood Drive Node), prepared by R.J. Burnside & Associates Ltd. October 2013.
5. Parking Assessment – Proposed Condominium Apartments, prepared by R.J. Burnside & Associates Ltd. October 2013.
6. Urban Design Brief, Coletara Development Starwood Node, prepared by Michael Spaziani Architect Inc. November 2013.

### **Additional Information**

A separate notice will be mailed to you confirming the date, time and location of the Public Meeting and will include additional details of the application.

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

Note: Offices will be closed from December 25, 2013 to January 1, 2014 inclusive.

If you wish to be notified of the decision of the City of Guelph in respect to the proposed Zoning Bylaw 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.

Should you have any questions about this application, or wish to submit comments, please quote File: OP1304/ZC1315 and contact the undersigned.

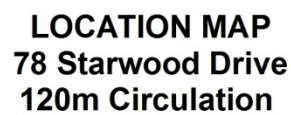
Yours truly,

**Chris DeVriendt**  
**Senior Development Planner**  
Planning Services  
**Planning, Building, Engineering and Environment**

T 519-822-1260, ext 2360  
F 519-822-4632  
E [chris.devriendt@guelph.ca](mailto:chris.devriendt@guelph.ca)

Attach.

The map shows a residential area with several streets. Starwood Drive runs vertically, intersecting with Pettitt Drive, Frasson Drive, and Watson Py N. Keating St and Silurian Dr branch off to the left. Lot numbers are printed throughout the area. A red line highlights the subject site at 78 Starwood Drive, which is a narrow lot. A dashed line indicates a 120m Circulation Limit around the intersection. A callout box points to the subject site with the text "78 Starwood Drive SUBJECT SITE".



Produced by the City of Guelph  
Planning, Building, Engineering and Environment, Development Planning  
December 2013

Starwood Drive

Watson Parkway

4 Lots @ 11.125m

4 storeys

Phase 1

Phase 2

Phase 3

33 cars surface

6-8 storeys

11/11/2011





**To: Agencies and Departments**

The City of Guelph is initiating the review of the Official Plan Amendment and Zoning By-law Amendment applications OP1304/ZC1315 for the property known as **78 Starwood Drive**.

Please submit your comments by **February 7, 2014**. If you have any questions or require further information, please call Chris DeVriendt at (519) 822-1260 extension 2360, or email [planning@guelph.ca](mailto:planning@guelph.ca).

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If you have no comments or concerns regarding this application, **78 Starwood Drive (File OP1304/ZC1315)**, please sign and submit this form to:

***Chris DeVriendt***

**Planning, Building, Engineering and Environment**

**City of Guelph**

**Fax # (519) 822-4632**

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Agency

Representative (Please Print)

Representative (Signature)

Date