



Notice of Revised Planning Application

111-193 Silvercreek Parkway North

File: OZS20-017

Date: May 6, 2022

Purpose and Effect of Planning Applications

The property owner is proposing to redevelop and intensify 111-193 Silvercreek Parkway North (the 'subject lands') to a mixed-use development. The original development proposal included two (2), six (6) storey apartment buildings with a total of 148 dwelling units. One of the apartment buildings proposed up to 605 m² of commercial area on the ground level.

A Zoning Bylaw Amendment application was originally submitted to add apartments to the existing 'Specialized Community Shopping Centre' (CC-9) Zone. The Zoning By-law Amendment application has also requested specialized regulations, including for the new apartment use to be regulated by the 'High Density Apartment' (R.4B) Zone. The Zoning By-law Amendment was also requested to permit a maximum height of six (6) storeys. In addition, specialized zoning regulations were also requested for reduced exterior side and rear yard setbacks, reduced landscaped open space common amenity area, and an increased angular plane.

The application was originally submitted to the City on December 14, 2020. The application was deemed complete on January 15, 2021 and a statutory Public Meeting was held before Council on March 8, 2021.

Application Revisions

Changes to the Zoning By-law Amendment application, including revised supporting information have been received by the City.

Key changes include:

- 160 apartment units and a commercial unit are proposed in one 6 storey building instead of two buildings.
- The common amenity area has been increased and includes programmed indoor, outdoor and rooftop spaces.
- The required 6 m setback and the angular plane are now met from Willow Road and Silvercreek Parkway North.
- The Beer Store will remain in its current location and is no longer proposed to be demolished.
- The RBC is proposed to be demolished and provided the opportunity to relocate in the new mixed-use building.

- 205 residential parking spaces (including visitor and barrier free parking) are provided in the revised proposal. Residential parking is provided underground for residents with surface parking provided for visitors.
- An Urban Design Master Plan has been provided which indicates how the future Phase 2 development can be accommodated by the current proposal.
- A 3m buffer strip along the street has been added to the proposal in proximity to the new building.
- An Active Transportation Plan has been provided to indicate how the site will accommodate various modes of travel through the property.
- A Sustainability Brief has been provided which summarize the Community Energy Initiatives of this proposal.

New Materials Submitted

On April 22, 2022, the following items were submitted to the City for review:

- Comment Response Matrix; prepared by Astrid J. Clos Planning Consultants, dated April 22, 2022;
- Updated Planning Justification Report, prepared by Astrid J Clos Planning Consultants, dated April 22, 2022.
- Revised Architect Drawing Set (including revised site plan), prepared by Petroff Partnership Architects, dated April 22, 2022;
- Master Plan, prepared by Petroff Partnership Architects, dated April 14, 2022;
- Sun Shadow Study and Analysis, prepared by Master Plan, Petroff Partnership Architects, dated April 21, 2022;
- Functional Servicing and Stormwater Management Report, prepared by Stantec, dated April 22, 2022;
- Landscape Rezoning Drawings, prepared by Studio TLA, dated April 22 2022;
- Master Plan Active Transportation, prepared by Petroff Partnership Architects, dated April 14, 2022;
- Noise Feasibility Study, prepared by Valcoustics Canada, dated April 22 2022;
- Traffic Geometric Plans, prepared by Paradigm Transportation Solutions, dated April 7, 2022;
- Parking Study, prepared by Paradigm Transportation Solutions, dated April 21, 2022;
- Supplemental Geotechnical Investigation, prepared by Stantec, dated April 14, 2022; and
- Sustainability Brief, prepared by Starlight Investments., dated April 7, 2022.

These documents as well as previous submission materials are available online at **guelph.ca/development** under **111-193 Silvercreek Parkway North**. For additional information please contact the planner managing the file:

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