

NOTICE OF COMPLETE APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

Subject Lands:

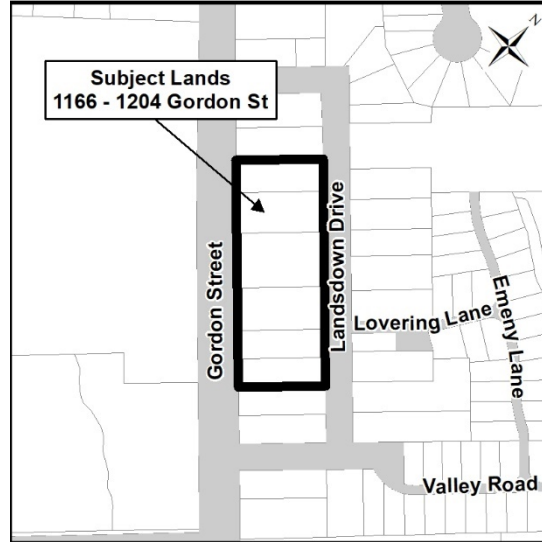
1166-1204 Gordon Street

File No.: OZS22-007

Future Public Meeting:

A separate notice will be mailed confirming the date, time and location of the Statutory Public meeting.

Key Map:



Application Details:

Applications for Official Plan and Zoning By-law Amendments have been received for the subject lands from Astrid J. Clos Planning Consultants on behalf of the owners, Yanliang Li, Guan Si Dan International Canada Inc. and Danqi Li, to permit the development of two, 6-storey apartment buildings with a total of 134 units and 22, 3-storey on-street townhouse units.

The purpose of the Official Plan amendment is to add a site-specific Official Plan policy to the "Medium Density Residential" land use designation that would permit a maximum net density of 176 units per hectare.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized On-Street Townhouse" (R.3B-?) Zone and to a "Specialized High Density Apartment" (R.4B-?) Zone to implement the proposed development. Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with these applications.

The proposed conceptual site plan is included in Schedule 1.

Additional Information

Documents relating to these planning applications are available online at guelph.ca/development. Alternate document formats are available upon request.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner

Planning and Building Services

Phone: 519-822-1260, ext. 3313

TTY: 519-826-9771

Email: lindsay.sulatycki@guelph.ca

How to Get Involved:

Any person may provide written or verbal comments on these applications, and at any future public meetings in any of the following ways:

- By Email to clerks@guelph.ca
- 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

How to Stay Informed:

If you wish to be notified of the Council decision, when one is made on these applications, you must make a written request to the City Clerk by way of email, in person or regular mail/courier as listed above.

Appeals Information:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Guelph to the Ontario Land Tribunal but the 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, the person or public body is not entitled to appeal the decision.

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, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Requirement for Owners of Multi-tenant Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice of Complete Application in a location that is clearly visible to all tenants (i.e. building or community notice board).

Notice of Collection of Personal Information:

Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Concept Plan

