

Notice of Complete Application and Public Meeting

File: OP1704 & ZC1707

August 24, 2017

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

Complete applications have been received by the City of Guelph's Planning Services to amend the City's Official Plan and the Zoning By-law for the lands municipally known as 1300 Gordon Street in accordance with the provisions of the *Planning Act*, as amended. This application was received by the City on July 12, 2017 and deemed to be complete on August 10, 2017.

PUBLIC MEETING

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 on behalf of The Carousel Estates Homes Inc. for the lands municipally known as **1300 Gordon Street**.

Meeting Date: **October, 10 2017**
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: **6:30 p.m.**

SUBJECT LANDS

The subject property is approximately 0.242 hectares in size and lands are located on the east side of Gordon Street; between Arkell Road and Edinburgh Road South. (see Location Map). Surrounding land uses include:

- To the north, is a (5) five storey apartment building.
- To the south of the site is the Salvation Army Guelph Citadel and Nursery School;
- To the east directly behind the subject site is the parking lot for the Salvation Army building;
- To the west, across Gordon Street is a 7 storey apartment building which is referred to as Solstice 1;
- To the west is also a Natural Heritage System.

PURPOSE AND EFFECT OF APPLICATIONS

The purpose of the proposed Official Plan Amendment is to designate the site to High Density Residential and increase the density from the allowable 100 units per hectare to 132 units per hectare.

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 R.4A-? (Residential Apartment) with special regulations to permit the development of a 6 storey residential building containing a total of 32

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apartment units.

The following new specialized zoning regulations are being requested through the proposed Zoning By-law amendment application:

- A maximum density of 132 units per hectare where the Zoning By-law requires a maximum Density of 100 units per hectare;
- A minimum front yard of 4.6m where the Zoning By-law requires minimum front yard of 6.0m
- A minimum side yard of 3.0m where the Zoning By-law requires a minimum side yard of 8.5m (half the building height);
- A minimum rear yard of 10m where the Zoning By-law requires a minimum rear yard of 11.06m (20% of the lot depth);
- 2 visitor parking spaces provided above grade enclosed within a building where the Zoning By-law requires that 9 visitor parking spaces be located above grade;
- A maximum floor space index of 2.22 where the Zoning By-law requires 1.5.

As shown on the attached plan the proposed development consists of a 6 storey residential building containing approximately 32 residential units. The development is providing (1) one level of at grade enclosed parking with the (5) five residential storeys located above. A total of 46 parking spaces are being proposed.

Supporting Documents

The following reports and material have been submitted in support of this application:

- Planning Justification Report, prepared by Astrid J, Clos Planning Consultants., dated July 10, 2017
- Urban Design Brief, prepared by Jame fryett Architect Inc.
- Environmental Impact Study, prepared by Natural Resource Solutions Inc., dated June 2017
- Functional Servicing and Stormwater Management Report, prepared by MTE dated November 18, 2016; Revised May 30, 2017; Revised June 19, 2017
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited., dated July 2017
- Hydrogeological Study, prepared by GM Blue Plan Engineering, dated October 27, 2018, Revised June 7, 2017
- Phase I Environmental Site Assessment prepared by V.A Wood Incorporated, dated December 2015.
- Phase II Environmental Site Assessment prepared by V.A. Wood Incorporated, dated February 10, 2016.
- Archaeological Assessment Stage 1 & 2 prepared by AMICK Consultants, dated November 20, 2015
- Conceptual Development Plan, prepared by Astrid J, Clos Planning Consultants.
- Building Elevations Renderings prepared by James Fryett Architects Inc.

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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 October 6, 2017 at 10:00 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 October 6, 2017 at 10:00 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

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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.

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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.

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FOR MORE INFORMATION

Details of the Zoning By-law amendment application can be found on the City's website under '[Current Development Files](#)'. City staff reports and public notices will be added to this site as they become available.

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 **Rino Dal Bello, Planner at 519-822-2160, ext. 2780** during regular office hours or by email at rino.dalbello@guelph.ca.

Please note that copies of the Staff report will be available on **September 29, 2017** and may be picked up from Planning Services (1 Carden Street, 3rd Floor) on, or after this date.

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LOCATION MAP



0 10 20 40 60 80 100 m

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
August 2017

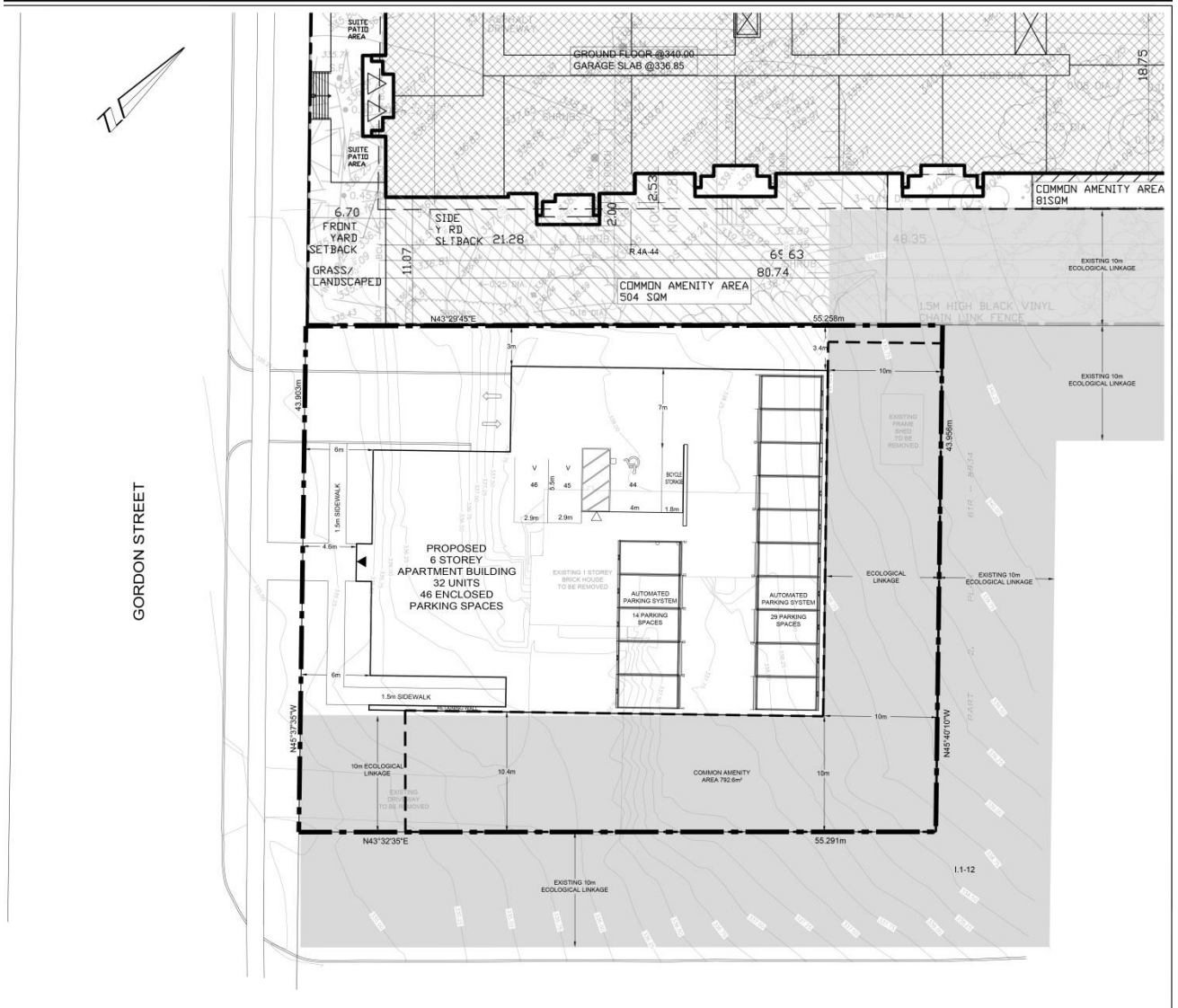
**LOCATION MAP and
120m CIRCULATION AREA
1300 Gordon Street**



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PROPOSED CONCEPTUAL DEVELOPMENT PLAN



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PROPOSED BUILDING RENDERINGS



Gordon Street Elevation



East Elevation

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South Elevation



West Elevation

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To: Agencies and Departments

The City of Guelph is initiating the review of the Official Plan Amendment and Zoning By-law amendment application from Astrid J Clos Planning Consultants for the lands known municipally as **1300 Gordon Street**.

Please submit your comments by **October 6, 2017**. If you have any questions or require further information, please call **Rino Dal Bello** at 519-822-1260 Extension #2780, or email at rino.dalbello@guelph.ca.

If you have no comments or concerns regarding these applications for **1300 Gordon Street (File: OP1704 & ZC1707)**, please sign and submit this form to:

Rino Dal Bello, Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Email: rino.dalbello@guelph.ca

Agency

Representative (Please Print)

Representative (Signature)

Date