



Notice of Revised Planning Applications

265 Edinburgh Road North

File: OZS20-012

Date: April 27, 2022

Purpose and Effect of Planning Applications

The property owner is proposing to redevelop 265 Edinburgh Road North (the 'subject lands') to a mixed-use development. The original development proposal included two (2), seven (7) storey apartment buildings with a total of 141 dwelling units as well as a separate commercial building.

An Official Plan Amendment application was originally submitted to change the land use designation from "Service Commercial" to "Medium Density Residential". Site specific policies were also requested to permit a maximum height of seven (7) storeys and convenience commercial uses to a maximum commercial gross floor area of 440 m².

A Zoning Bylaw Amendment application was originally submitted to rezone the lands from the 'Service Commercial One' (SC.1) Zone to a 'Specialized General Apartment' (R.4A-?) Zone. The Zoning By-law Amendment application has also requested specialized regulations related to also permitting a day care centre, convenience store, personal service establishment, restaurant, florist, bake shop and an artisan studio. In addition, specialized zoning regulations were also requested for a reduced side yard, reduced landscaped open space, increased floor space index (FSI) of 1.01 and increased angular plane.

These applications were originally submitted to the City on November 19, 2020. The applications were deemed complete on December 1, 2020 and a statutory Public Meeting was held before Council on February 8, 2021.

Application Revisions

Changes to the Official Plan Amendment and Zoning By-law Amendment applications, including revised supporting information has been received by the City.

Key changes include:

- Official Plan Amendment and Zoning By-law Amendment site specific policy/regulation to permit convenience commercial uses and reduce maximum commercial gross floor area from 440 m² to 200 m².
- Remove land use request in Zoning By-law Amendment to permit a day care centre.

- Eliminate standalone commercial building. The proposed commercial uses are now proposed on the ground level of the apartment buildings (associated net density change from 89.1 units per hectare to 87.6 units per hectare).
- Change in total number of apartment dwelling units from 141 to 139.
- Addition of landscaped area between apartment buildings where standalone commercial building was previously proposed.
- Increase Floor Space Index (FSI) from 1.01 to 1.04.
- Increase minimum side yard setback from 3.0 metres to 3.5 metres (left side yard).
- Relocate southern driveway entrance further south on the subject lands to now be adjacent to right side lot line.
- Addition of primary entrances to apartment buildings that now directly front onto Edinburgh Road North right-of-way.

New Materials Submitted

On April 4, 2022, the following items were submitted to the City for review:

- Matrix of Responses to City and Agency Comments, prepared by GSP Group, dated April 4, 2022;
- Revised Site Plan and Architectural Drawing Package (Elevations, 3D Views/Renderings, Floor Plans) prepared by Technoarch Architects and Designers, dated April 5, 2022;
- Revised Official Plan Amendment and Zoning By-law Amendment draft by-laws; prepared by GSP Group, dated April 4, 2022;
- Urban Design Brief, prepared by GSP Group, dated March 2022;
- Shadow Impact Study, prepared by GSP Group, dated February, 2022;
- Revised Functional Servicing and Stormwater Management Report, prepared by GM BluePlan Engineering, dated March 2022;
- Revised Engineering Plans (i.e., Grading, Site Servicing), prepared by GM BluePlan Engineering, dated March 30, 2022;
- Updated Transportation Study, prepared by Trans-Plan Transportation Engineering, dated March 2022;
- Commercial Function Assessment – Market Related Response, prepared by Ward Land Economics Inc., dated February 23, 2022;
- Revised Environmental Noise & Vibration Feasibility Study, prepared by SLR Consulting (Canada) Ltd., dated March 31, 2022;
- Revised Phase One Environmental Site Assessment, prepared by GeoPro Consulting Limited, dated March 23, 2022; and
- Revised Phase Two Environmental Site Assessment, prepared by GeoPro Consulting Limited, dated March 24, 2022.

These documents as well as previous submission materials are available online at **guelph.ca/development** under **265 Edinburgh Road North**. For additional information please contact the planner managing the file:

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Schedule 1 – Conceptual Site Plan (Revised)

