

Notice of Decision Meeting for an Official Plan Amendment and Zoning By-law Amendment

Subject Lands:

265 Edinburgh Road North

File No.: OZS20-012

Council Meeting:

December 6, 2022, 6:30 p.m.

This is a hybrid City Council meeting that can be watched online at guelph.ca/live or in-person in Council Chambers, 1 Carden Street, Guelph.

Proposal:

To redevelop the site with two, seven (7) storey apartment buildings containing 139 dwelling units and 188.81 square metres of commercial space. The current Concept Plan and renderings is included in Schedule 1.

Application Details:

A decision will be made on Official Plan and Zoning By-law Amendment applications received from GSP Group on behalf of the owner, 2479281 Ontario Inc., for the subject site, 265 Edinburgh Road North.

The Official Plan Amendment application proposes to change the land use designation from 'Service Commercial' to 'Medium Density Residential' and to add a site-specific policy to permit a maximum building height of seven (7) storeys.

The Zoning By-law Amendment application proposes to rezone the site from the 'SC.1' (Service Commercial) Zone to a new 'R.4A-57' (Specialized General Apartment) Zone with specialized regulations to permit convenience commercial uses, locations for off-street parking, reduced left side yard setback, floor space index, maximum building length, and building step back.

Purpose of Meeting:

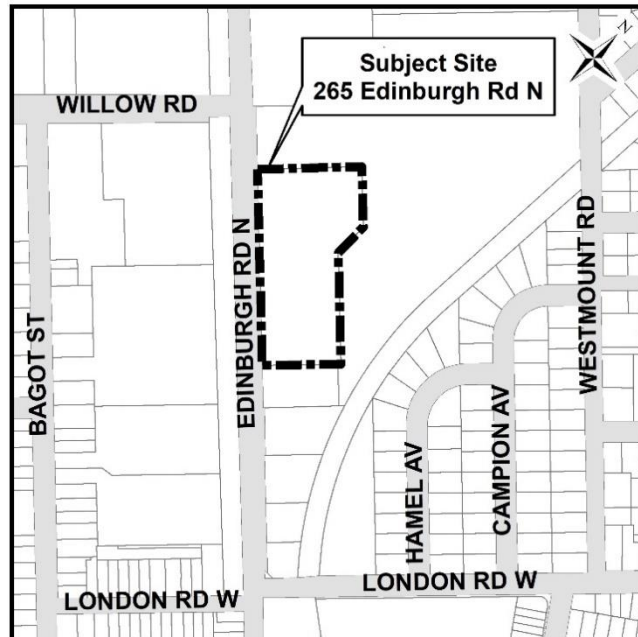
City staff will be providing a recommendation to Council on these applications. You have received a copy of this notice as you either provided comments on the applications, requested to be added to the mailing list, or provided your contact information on the Public Meeting sign-in sheet.

Additional Information:

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

The Staff Report will be available on **November 25, 2022** after 12:00 p.m. at guelph.ca/development.

Key Map:



For additional information please contact the City planner managing the file:

Michael Witmer

Planning and Building Services

Phone: 519-822-1260, extension 2790

TTY: 519-826-9771

Email: michael.witmer@guelph.ca

How to Get Involved:

Any person may participate in the meeting by registering in advance and/or providing verbal or written comments on the application.

When we receive your registration, we will send you a confirmation message and instructions for participating in the virtual decision meeting either by phone or video.

If you wish to speak to the application, notify the Clerk's Department no later than 10:00 a.m. on Friday December 2nd, 2022 by any of the following ways:

- Register online at guelph.ca/delegation
- By Phone at 519-837-5603 or TTY 519-826-9771
- By Email to clerks@guelph.ca

To be included in the Council Agenda, we request written comments no later than 10:00 a.m. on Friday December 2nd, 2022, by any of the following ways:

- By Email to clerks@guelph.ca & michael.witmer@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 City Council decision on these applications, you must make a written request to the City Clerk by way of email or regular mail 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-laws are 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-laws are 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.

Notice of Collection of Personal Information:

Personal information is being collected 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.

November 23, 2022

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, 519-822-1260 extension 2790 or TTY 519-826-9771.

Schedule 1– Proposed Site Concept Plan and Building Rendering

View from Edinburgh Road North, main residential entrances



