

March 1, 2018

NOTICE OF COMPLETE APPLICATION: Proposed Zoning By-law Amendment

A complete application has been received by the City of Guelph to amend the City's Zoning By-law for the lands municipally known as 278 College Avenue West ("the subject site") in accordance with the provisions of the *Planning Act*, as amended. This application was received by the City on January 18, 2018 and deemed to be complete on February 16, 2018.

SUBJECT LANDS

The subject property is approximately 0.112 hectares in size and lands are located on the south side of College Avenue West; between Vanier Drive and Centennial Road. Surrounding land uses include:

- To the north, directly across College Avenue West is Centennial Public High School;
- To the north east across College Avenue West is an existing 9 storey residential apartment building;
- To the south of the site is a residential cluster townhouse development;
- To the east of the site is a residential cluster townhouse development;
- To the west of the site is the same residential cluster townhouse development.

See Schedule 1 to this Notice for location map.

PURPOSE AND EFFECT OF APPLICATION

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.3A-? (Townhouse) with special regulations to permit the development of a 4 storey residential building containing a total of 6 residential units in a back-to-back format.

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

- Adding a definition for back-to-back townhouses. "Back-to-Back Townhouses means a building where each dwelling unit is divided vertically by common rear and side walls and has an independent entrance to the outside";
- A minimum side yard pf 3.0m where the Zoning By-law requires 6.1m;
- A maximum building height of 4 storeys where the Zoning By-law requires a maximum of 3 storeys;

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- A maximum building coverage of 50% where the Zoning By-law requires a maximum of 40%.

As shown on the attached plan the proposed development consists of a 4 storey residential building containing approximately 6 residential units. A total of 14 parking spaces are being proposed at grade.

The concept plan is included in Schedule 2

SUPPORTING DOCUMENTS

The following information was submitted in support of the application and can be found on the City's website under "Current Development Applications":

- Planning Justification Report, prepared by Astrid J, Clos Planning Consultants., dated January 2018.
- Functional Servicing, prepared by GM BluePlan dated January 16, 2018.
- Preliminary Site Servicing and Grading Plan prepared by GM BluePlan, dated January 15, 2018.
- Tree Inventory and Preservation Plan prepared by The Urban Arborist Inc. dated January 18, 2018.
- Conceptual Development Plan, prepared by Grinham Architect, dated January 2018.
- Building Elevations Renderings prepared by Grinham Architect.

OTHER APPLICATIONS

The subject lands are not subject to any other application under the *Planning Act*.

ADDITIONAL INFORMATION

A separate notice will be mailed to you at a later date confirming the date, time and location of a Statutory Public Meeting as required under the *Planning Act*.

If you wish to be notified of the decision of the Council of the City of Guelph in respect to the proposed Zoning By-law Amendment, you must make a request to the City Clerk in any of the following ways:

- By Phone at **519-837-5603** or TTY **519-826-9771**
- By Email at 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

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APPEALS

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:

- i. The person or public body is not entitled to appeal the decision to the Ontario Municipal Board.
- ii. 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.

REQUIREMENT FOR OWNERS OF MULTI-TENANT & APARTMENT BUILDINGS

Upon receiving this Notice, owners of multi-tenant or apartment buildings with seven (7) or more residential units are required under the *Planning Act* to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board). This Notice can be replaced with the Notice of Public Meeting once it is received.

For more information about this application, or to submit comments, please contact:

Rino Dal Bello

Development Planner
Planning, Urban Design and Building Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

T: 519-837-5616 ext. 2780

E: rino.dalbello@guelph.ca

Notice of collection

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

Personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and the Planning Act, R.S.O. 1990, c.P.

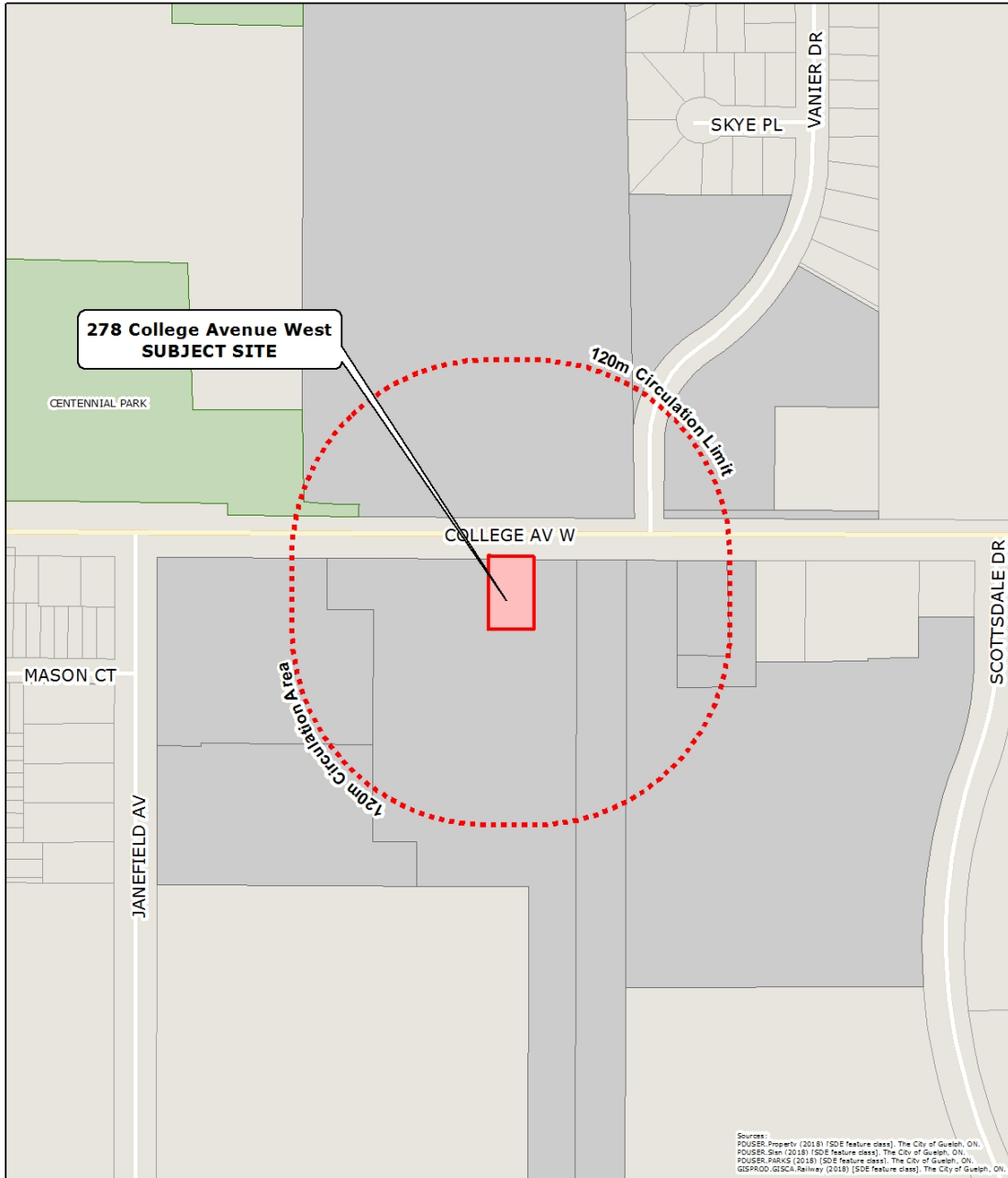
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13, and in accordance with the provisions of MFIPPA.

For questions regarding the collection, use, and disclosure of this information please contact the Information and Access Coordinator at 519.822.1260 extension 2349 or privacy@guelph.ca

SCHEDULE 1: LOCATION MAP



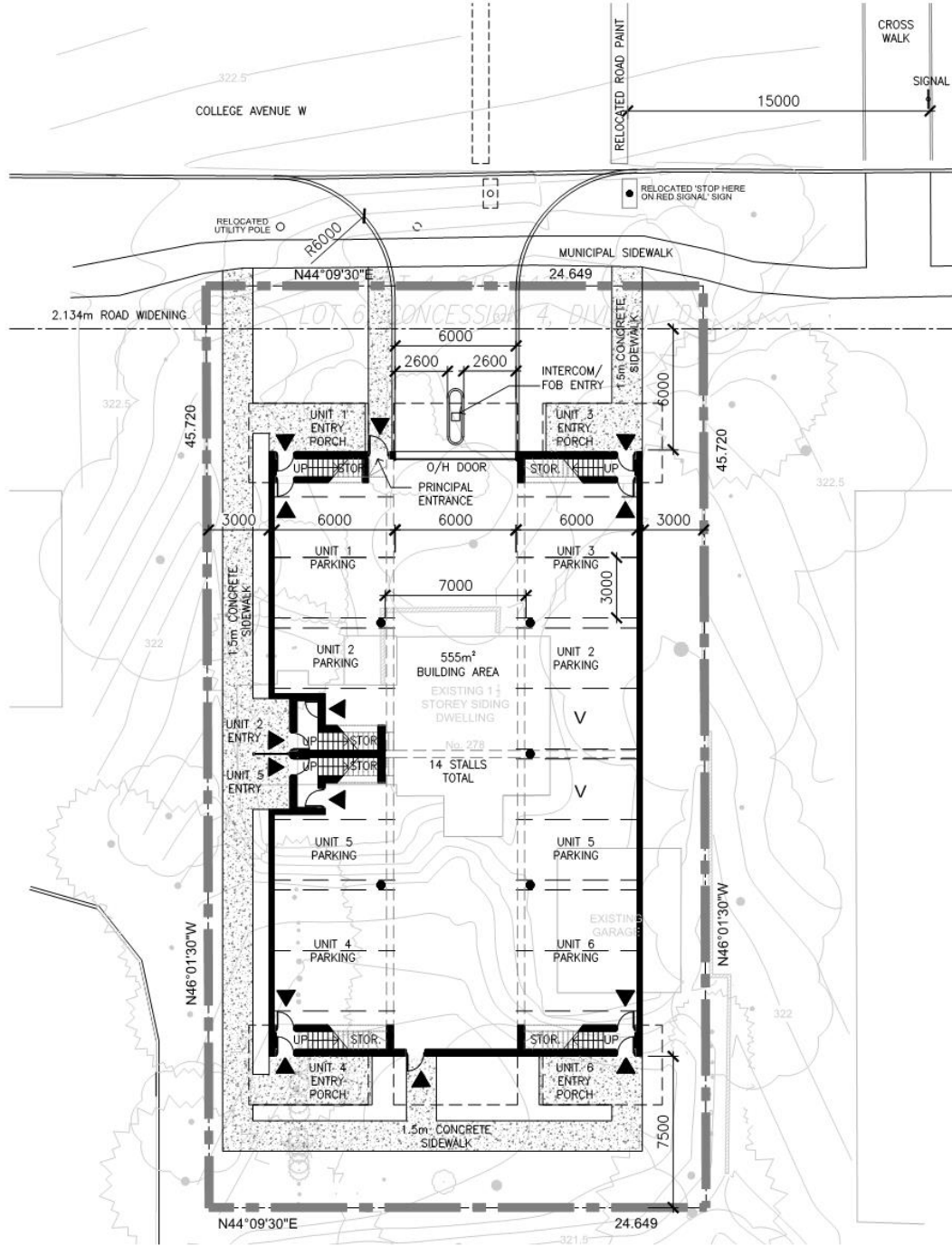
0 10 20 40 60 80 100 m

Produced by the City of Guelph
Planning, Urban Design and Building Services • Development Planning
February 2018

**LOCATION MAP and
120m CIRCULATION AREA
278 College Avenue West**

The City of Guelph logo features the text 'CITY OF Guelph' in a stylized font with a blue wave-like graphic underneath, and the tagline 'Making a Difference' in a smaller font below it.

SCHEDULE 2: CONCEPT PLAN



STREET LEVEL (CONCEPTUAL SITE PLAN)

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To: Agencies and Departments

The City of Guelph is initiating the review of the **Zoning By-law Amendment** application from Astrid J. Clos Planning Consultants for the lands known municipally as **278 College Avenue West**.

Please submit your comments by **April 2, 2018**. If you have any questions or require further information, please call **Rino Dal Bello** at 519-837-5616 Extension 2780, or email at rino.dalbello@guelph.ca.

If you have no comments or concerns regarding these applications for **278 College Avenue West (File: ZC1801)**, please sign and submit this form to:

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

**Email: rino.dalbello@guelph.ca
Phone: 519-837-5616 ext. 2780**

Agency

Representative (Please Print)

Representative (Signature)

Date