

NOTICE OF REVISED PLANNING APPLICATIONS

Subject Lands: 35, 40 & 55
Silvercreek Parkway South

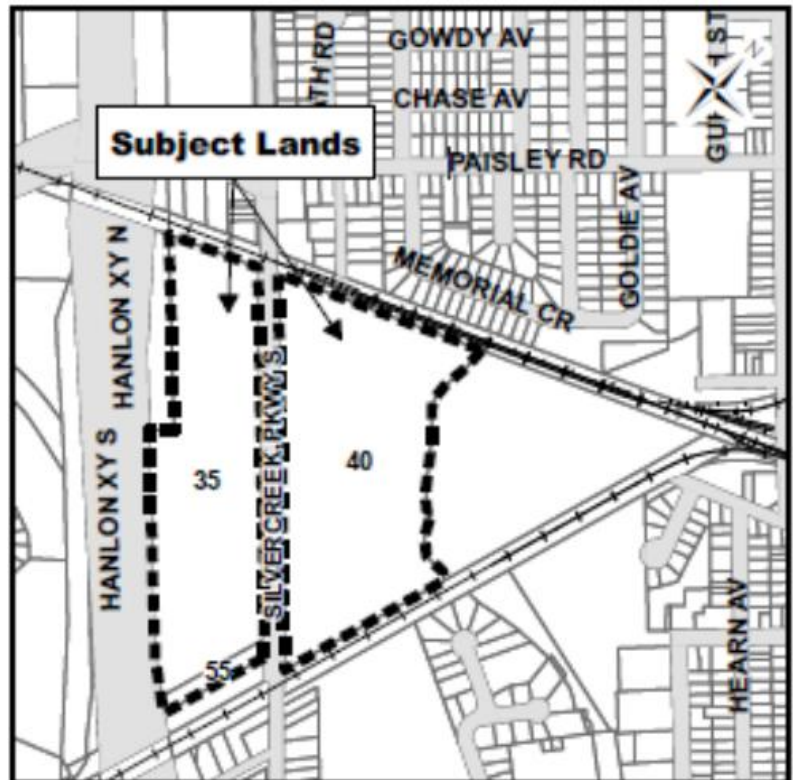
Legal Description: Part of Lots 21 and 22, Division 'A', (Geographic Township of Guelph); Part of Lots 2 and 3, Concession 1, Division 'E' (Geographic Township of Guelph); All of Lots 10 and Part of Lots 7, 8, 9, 11, 12, D & E West Side of Guelph & Galt Railway; Part of Napoleon Street (closed by Order Instrument BS12480), Registered Plan 52, City of Guelph.

File No.: OZS19-016

Proposal:

Proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications to permit a mixed-use subdivision including commercial, residential, and park uses.

Key Map:



Application Details:

Further to the revised application circulated on January 31, 2022, revised application materials were received by the City of Guelph from Astrid J. Clos Planning Consultants on behalf of the owner, Silvercreek Guelph Developments Ltd. and 2089248 Ontario Inc., for a Draft Plan of Subdivision and to amend the Official Plan and Zoning By-law for the lands municipally known as 35, 40 & 55 Silvercreek Parkway South.

Some changes to the proposed mixed use development including that the total number of residential units has been increased from 715 units to 767 units, together with additional information provided in a number of supporting documents.

For a full and detailed list of changes, please refer to the applicant's supporting materials submitted on October 11, 2022; including:

- Third Addendum to the Planning Report dated October 6, 2022
- Draft Plan of Subdivision 23T-19001 dated April 20, 2022.
- Transportation Response to City Comments prepared by BA Group dated October 3, 2022.
- Second Scoped Environmental Impact Study Addendum Report prepared by Aboud & Associates dated August 17, 2022.

- Tree Inventory and Preservation Plan/Tree Compensation Planting Plan (TP1, TP2, TP3, TP4, CP1, CP2, CP3) prepared by Aboud & Associates dated September 20, 2022.
- Urban Design Brief, prepared by MBTW dated October 2022.
- Cover Letter prepared by WSP dated September 29, 2022 (including
 - a. Hydrogeological Assessment Report Prepared by WSP dated December 3, 2019.
 - b. Infiltration Study prepared by WSP dated July 5, 2022.
 - c. Water Budget Analysis Update by WSP dated September 29, 2022 as attachment)
- Cover letter dated May 9, 2022 prepared by WSP. (including Geotechnical Investigation by WSP dated March, 2018 as attachment)
- Functional Servicing and Stormwater Management Report prepared by R.J Burnside dated October 2022.
- Record of Site Condition – 55 Silvercreek Parkway South, Guelph – Ministry of the Environment, Conservation and Parks.
- Comment matrix with responses from third submission.

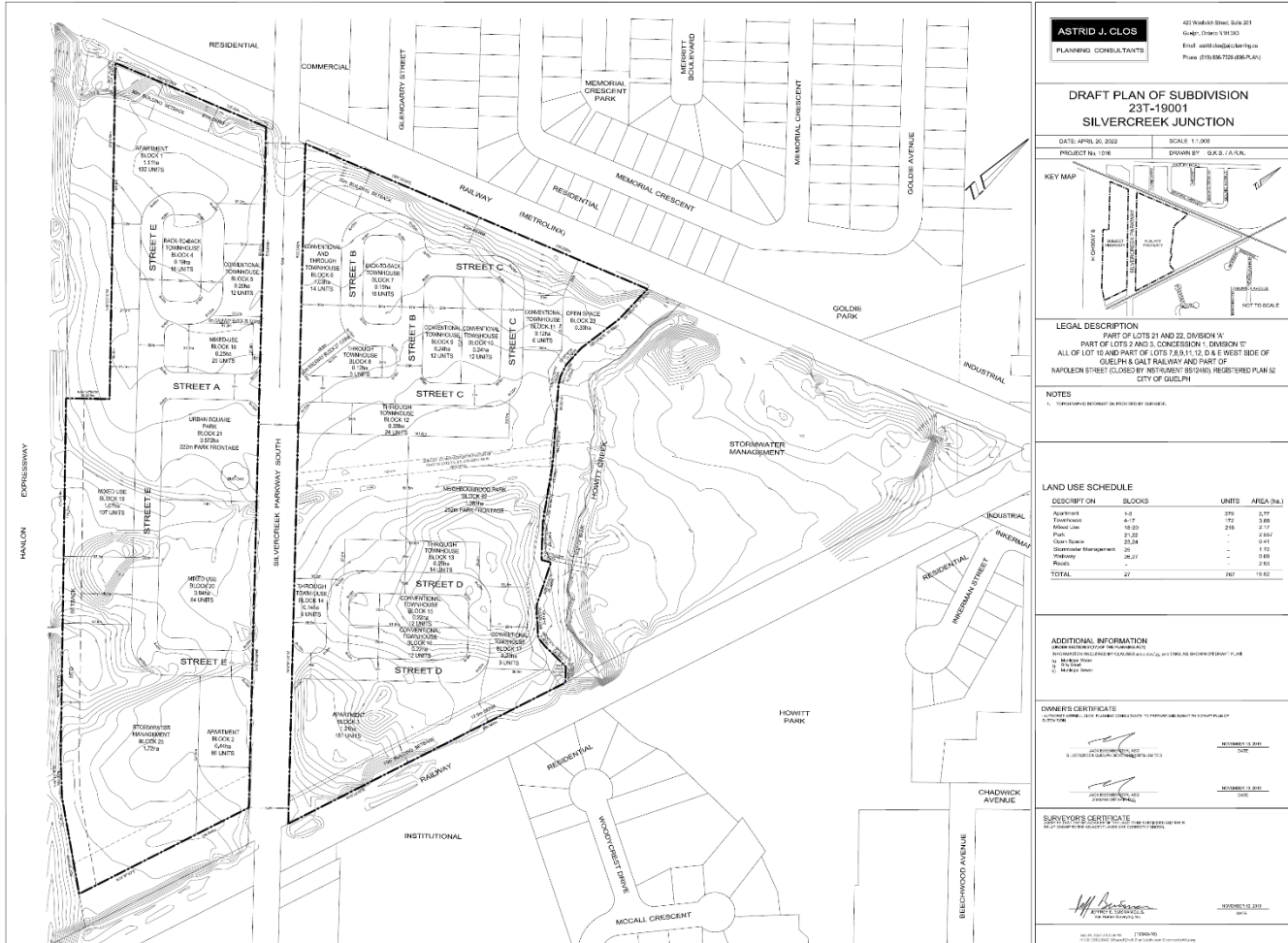
The applicant's revised Draft Plan of Subdivision is shown in Schedule 1.

These documents as well as previous submission materials are available online at **guelph.ca/development** under **[35, 40 & 55 Silvercreek Parkway South](#)**. For additional information please contact the planner managing the file:

Katie Nasswetter
 Senior Development Planner
 Planning and Building Services
 Services Phone: 519-837-5616, ext. 2356
 Email: katie.nasswetter@guelph.ca

October 18, 2022

Schedule 1 – Revised Draft Plan of Subdivision



October 18, 2022

City of Guelph Notice of Revised Application
File: OZS19-016

To: Agencies and Departments

The City of Guelph is currently reviewing the revised application materials for the Draft Plan of Subdivision/Official Plan/Zoning By-law Amendment applications from Astrid J. Clos Planning Consultants for the lands municipally known as 35, 40 & 55 Silvercreek Parkway South.

If you have not already done so, please submit your comments by November 18th, 2022. If you have any questions or require further information, please call Katie Nasswetter at 519-822-1260 Extension #2356, or email at katie.nasswetter@guelph.ca

If you have no comments or concerns regarding this File OZS19-016, please sign and submit this form to:

Katie Nasswetter, Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1
Email: katie.nasswetter@guelph.ca

Agency:

Representative (Please Print):

Representative (Signature):

Date:

October 18, 2022