

NOTICE OF REVISED PLANNING APPLICATIONS

Subject Lands: 35, 40 & 55
Silvercreek Parkway South

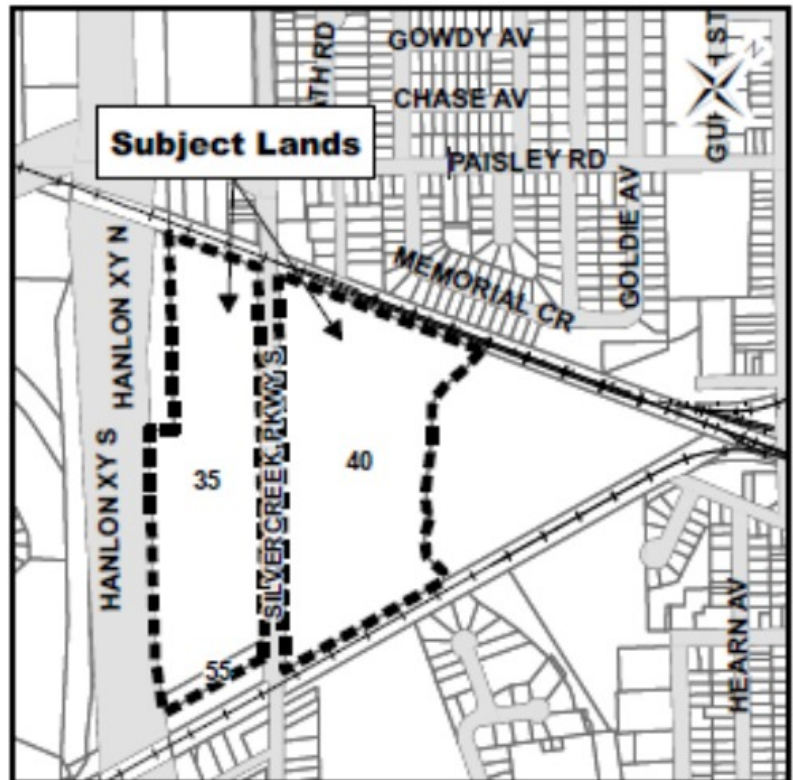
Legal Description: Part of Lots 21 and 22, Division 'A', (Geographic Township of Guelph); Part of Lots 2 and 3, Concession 1, Division 'E' (Geographic Township of Guelph); All of Lots 10 and Part of Lots 7, 8, 9, 11, 12, D & E West Side of Guelph & Galt Railway; Part of Napoleon Street (closed by Order 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 December 1, 2020, application revisions 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.

Key changes to the proposed mixed use development include:

- The total number of residential units has been reduced from 753 units to 715 units.
- 20 m wide road allowances with sidewalks on both sides have been included in the Draft Plan in critical active transportation routes as identified in consultation with Guelph staff.
- Walkway Blocks have been added to the Draft Plan to increase pedestrian and cycling connectivity through this new neighbourhood.
- A roundabout has been added to the north intersection of Silvercreek Parkway South as requested by the City's traffic staff.

For a full and detailed list of changes, please refer to the applicant's supporting materials submitted on January 28, 2022; including:

- Second Addendum to the Planning Report dated January 20, 2022

- Draft Plan of Subdivision 23T-19001 dated January 11, 2022.
- Transportation Update and Response to City Comments (and Synchro files) prepared by BA Group dated January 10, 2022.
- Scoped Environmental Impact Study prepared by Aboud & Associates dated January 17, 2022.
- Tree Preservation Plan prepared by Aboud & Associates dated January 7, 2022.
- Urban Design Brief, Shadow Study, Angular Plane Study prepared by MBTW dated January 2022.
- Noise Study prepared by HGC Engineering dated January 18, 2022.
- Hydrogeological Water Balance submission prepared by WSP dated January 19, 2022.
- Phase 2 Environmental Site Assessment for 23 Silvercreek Parkway North prepared by WSP dated December 6, 2021.
- Wind Study prepared by RWDI dated December 17, 2021
- Functional Servicing and Stormwater Management Report prepared by R.J. Burnside dated January 2022.
- Delcan 30% completion Silvercreek underpass design.
- Comment matrix with responses from second submission.

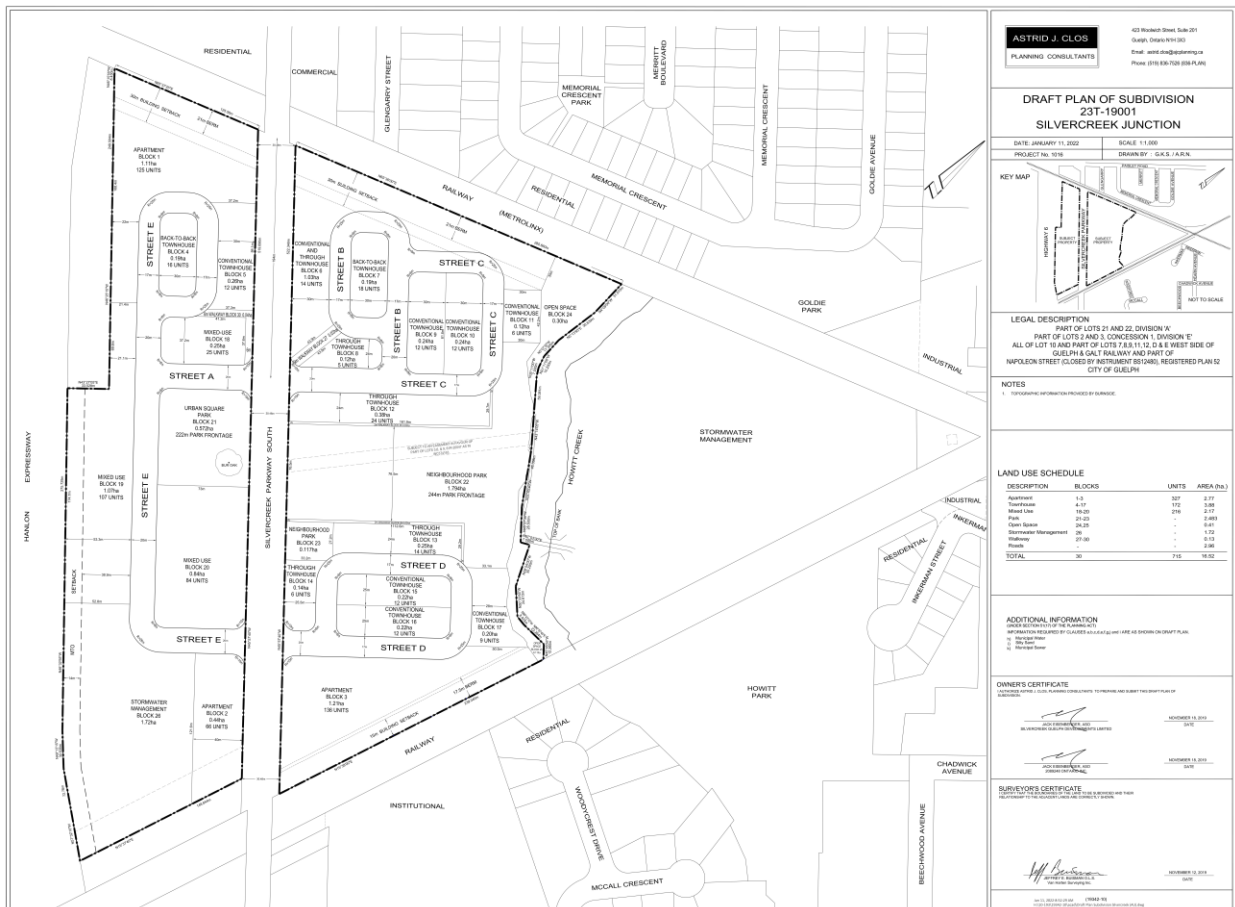
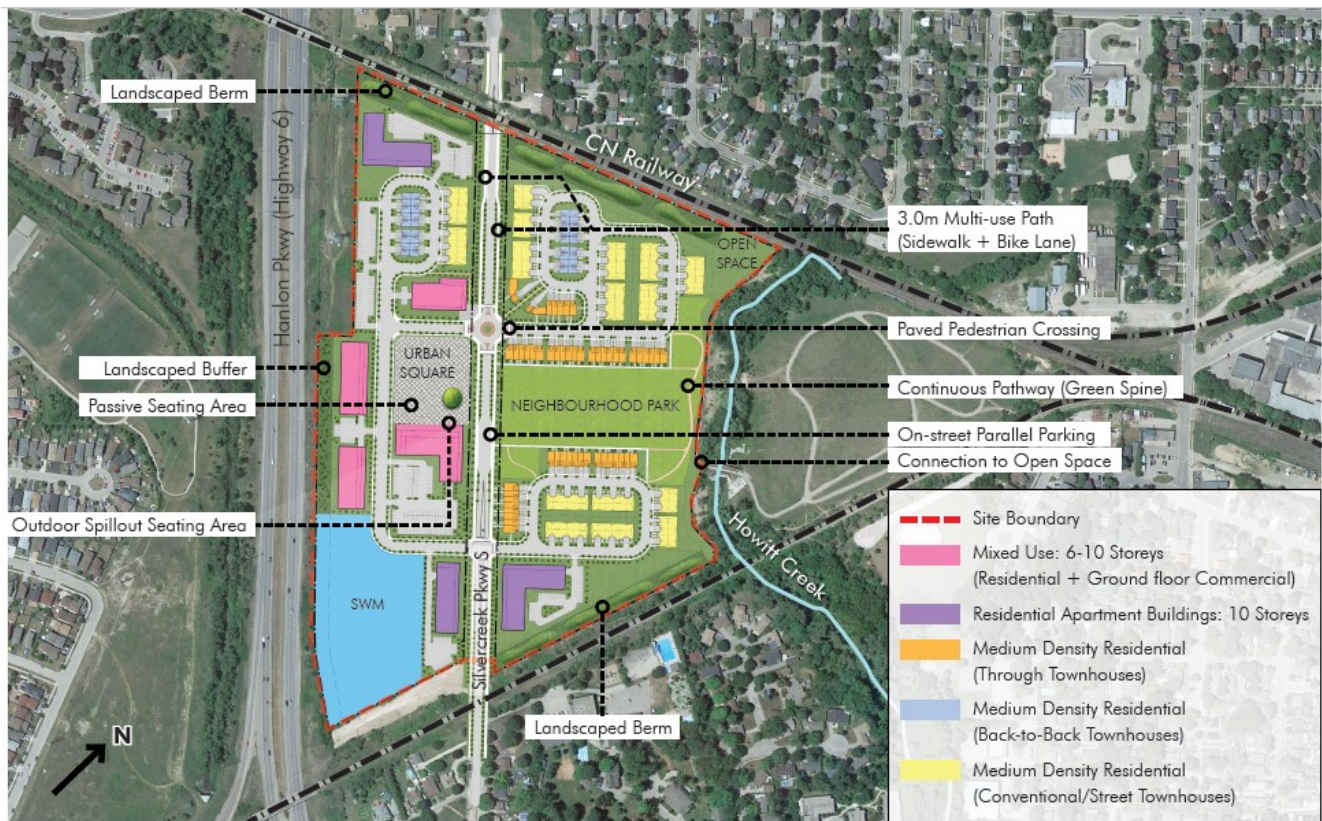
The applicant's revised Concept Plan and Draft Plan of Subdivision are included in Schedule 1.

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:

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February 1, 2022

Schedule 1 – Revised Concept Plan and Draft Plan of Subdivision



February 1, 2022