

**Notice of Complete Application**  
**360 Whitelaw Road**  
**File: OZS18-005**



October 5, 2018

## **New Planning Applications**

### **Proposed Official Plan and Zoning By-law Amendments**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that complete applications for Official Plan and Zoning By-law amendments have been received from GSP Group on behalf of the owner, Armel Corporation, for the lands municipally known as 360 Whitelaw Road.

The application was received by the City on August 24, 2018 and deemed to be complete on September 20, 2018.

The subject lands are approximately 7 hectares in size and are currently vacant. The subject lands are located on the west side of Whitelaw Road, on the southwest corner of the Whitelaw Road/Paisley Road intersection (See Schedule 1 - Location Map).

#### **Purpose and Effect of Applications**

The intent of the application is to permit a residential development comprised of townhouses and apartments with a maximum of 800 dwelling units together with a neighbourhood park.

The applicant has applied to amend the Official Plan from the existing "Low Density Greenfield Residential" and "Natural Heritage" designations to a "High Density Residential" designation with site specific provisions to limit height to four storeys on the middle portion of the site and "Open Space and Park" designation on the southerly part of the site where a Neighbourhood Park is proposed.

The applicant has applied to change the zoning from the "Urban Reserve" (UR) and "Agricultural" (A) Zone to a "Specialized High Density Residential Apartment" (R.4B-?) and "Neighbourhood Park" (P.3) Zone. The applicant is proposing the following specialized regulations to the High Density Apartment Zone:

- Consider all the residential lands to be one lot for the purposes of regulating density, Floor Space Index and required building setbacks;
- Add townhouses, stacked townhouses and back to back townhouses as permitted uses in the middle part of the site;
- Add a height limit of 4 storeys on the middle portion of the site;
- Increase the required angular plane to 50 degrees;
- Reduce the minimum side yard setback to 6 metres;
- Reduce the minimum rear yard setback to 6 metres;

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- Reduce the minimum distance between buildings to 13 metres for apartments on the northerly portion of the site and 3 metres for townhouse blocks;
- Reduce the minimum common amenity area to 3 square metres per apartment unit and redefine amenity area to balconies, outdoor patios, indoor recreation rooms, indoor social spaces, pools, and rooftop amenity areas;
- Reduce the minimum landscaped open space to 30% of the site; and,
- Reduce the minimum number of parking spaces to one space per unit, inclusive of visitor parking.

The applicant's Site Concept Plan is included in Schedule 2.

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

**Future Public Meeting:** 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*.

**To provide written comments**

Any person may provide written or verbal comments and/or be notified of any future public meetings or decisions on the application(s).

If you wish to be notified of the decision of the City of Guelph on the proposed planning applications (when a future decision is made), you must make a written request to the City Clerk.

If you wish to submit written comments on the application, you must submit the written comments to the City Clerk's Office, City Hall, **in any of the following ways:**

- By email via [clerks@guelph.ca](mailto: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

**Notice of information 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,

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2001, and the Planning Act, R.S.O. 1990, c.P. 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](mailto:privacy@guelph.ca)

**Appeals Information**

Please note that the Ontario Municipal Board (OMB) was replaced by the Local Planning Appeal Tribunal (LPAT) on April 3, 2018. Information about the LPAT and rights of appeal can be found on their website at:

<http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

- i. If a person or public body would otherwise have an ability to appeal the decision of Guelph City Council to the Local Planning Appeal 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-law is passed, the person or public body is not entitled to appeal the decision.
- ii. 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, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Requirement for Owners of Multi-tenant Buildings**

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are required under the *Planning Act* to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The Notice shall remain posted until the day after the Public Meeting (a separate Notice will be mailed at a later date advising of the date of the Public Meeting).

**Additional Information**

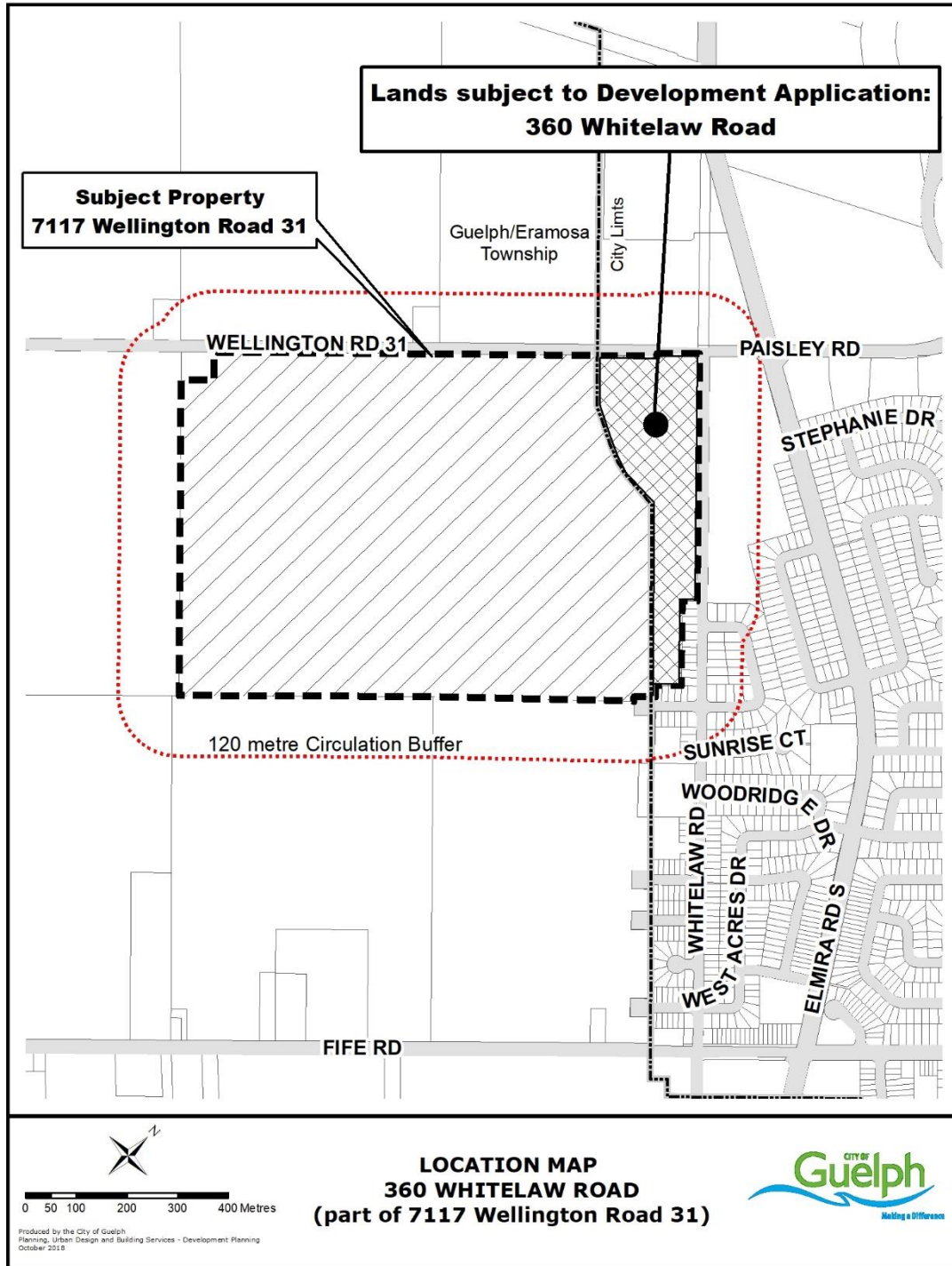
Documents relating to the planning applications are available online at **[guelph.ca](http://guelph.ca)** under **Current Development Applications**. City staff reports and public notices will be added to this site as they become available. Printouts of these documents are available to review by scheduling an appointment with the planner during regular office hours.

For additional information please contact the planner managing the file:

**Katie Nasswetter**

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Planning, Urban Design and Building Services  
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**Schedule 1**  
**Location Map and Notice Circulation Area**



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**Schedule 2**  
**Site Concept Plan**

