

Notice of Revised Applications and Public Meeting

361 Whitelaw Road
File: OZS18-005
Date: June 11, 2019



City Council will hold a second Public Meeting in accordance with the Planning Act on Official Plan and Zoning By-law amendment applications received from GSP Group on behalf Armel Corporation for the lands municipally known as **361 Whitelaw Road.**

Meeting Date: July 8, 2019

Location: Council Chambers, City Hall, 1 Carden Street

Time: 6:30 p.m.

Subject Lands

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

Purpose and Effect of Applications

Originally the applicant proposed Official Plan and Zoning By-law amendment applications to permit the site be developed in three distinct areas. The northern portion of the site closest to Paisley Road was proposed to have 5 apartment buildings, 8-10 storeys high with approximately 620 dwelling units. The middle portion of the site is proposed to be up to four storey high stacked townhouses and/or low rise apartment buildings. Two accesses to the residential portion of the site were proposed from Whitelaw Road with interior private road connections. A neighbourhood park approximately 1.2 hectares in size was proposed on the southern end of the site with access to Whitelaw Road and running behind the single-detached dwellings on the west side of Whitelaw Road with a possible connection to the end of Shoemaker Crescent.

The revised proposal maintains 3 distinct areas to the site. The northerly third of the site is proposed to be High Density Residential, with 4 apartment buildings, 8-9 storeys in height, containing up to 492 residential units. The middle portion of the site is proposed to contain 2 six storey apartment buildings containing 80 residential units total, together with 128 stacked, back-to-back townhouses. In total approximately 700 units are proposed. Three accesses to the site are proposed, 2 from Whitelaw Road and a new access from Paisley Road on the north end of the site. The south end of the site still proposes a neighbourhood scale park which is 1.4 hectares in size.

Details of the applications are outlined in further detail in the staff report which will be available June 28, 2019. The applicant's proposed Site Concept Plan is included in Schedule 2.

Purpose of the Meeting

The purpose of the meeting is to provide more information about the revised application and is an opportunity for public input. No recommendations are provided at the Public Meeting and City Council will not be making any decision at this meeting. A recommendation report will be prepared and presented at a subsequent meeting of City Council following a full review of the application.

Other Applications

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

To Speak at Council or Provide Written Comments

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

1. To speak to Council on the application, you may register as a delegation by contacting the City Clerk's Office, City Hall, no later than 10:00 a.m. on Friday July 5, 2019 in any of the following ways:
 - Register online at guelph.ca/delegations
 - 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
2. You may attend the meeting and request to speak at the meeting.
3. To submit written comments to Council on the application, you must submit them to the City Clerk's Office, City Hall, no later than 10:00 a.m. on Friday July 5, 2019 in any of the following ways:
 - By Email at clerks@guelph.ca
 - In person at the ServiceGuelph Counter at City Hall, 1 Carden St, 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, 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

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: [LPAT Website](#)

- 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

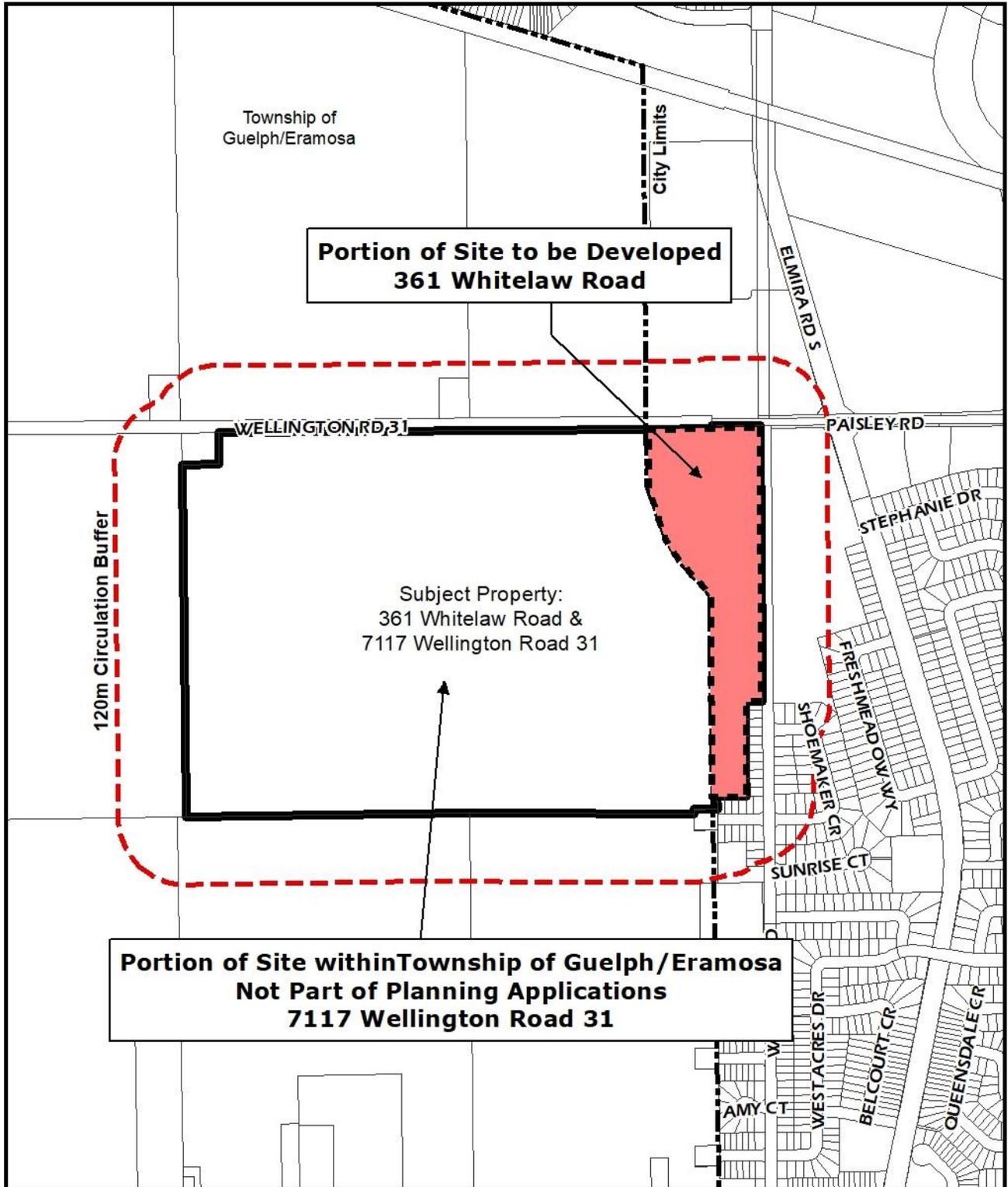
Documents relating to the planning applications are available online at guelph.ca/development under **361 Whitelaw Road**. Printouts of these documents are available to review by scheduling an appointment with the planner during regular office hours.

Please note that copies of the Staff Report will be available on June 28, 2019 after 12:00 p.m. and will be posted online or may be picked up at Development Planning, 3rd floor, 1 Carden Street on, or after this date.

For additional information please contact the planner managing the file:

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

Schedule 1 – Location Map and Notice Circulation Area



**Portion of Site within Township of Guelph/Eramosa
Not Part of Planning Applications
7117 Wellington Road 31**



N.T.S.

**LOCATION MAP & 120 METRE CIRCULATION
361 Whitelaw Road & 7117 Wellington Road 31**



Produced by the City of Guelph
Planning and Building Services
May 2019

