

NOTICE OF PUBLIC MEETING

Proposed Zoning By-law Amendment

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the Planning Act on a revised Zoning By-law amendment application received from Astrid J. Clos Planning Consultants on behalf of 1830334 Ontario Ltd. for the lands municipally known as **671 Victoria Road North**.

Meeting Date:	April 9, 2018
Location:	Council Chambers, City Hall, 1 Carden Street
Time:	6:30 p.m.

SUBJECT LANDS:

The subject property is approximately 1.248 hectares in size and located in the northeast corner of the intersection of Victoria Road North and Wideman Boulevard. See Schedule 1 for location map

PURPOSE AND EFFECT OF APPLICATION

This is a revised application for a zone change to permit 31 cluster townhouse units together with a commercial plaza (See Schedule 2 for concept plan).

Previously, in 2016, the applicant applied to rezone the site to permit two six-storey mixed use buildings containing commercial, office and 124 apartment units, together with a small separate one-storey commercial building. At the statutory Public Meeting on May 9 2016, concerns were raised by area residents about the proposed height and density, building setbacks, traffic impacts and other compatibility issues given the surrounding medium and low density residential areas.

The applicant then revised their plans and presented a new concept to the neighbourhood at an informal meeting on February 23, 2017. This plan showed 64 stacked townhouse units together with a small commercial plaza approximately 900 square metres in size. The neighbourhood was more receptive to this plan, but still concerned about height because the stacked townhouses were 4 storeys high, backing onto standard two storey townhouses that are at a lower elevation on Mussen Street.

The proposed plan now is for 31 cluster townhouse units on the northerly portion of the site with a commercial plaza close to the intersection of Victoria Road North and Wideman Boulevard. Only the townhouse portion of the site would

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need to be rezoned to permit townhouses. A specialized regulation has been requested to permit the front yard along Victoria Road to be 4.5 metres, when the standard regulation requires 6 metres. The 16 townhouses on the easterly side of the site, that back onto the existing dwellings on Mussen Street, are proposed to be standard two storeys high townhouses with a walkout basement level at the back (appearing to be three storeys from the rear). The 15 townhouses on the westerly portion of the site (near Victoria Road North) are proposed to be three storeys high.

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 4, 2018;
- Functional Servicing Report, prepared by GM BluePlan, dated August 30, 2017;
- Site Grading Plan and Site Servicing Plan, prepared by GM BluePlan, dated August 30, 2017;
- Traffic Impact Study Update, prepared by Paradigm Transportation Solutions Ltd, dated August, 2017;
- Site Concept Plan, prepared by Astrid J. Clos Planning Consultants, dated July 26, 2017;
- Proposed Building Elevations, prepared by Ahmad Lmohamad, dated November 23, 2017; and
- Community Energy Initiative Commitment Letter, prepared by Astrid J. Clos Planning Consultants, dated February 26, 2016.

OTHER APPLICATIONS

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

PURPOSE OF THE MEETING

The purpose of the meeting is to provide more information about the application and 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.

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).

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- 1a. If you wish 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 April 6, 2018 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
- 1b. You may attend the meeting and request to speak at the meeting.
2. If you wish to submit written comments to Council on the application, you must submit the written comments to the City Clerk's Office, City Hall, **no later than 10:00 a.m. on Friday April 6, 2018 in any of the following ways:**
 - 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

Recording notification

Please note that public meetings form part of the public record and your words or images may be recorded. Recordings may be broadcast on a local TV channel, streamed online, and/or made available on the City's website.

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. 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

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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 of the Council of the City of Guelph 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 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.

FOR MORE INFORMATION

Details of the proposed Zoning By-law amendment can be found on the City's website under Current Development Applications. Additional reports and public notices will be added to this site as they become available.

Please note that copies of the Staff Report will be available on **March 29, 2018** after 12:00 p.m. and may be picked up at Development Planning, 3rd floor, 1 Carden Street on, or after this date.

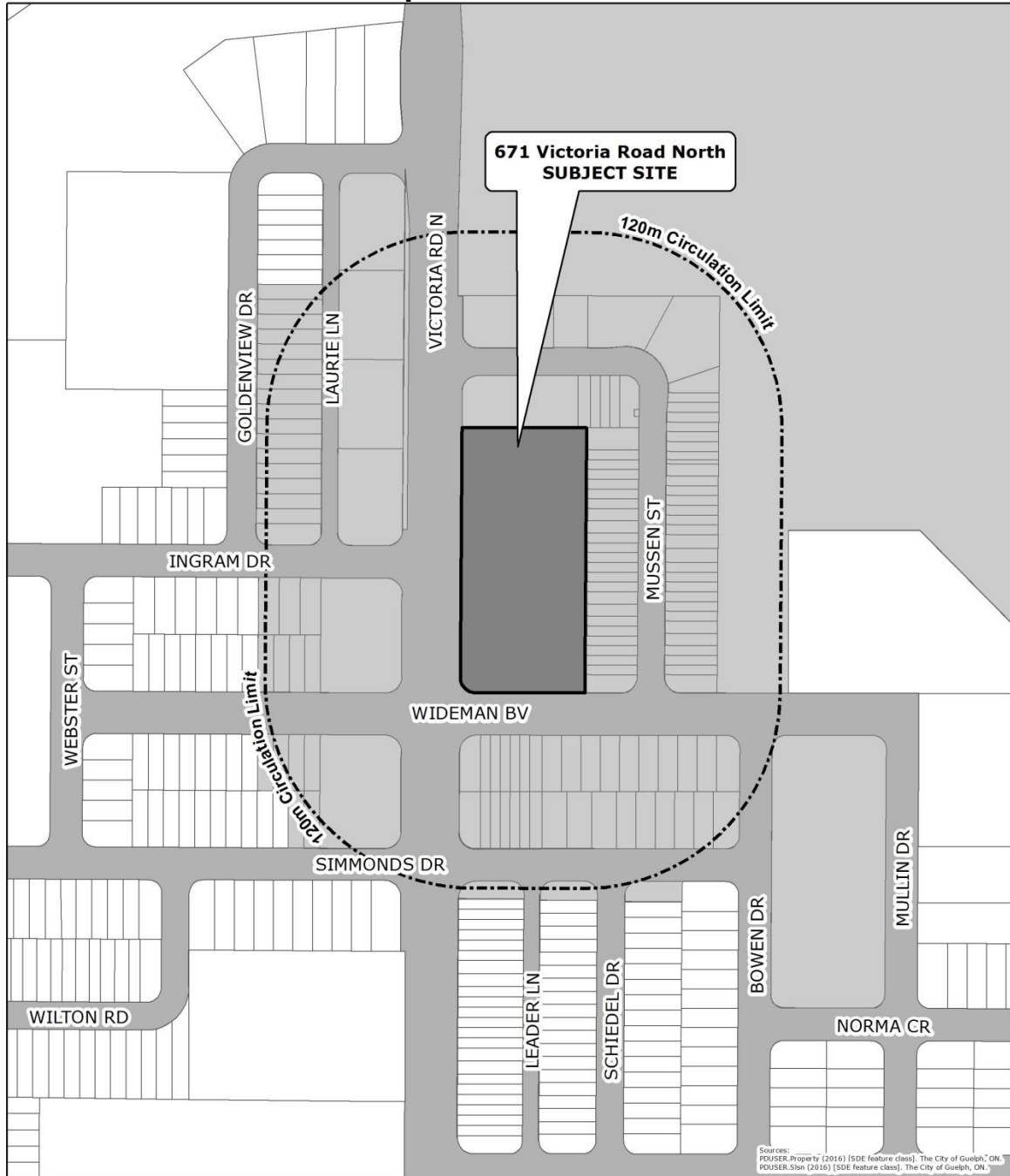
For additional information please contact the planner managing the file during regular business hours:

Katie Nasswetter

Senior Development Planner
Planning, Urban Design and Building Services
City of Guelph
City Hall - 1 Carden Street
Guelph, ON N1H 3A1

Phone: 519.822.1260, ext. 2356
Email: katie.nasswetter@guelph.ca

Schedule 1 Location Map and 120m Circulation



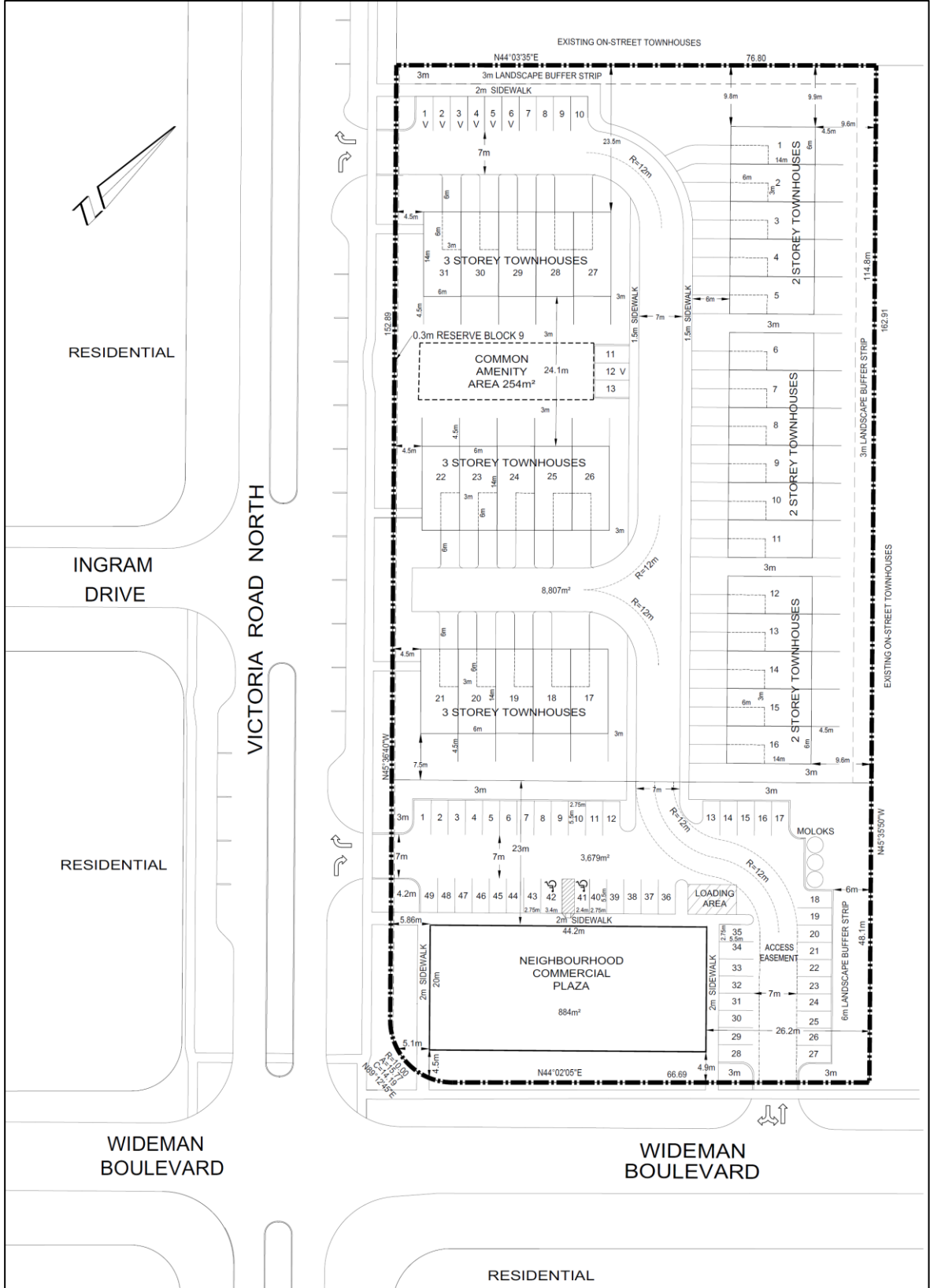
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LOCATION MAP & 120m CIRCULATION
671 Victoria Road North

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
March 2016

CITY OF Guelph
Making a Difference

Schedule 2 Proposed Concept Plan and Building Elevations



Proposed Townhouse Elevations

