

November 8, 2017



**NOTICE OF COMPLETE APPLICATION
Proposed Official Plan Amendment (City File: OP1706)**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received from Astrid J. Clos Planning Consultants on behalf of Rykur Holdings Inc. to amend the Official Plan for the lands municipally known as 75 Dublin Street North. The application was received by the City on September 25, 2017 and deemed to be complete on October 25, 2017.

SUBJECT LANDS:

The subject property is located at the north-east corner of Cork Street West and Dublin Street North (see Schedule 1 - Location Map). The subject property is approximately 0.15 ha in size with frontage along both Dublin Street North and Cork Street West. The subject property was formerly used for recreational purposes (tennis courts).

Surrounding land uses include:

- To the north: Central Public School;
- To the south: Basilica of Our Lady, St. Agnes School, Guelph Civic Museum (formerly convent), the Rectory, the Annex and St. John Bosco school, together known as “Catholic Hill”;
- To the east: lands zoned OR (Office Residential) zone; and,
- To the west: across Dublin Street North are lands zoned R.1B for single-detached residential uses.

Purpose and Effect of the Proposed Amendments

The subject property is currently designated “Mixed Use 2” in the Downtown Secondary Plan. The purpose of the proposed Official Plan Amendment is to permit a maximum building height of five (5) storeys whereas a maximum building height of four (4) storeys is currently permitted for the subject property.

The subject property was part of the City-initiated Downtown Zoning By-law Amendment meant to bring the zoning for the Downtown into conformity with the Downtown Secondary Plan (ZC1612). In September 2016, Council directed staff to bring forward the portion of the Downtown Zoning By-law Amendment related to 75 Dublin Street North, as well as a City-initiated site-specific Official Plan Amendment, to a November 2016 council meeting for a decision in order to facilitate the required timing of the Investment in Affordable Housing Grant. Accordingly, staff initiated a site specific Official Plan Amendment and further examined site specific zoning regulations for the subject property. On November 28 and 30, 2016 staff brought forward a recommendation to Council on the subject site recommending refusal of the City-initiated Official Plan Amendment to permit a maximum building height of five (5) storeys whereas a maximum building height of four (4) storeys was permitted. Staff recommended approval of a site specific D.2-9 Zone in advance of the regulations proposed in the Downtown Zoning By-law Amendment. On November 30, 2016, Council refused the proposed Official Plan amendment and approved the site-specific zoning by-law amendment being recommended by staff but both were subsequently appealed to the Ontario Municipal Board where they are awaiting further direction.

If approved, this Official Plan amendment would permit the development of a proposed five-storey residential building, proposed to contain 35 apartment units.

The conceptual site plan and building elevations are included in **Schedule 2**.

The following information is available in support of the amendments and can be found at guelph.ca/current-development-applications/

1. Planning Justification Report, prepared by Astrid J. Clos Planning Consultants, dated September 21, 2017.
2. Site Concept Plan prepared by Astrid J. Clos Planning Consultants, dated October 31, 2016
3. Draft Official Plan Amendment
4. Churchill Court Urban Design Brief, prepared by James Fryett Architect Inc., dated September 14, 2017.
5. Cultural Heritage Resource Impact Assessment, prepared by CHC Limited, dated October 24, 2016.
6. Phase 1 Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Inc., dated October 4, 2016.
7. Transportation Impact Study Update, prepared by Paradigm Transportation Solutions Ltd., dated September 2017.
8. Preliminary Site Servicing and Stormwater Management Plan (together with Site Grading and Servicing Plan), prepared by GM BluePlan Engineering Ltd., dated September 19, 2017.

Statutory 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*.

The public may view information and material relating to this application at the City of Guelph's Planning Services office located at 1 Carden Street, 3rd Floor, Guelph, ON, Monday to Friday, between 8:30 am and 4:00 pm.

If you wish to be notified of the decision of the Council of the City of Guelph in respect to the proposed Official Plan Amendment, you must make a written request to the City Clerk, City Hall, 1 Carden Street, Guelph, ON, N1H 3A1.

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 & APARTMENT BUILDINGS

Upon receiving this Notice, owners of multi-tenant or apartment buildings with seven (7) or more residential units are required under the *Planning Act* to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board). This Notice can be replaced with the Notice of Public Meeting once it is received.

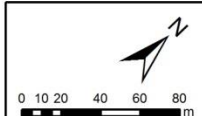
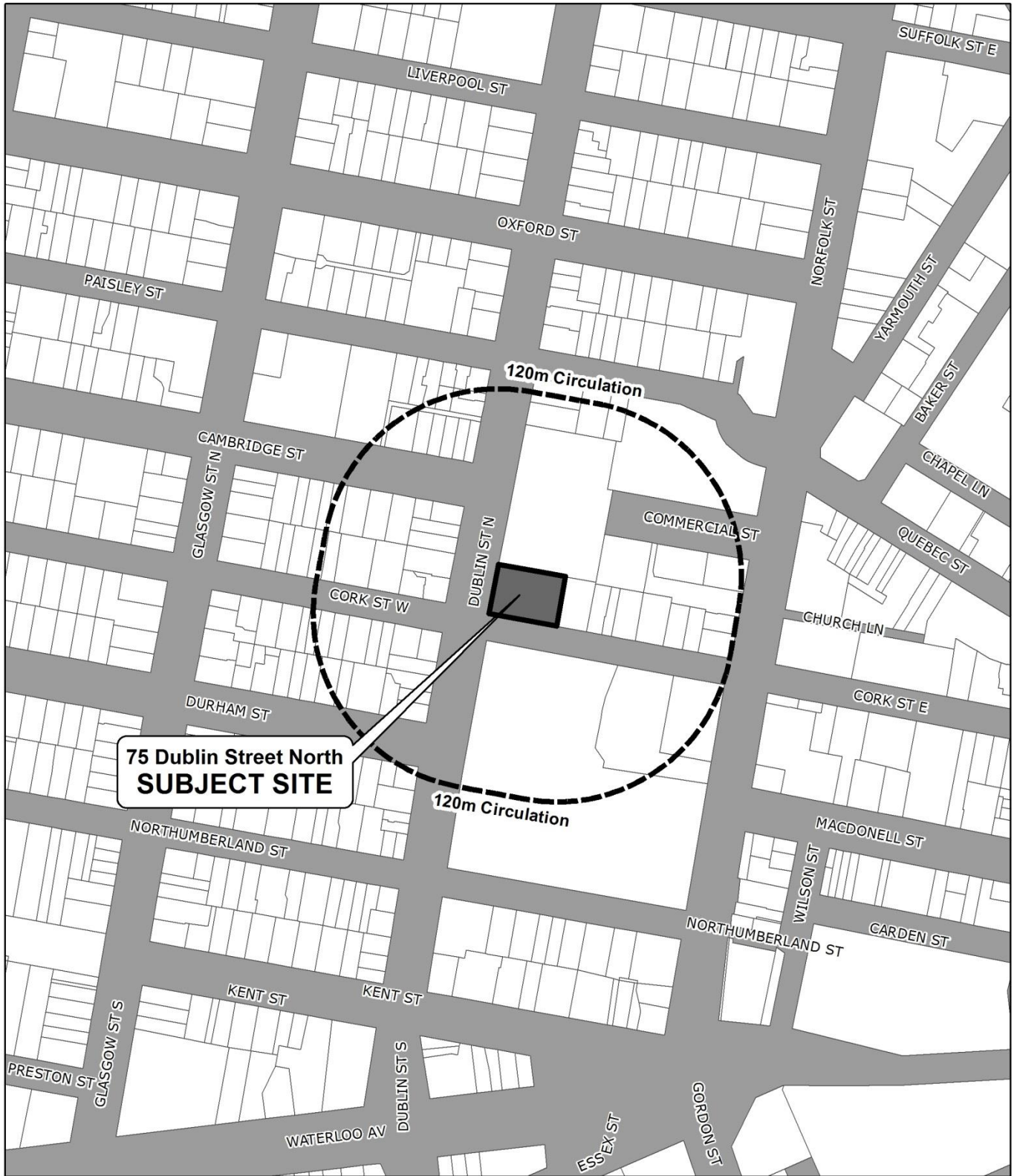
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Recording Notification: as defined by the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) is collected under the authority of the *Municipal Act*, 2001, and in accordance with the provisions of MFIPPA. As public meetings of Council and Standing Committees may be recorded by Cable TV network and broadcast on a local channel, your image may be seen as part of this broadcast. If you have questions about this collection; use, and disclosure of this information, please contact the City of Guelph's Access, Privacy and Records Specialist in the City Clerk's office at 519-822-1260 or clerks@guelph.ca.

For more information about this application, or to submit comments, please contact:

Katie Nasswetter
Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
T 519-837-5616, ext. 2356
E katie.nasswetter@guelph.ca

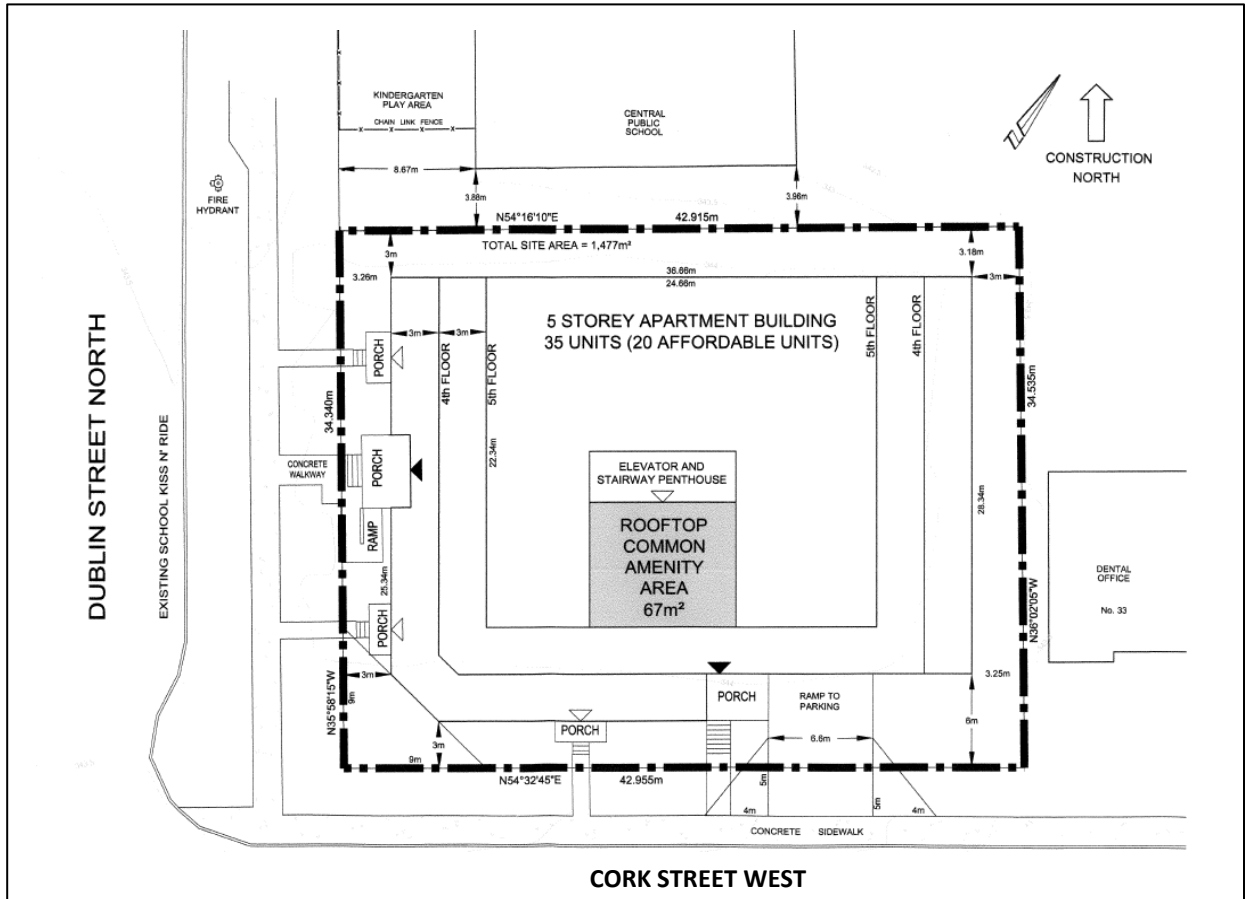
Schedule 1
Location Map and 120m Circulation



LOCATION MAP
75 Dublin Street North
120m Circulation



Schedule 2 Concept Plan and Proposed Elevations



③ Street Level from Cork & Dublin

To: Agencies and Departments

The City of Guelph is initiating the review of the Official Plan Amendment application (City File: OP1706) for **75 Dublin Street North**.

Please submit your comments by **December 20, 2017**. If you have any questions or require further information, please contact Katie Nasswetter, Senior Development Planner by phone at 519-837-5616 extension 2356, or by email katie.nasswetter@guelph.ca.

If you have no comments or concerns regarding this application for **75 Dublin Street North (City File: OP1706)**, 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