

NOTICE OF REVISED APPLICATION

Proposed Zoning By-law Amendment 89 Beechwood Avenue

A revised Zoning By-law Amendment application has been received from the applicant, MHBC Planning on behalf of the owner, 89 Beechwood Inc. to permit the development of twenty-three (23) townhouse units on the property municipally known as 89 Beechwood Avenue.

A combined "Notice of Complete Application and Public Meeting" on the original application was circulated to local boards, agencies and City service areas on August 14, 2017. The Statutory Public Meeting was held on September 11, 2018. The original proposal has been revised to address comments received from City service areas, agencies and the public.

SUBJECT LANDS

The subject property is located on the west side of Beechwood Avenue, north or Waterloo Avenue (see Schedule 1- Location Map). The subject property has an area of 0.40 hectares (0.98 acres) and a frontage of 56 metres along Beechwood Avenue. The property is currently developed with a one-storey building and associated parking area that was previously used by the Optimist Club and is proposed to be demolished.

PURPOSE AND EFFECT OF APPLICATIONS

The intent of the application is to change the zoning from the "Commercial Recreation Park" (P.5) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone to permit the development of 23 residential townhouse units. More specifically, the applicant is proposing:

- seven (7) two-storey street-fronting townhouse units on Beechwood Avenue;
- sixteen (16) three-storey stacked townhouse units at the rear of the property;
- two (2) off-street parking spaces are proposed for each street-fronting townhouse unit (1 in the garage and 1 on the driveway);
- twenty-seven (27) off-street parking spaces are proposed for the 16 stacked townhouse units; and,
- three (3) off-street visitor parking spaces.

In addition to the regulations set out in Section 5.3.2 - Residential Cluster Townhouse (R.3A) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- Minimum landscaped open space of 38%, whereas a minimum of 40% is required; and,
- Minimum side yard setback (on north side of property) of 3.0 metres, whereas a minimum side yard no closer than a distance equal to half the building height and in no case less than 3.0 metres is required.

The applicant's revised conceptual site plan is included in Schedule 2 and the original conceptual site plan is included in Schedule 3.

SUPPORTING DOCUMENTS

The following information was submitted in support of the revised application:

- Cover Letter, prepared by MHBC Planning, dated March 21, 2018;
- Preliminary Site Plan, prepared by MHBC Planning, dated March 14, 2018;
- Front View Elevation Rendering, prepared by MHBC Planning, dated March 2018;
- Building Elevations, prepared by Martin Simmons Architects, dated March 2018;
- Environmental Impact Study Addendum including the Tree Inventory and Preservation Plan, prepared by Natural Resource Solutions Inc., dated March 2018;
- Scoped Hydrogeological Characterization Study and Impact Assessment, prepared by MTE Consultants Inc., dated March 21, 2018;
- Revised Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., dated March 19, 2018; and,
- Transportation Overview, prepared by Salvini Consulting Transportation Engineering and Planning, dated March 20, 2018.

OTHER APPLICATIONS

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

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

Appeals

- 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.

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/>.

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 in a location that is clearly visible to all tenants (i.e. building or community notice board).

Notice of Revised Application
89 Beechwood Avenue
File: ZC1706

FOR MORE INFORMATION

Details of the proposed Zoning By-law Amendment and above noted materials 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.

If you would like additional information or would like to submit comments on the revised application, please contact the planner managing the file during regular business hours:

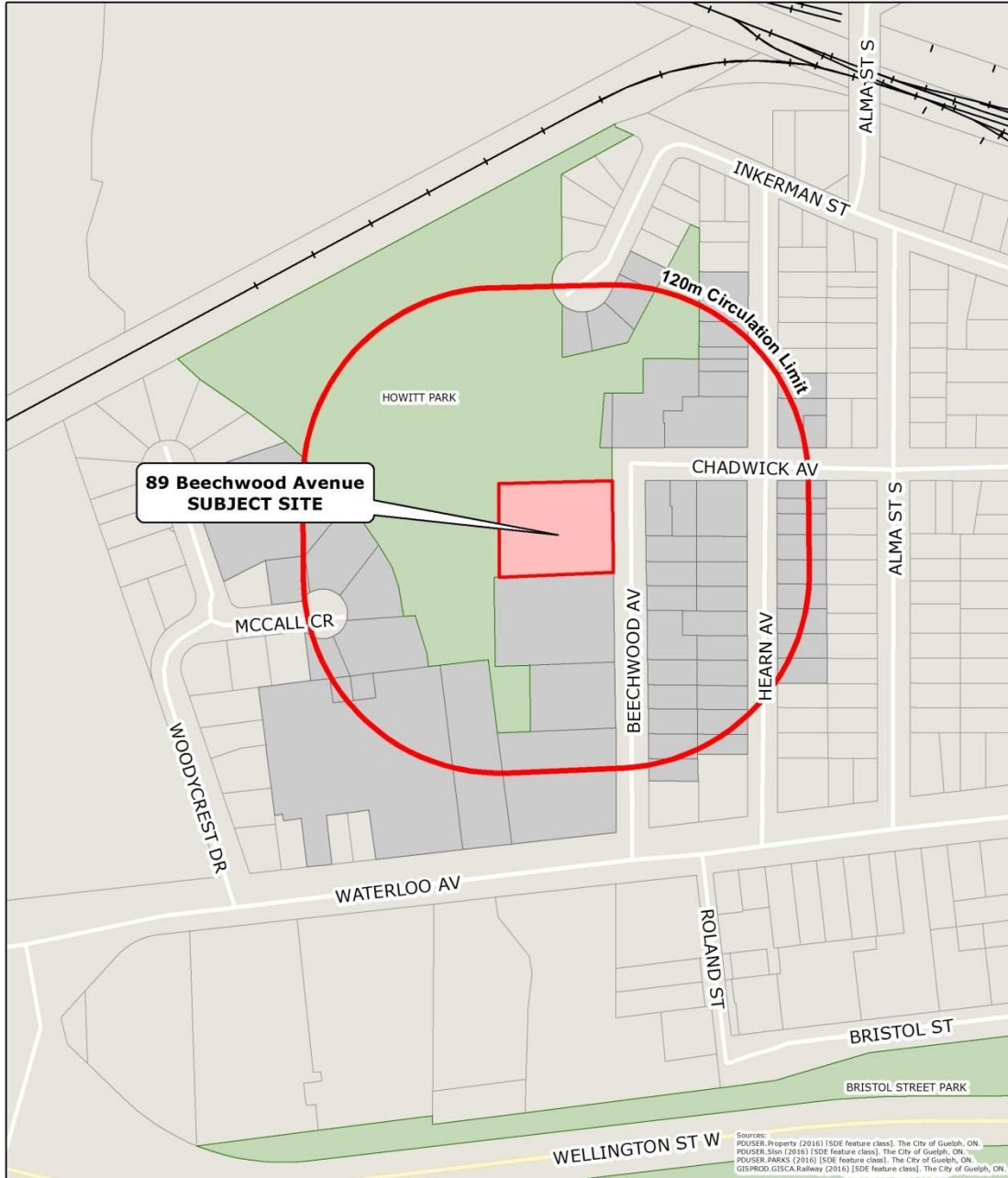
Lindsay Sulatycki

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

Phone: 519-837-5616, extension 3313

Email: lindsay.sulatycki@guelph.ca

Schedule 1 Location Map and 120m Circulation Area

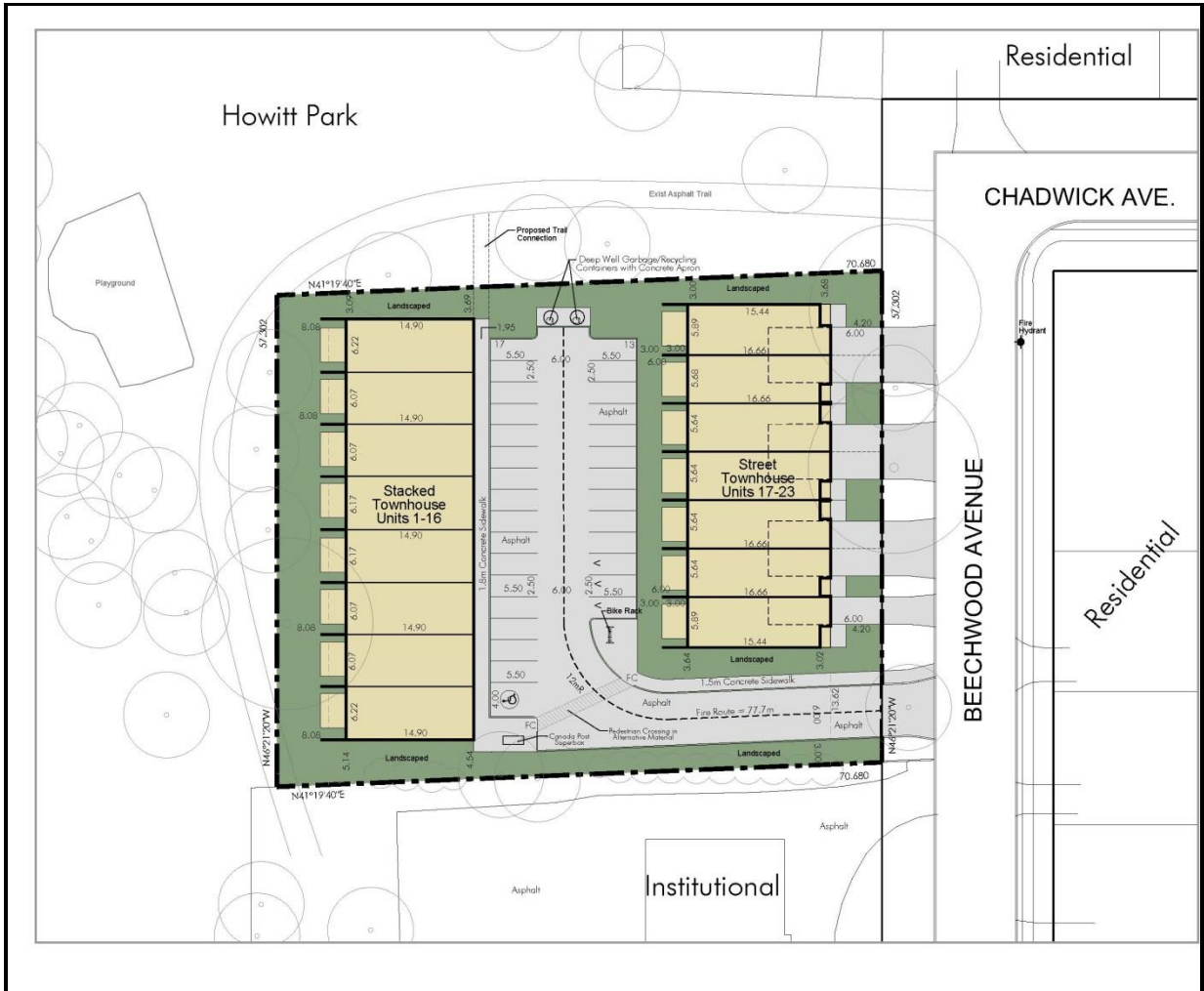


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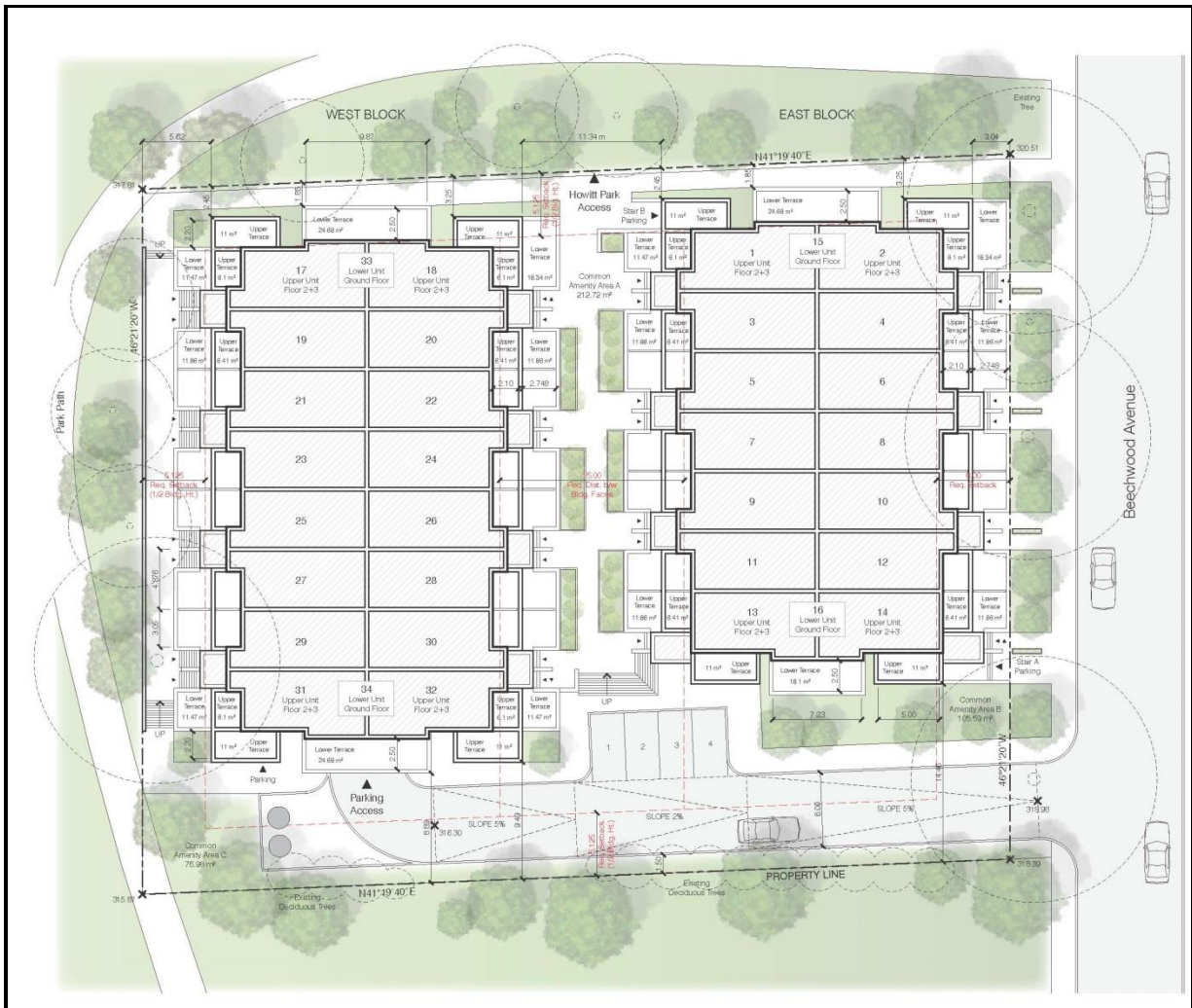
Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
July 2017

LOCATION MAP and 120m CIRCULATION AREA 89 Beechwood Avenue

Schedule 2 Revised Conceptual Site Plan



Schedule 3 Original Conceptual Site Plan



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File: ZC1706

To: Agencies and Departments

The City of Guelph is currently reviewing the revised Zoning By-law Amendment application from MHBC Planning for the property municipally known as 89 Beechwood Avenue.

Please submit your comments by **May 25, 2018**. If you have any questions or require further information, please call Lindsay Sulatycki at 519-837-5616 Extension #3313, or email at lindsay.sulatycki@guelph.ca.

If you have no comments or concerns regarding this application for **89 Beechwood Avenue (File ZC1706)**, please sign and submit this form to:

**Lindsay Sulatycki, Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1**

Email: lindsay.sulatycki@guelph.ca

Agency

Representative (Please Print)

Representative (Signature)

Date