

**Notice of Complete Application
Proposed Zoning By-law Amendment**

A complete application has been received by the City of Guelph's Planning Services to amend the City's Zoning By-law for the property known as 51-53 College Avenue West, in accordance with the provisions of the Planning Act, as amended.

Subject Lands

The subject property is approximately 639.7 square metres in size, with an approximate lot frontage of 17 metres. The subject property is located on the north side of College Avenue West. The Location Map is included as Schedule 1.

Purpose and Effect of Application

The intent of the application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Semi-Detached/Duplex" (R.2-?) Zone to recognize the existing semi-detached dwelling. If approved, this application will allow for a future application to the Committee of Adjustment for a Consent to sever application to allow separate ownership of the semi-detached dwelling units. A one-bedroom accessory apartment is proposed in each semi-detached dwelling.

In addition to the regulations set out in Section 5.2.2 – Semi-Detached/Duplex (R.2) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to recognize a number of existing non-complying items on the subject property. The requested specialized regulations are:

51 College Avenue West:

- a) To permit a minimum front yard of 0.36 metres, whereas the Zoning By-law requires a minimum front yard of 6 metres;
- b) To permit a minimum side yard of 2.56 metres, whereas the Zoning By-law requires a minimum side yard of 3 metres;
- c) To permit a minimum driveway width of 2.55 metres, whereas the Zoning By-law requires a minimum driveway width of 3 metres;
- d) To permit 0 metres of landscaped open space between the side lot line and driveway, whereas the Zoning By-law requires a minimum

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landscaped open space of 0.6 metres between the side lot line and driveway;

- e) To permit three off-street parking spaces in a stacked arrangement for a dwelling with an accessory apartment, whereas the Zoning By-law allows a maximum of two parking spaces in a stacked arrangement.

53 College Avenue:

- f) To permit a minimum front yard of 0.41 metres, whereas the Zoning By-law requires a minimum front yard of 6 metres;
- g) To permit three off-street parking spaces in a stacked arrangement for a dwelling with an accessory apartment, whereas the Zoning By-law allows a maximum of two parking spaces in a stacked arrangement.

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

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 Report, prepared by AJ Lakatos Planning Consultant, dated March 2019; and,
- Conceptual Site Plan, prepared by Sidney W. Woods Engineering (2011) Inc., dated December, 2018.

Other Applications

The subject lands are not subject to any other application 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 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 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

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Note: 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.

If you wish to be notified of the decision of the City of Guelph on the proposed Zoning By-law Amendment application (when a future decision is made), you must make a written request to the City Clerk. The City Clerk's contact information is above.

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/>.

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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). The Notice shall remain posted until the day after the Public Meeting (when one is held).

Additional Information

Documents relating to the Zoning By-law Amendment application are available online at 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 during regular business hours:

Abby Watts

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

Phone: 519-837-5616, extension 3314

Email: abby.watts@guelph.ca

Schedule 1 Location Map and 120m Circulation



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**Schedule 2
 Conceptual Site Plan**

