

Notice of Public Meeting
205-213 Speedvale Ave E
File: OZS18-011



March 15, 2019

Public Meeting Notice

City Council will hold a Public Meeting in accordance with the Planning Act on a Zoning By-law amendment application received from Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owners, Beryl Isobel Beard and Michael Fortin for the lands municipally known as **205-213 Speedvale Avenue East**.

Meeting Date: April 8, 2019
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: 6:30 p.m.

Subject Lands

The subject lands are located at the south-west corner of Speedvale Avenue East and Delhi Street and are comprised of four properties municipally known as 205, 207, 211 and 213 Speedvale Avenue East (see Location Map).

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 Infill Apartment" (R.4D-?) Zone to permit the development of a three-storey, 21-unit apartment building and convert the existing single detached dwelling located at 213 Speedvale Avenue East into a three-unit building. The applicant is proposing 25 parking spaces, a full moves access onto Delhi Street and a right-in/right-out access onto Speedvale Avenue.

The conceptual site plan is attached.

Purpose of the Meeting

The purpose of the public meeting is to provide information about the application and is an opportunity for public input. No recommendations are provided at the public meeting and City Council will not be making a 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.

- 1a. 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 5, 2019** in any of the following ways:

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- 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. 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 April 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

- 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 (April 9, 2019).

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Additional Information

Documents relating to the planning application are available online at **guelph.ca/development** under **205-213 Speedvale Ave East**. Printouts of these documents are available to review by scheduling an appointment with the planner during regular office hours.

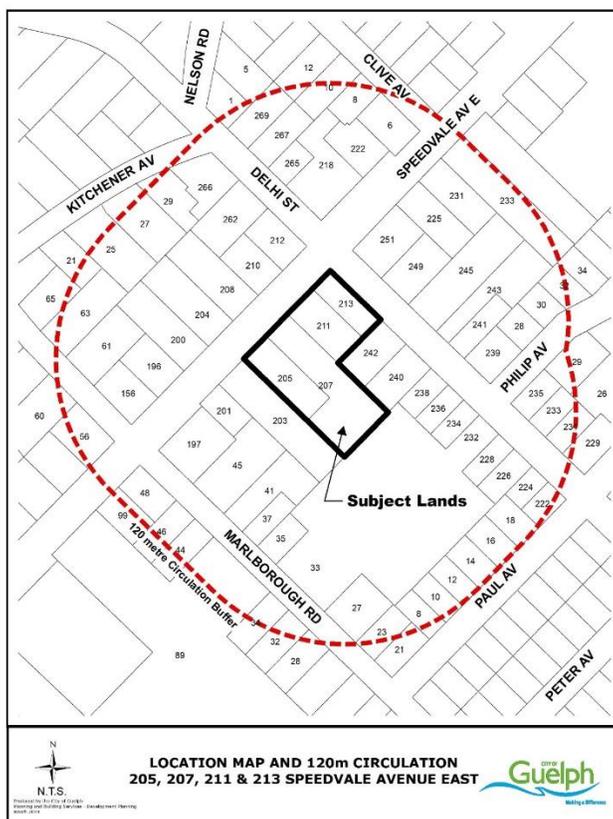
Please note that copies of the Staff Report will be available on **March 29, 2019** after 12:00 p.m. and will be posted online or may be picked up at Development Planning, 3rd floor, 1 Carden Street on, or after this date.

For additional information, please contact the planner managing the file:

Lindsay Sulatycki

Senior Development Planner
Planning and Building Services
Phone: 519-837-5616, ext. 3313
Email: lindsay.sulatycki@guelph.ca

Location Map and Notice Circulation Area



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Conceptual Site Plan

