

NOTICE OF COMPLETE APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

Subject Lands:

520 Speedvale Avenue East

Legal Description: Block B, Plan 602,
City of Guelph

File No.: OZS20-006

Future Public Meeting:

A separate notice will be mailed confirming the date, time and location of the Statutory Public meeting.

Proposal:

A cluster townhouse development with 64 stacked, back-to-back units in 4 separate blocks. The development will be accessed of a private driveway.

The applicant's Concept Plan is included in Schedule 1.

Application Details:

Complete applications from Astrid J. Clos Planning Consultants on behalf of 2601265 Ontario Inc. to amend the Official Plan and Zoning By-law for the lands municipally known as 520 Speedvale Avenue East.

The applicant has applied to amend the Official Plan from the existing "Low Density Residential" designation to the "Medium Density Residential" designation.

The applicant has applied to change the zoning from the "Institutional - Educational, Spiritual, and Other Services" (I.1) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone. The applicant is proposing a number of specialized regulations to the Residential Cluster Townhouse Zone.

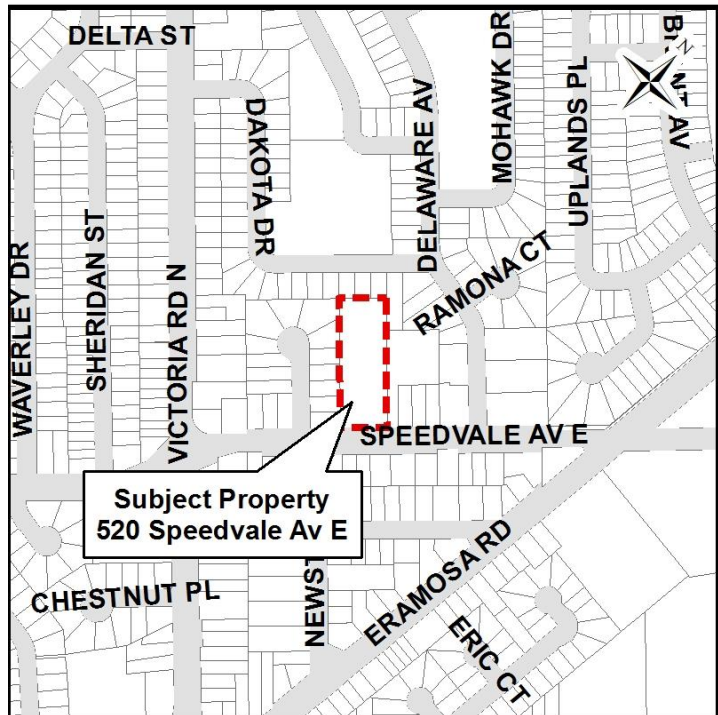
Additional Information

Documents relating to this planning application are available online at guelph.ca/development.

For additional information please contact the planner managing the file:

Michael Witmer, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 2790
TTY: 519-826-9771
Email: michael.witmer@guelph.ca

Key Map:



How to Get Involved:

Any person may provide written or verbal comments on this application at any future public meetings by any of the following ways:

- By Email to clerks@guelph.ca
- By phone at 519-837-5603 or TTY 519-826-9771
- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

How to Stay Informed:

If you wish to be notified of the Council decision on this application you must make a written request to the City Clerk by way of email, or regular mail/courier as listed above.

Appeals Information:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Guelph 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.

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.

Notice of Collection of Personal Information:

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.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Concept Plan



ASTRID J. CLOS
 PLANNING CONSULTANTS
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 Phone: (519) 836-7526 (336-PLAN)

CONCEPT PLAN 520 SPEEDVALE AVENUE

DATE: APRIL 22, 2020 SCALE: 1:400
 PROJECT No. 1920 DRAWN BY: A.J.C.

KEY MAP



LEGAL DESCRIPTION

BLOCK 'B', REGISTERED PLAN 602
 CITY OF GUELPH

Specialized Stacked Townhouse R.3A - Zone
Permitted Use: Stacked Townhouse Requested Use: Back to Back Stacked Townhouse
 "Stacked Townhouse" means a building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside accessed through the Front, Side Yard or Exterior Side Yard and does not have a Rear Yard.
 "Townhouse" means a building that is divided vertically into 3 or more separate Dwelling Units and includes a rear fence.
 "(b) "Stacked Townhouse" means 1 Building or Structure containing 2 Townhouses divided horizontally - one above the other.

Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	1,200 m ²	6,000 m ²	Yes
Minimum Lot Area per Unit	150 m ²	1,000 m ²	No
Minimum Lot Frontage	10 m	64.20 m	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Side Yard	Half the Building Height (not less than 2 m)	5.75 m	No
Minimum Rear Yard	Half the Building Height (not less than 2 m)	5.75 m	Yes
Minimum Building Coverage	40% (Building Coverage 2,080 m ²)	38%	Yes
Minimum Building Height	3 stories	3 stories	Yes
Minimum Distance between Buildings (S.3.2.3.1)	Minimum 15 m between walls with windows to habitable rooms	15 m	Yes
Private Amenity Area (S.3.2.3.4)	Minimum 5 m between Private Amenity Area to wall with windows to habitable rooms	13 m	Yes
Private Amenity Area (S.3.2.3.5)	Minimum distance 8 m between Private Amenity Areas of two separate Buildings	11 m	Yes
Minimum Common Amenity Area (S.3.2.4.1)	Minimum of 10 m ² of Common Amenity Area per dwelling unit and Minimum 60 m ² Common Amenity Area	640 m ²	Yes
S.3.2.5 Minimum Private Amenity Area Per Dwelling Unit	(a) three a minimum area of 20 m ² (b) minimum depth from the wall of the dwelling unit of 4.5 metres	13 m ²	No
S.3.2.5.1 R.3A Zone - Ground Level Stacked Townhouse Units	(a) have a minimum width of 4.5 m (b) not within 6 m Front Yard (c) not face onto a Public Street (d) be accessed through a hall or habitable room, not a bedroom (e) not include walkways, play areas, or any other recreational uses, and (f) be defined by a wall or fence (g) minimum 3 metres from a lot line	Yes Yes Yes Yes Yes Yes Yes	Yes Yes Yes Yes Yes Yes Yes
S.3.2.5.1 for Stacked Townhouse units above grade, each Private Amenity Area shall:	(a) have a minimum area of 10 m ² (b) consist of a patio or terrace, and balcony (c) 1.8 m wall or railing between units	10 m ² Yes 45%	Yes Yes Yes
Minimum Landscaped Open Space (Table 3B)	40% landscaped open space 3,300 m ²	Regular abutting residential zone	Yes
Off-Street Parking (1 per unit)	64	64	Yes
Visitor Parking (minimum of 20% of the total required Parking Spaces)	13	13	Yes
4.13.2.2 Parking shall be located in the Side or Rear Yard and not within 3 metres of any Lot Line	3 m	3 m	Yes
4.13.2.3, only visitor parking may be located in the Front Yard provided it is to the rear of the 6 m Front Yard			Yes
4.13.2.2 driveway or parking maximum 3 m to an entrance or window of a habitable room			Yes
4.13.2.2 minimum Parking Space dimensions are 2.5 m by 5.5 m			Yes
S.3.2.6.2 Minimum Density	60 units per hectare	79.7	No

31.3.2020 20:34:07 AM (20000-00)
 10:20:10/2020/08/28/ASTRID/520 Speedvale Avenue Concept Plan (3)-.dwg

August 19, 2020