



Notice of Complete Application and Public Meeting

File: ZC1711

February 13, 2018

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT APPLICATION

A complete application has been received by the City of Guelph’s Planning Services to amend the City’s Zoning By-law for the lands municipally known as 98 Farley Drive in accordance with the provisions of the *Planning Act*, as amended. This application was received by the City on December 22, 2017 and deemed to be complete on February 5, 2018.

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the Planning Act for the Zoning By-law amendment application from GSP Group on behalf of Reid’s Heritage Homes for the lands municipally known as **98 Farley Drive**.

Meeting Date:	March 19, 2018
Location:	Council Chambers, City Hall, 1 Carden Street
Time:	6:30 p.m.

SUBJECT LANDS

The subject site is approximately 0.89 hectares in size and located on a through lot fronting onto both Farley Drive and Gordon Street, west of the intersection of Farley Drive and Eugene Drive (see Schedule 1 for Location Map).

- To the north, immediately adjacent is a stormwater management block and a trail, and further north are single detached dwellings along Farley Drive and townhouses fronting onto Roehampton Crescent
- To the east, across Farley Drive are on-street townhouses, fronting on Farley Drive and Eugene Drive
- To the west is Gordon Street and across Gordon Street is a block of townhouses and a residential retirement facility.
- To the south is a commercial plaza, immediately adjacent to the site along Farley Drive is a grocery store and to the west of the grocery store is a multi-unit retail plaza with a drive-through adjacent to the subject site.

PURPOSE AND EFFECT OF APPLICATIONS

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current “CC-17” (Specialized Community Shopping Centre) Zone to a R.4A-?? (Specialized

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Apartment Residential) Zone to permit the development of a five storey apartment building containing 92 dwelling units (see Schedule 2 for proposed concept plan and building).

The following specialized zoning regulations are being requested through the proposed Zoning By-law amendment application:

- to permit a maximum density of 105 units per hectare where 100 units per hectare is the maximum permitted in the By-law;
- to permit a minimum side yard of 6 metres where 7.5 metres or half the building height is required;
- to permit a minimum required parking ratio of 1.25 spaces per unit, where the by-law requires 1.5 spaces per unit for the first 20 dwelling units, then 1.25 spaces per unit each additional unit.
- to permit the minimum visitor parking space requirement to be 10 percent of the total required parking where the By-law requires 20 percent of the total required parking
- to permit a minimum front yard of 3.0 metres where 6.0 metres is required
- to permit a minimum common amenity area of 940 square metres where 2060 square metres is required.
- to permit a portion of the common amenity area to be in a front yard
- to permit the angular plane to the adjacent P.1 lands to be 70 degrees where 40 degrees is required

Supporting Documents

The following reports and material have been submitted in support of this application:

- Planning Justification Report, prepared by GSP Group, dated December, 2017;
- Urban Design Brief, prepared by GSP Group, dated December, 2017;
- Functional Servicing & Preliminary Stormwater Management Report, prepared by Crozier Consulting Engineers, dated December, 2017;
- Transportation Impact Brief, prepared by Paradigm Transportation Solutions Ltd, dated December, 2017;
- Addendum Letter re: Parking and Traffic Impacts, prepared by Paradigm Transportation Solutions Ltd, dated January 26, 2018;
- Phase I Environmental Site Assessment, prepared by Pinchin Ltd, dated August 29, 2017.
- Site Concept Plan, Building Elevations and Perspectives, prepared by GSP Group, dated January 22, 2018.
- Site Survey, prepared by Speight, Van Nostrand & Gibson Ltd, dated September 22, 2014.

Other Applications

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

Purpose of the Public Meeting

The purpose of the meeting is to provide more information about the application and an opportunity for public input. No recommendations are provided at the Public Meeting and

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City Council will not be making any 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.

TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS

Any person may attend the meeting and/or provide written or verbal representation on the proposal.

1a. If you wish 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 March 16, 2018 at 10:00 a.m. in any of the following ways:**

- By Phone at **519-837-5603** or TTY **519-826-9771**
- By Email at clerks@guelph.ca
- By Fax at 519-763-1269
- 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. If you wish to submit written comments to Council on the application you must submit the written comments to the City Clerk's Office, City Hall, **no later than March 16, 2018 at 10:00 a.m. in any of the following ways:**

- By Email at clerks@guelph.ca
- By Fax at 519-763-1269
- 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

Personal information: 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. Personal information collected in relation to materials submitted for an agenda will be used to acknowledge receipt, however, please be aware that your name is subject to disclosure by way of publication of the agenda. If you have questions about this collection; use, and disclosure of this information, contact the City of Guelph's Access, Privacy and Records Specialist at 519-822-1260 ext. 2349 or clerks@guelph.ca.

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, contact the City of Guelph's Access, Privacy and Records Specialist at 519-822-1260 ext. 2349 or clerks@guelph.ca.

IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION

If a person or public body does not make oral submissions at a public meeting or make

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written submissions to Guelph City Council before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Guelph City Council 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 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 shall remain posted until March 20, 2018, the day after the Public Meeting.

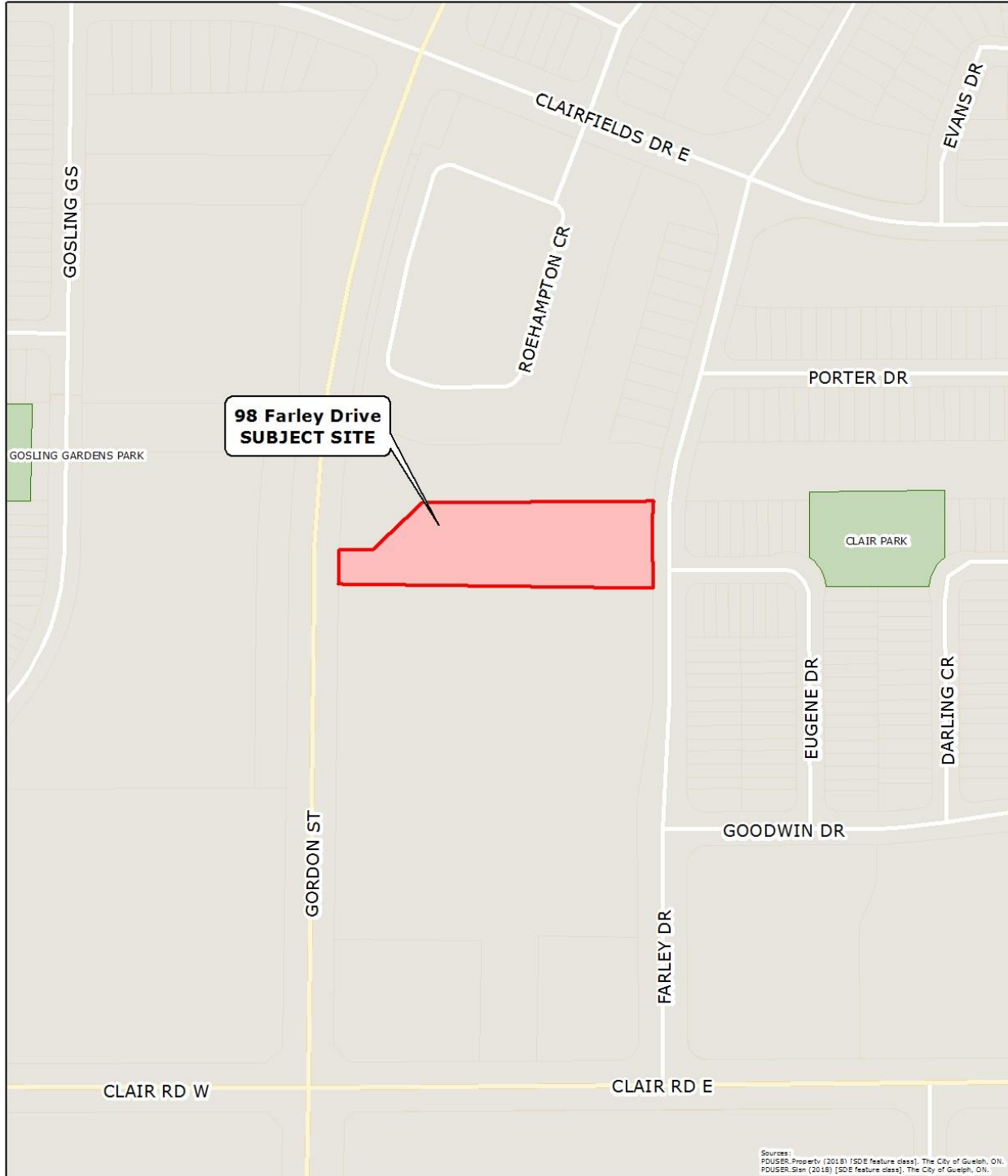
FOR MORE INFORMATION

Details of the Zoning By-law amendment application can be found on the City's website under '[Current Development Applications](#)'. City staff reports and public notices will be added to this site as they become available.

Additional information including copies of the staff report and related background information will be available for review by visiting City Hall, 1 Carden Street, 3rd Floor or contacting **Katie Nasswetter, Senior Development Planner at 519-837-5616, ext. 2356** during regular office hours or by email at katie.nasswetter@guelph.ca.

Please note that copies of the Staff report will be available on **March 9, 2018** and may be picked up from Planning Services (1 Carden Street, 3rd Floor) on, or after this date.

**SCHEDULE 1
LOCATION MAP**



Sources:
PDUSER Property (2018) [SDE feature class], The City of Guelph, ON.
PDUSER Stan (2018) [SDE feature class], The City of Guelph, ON.

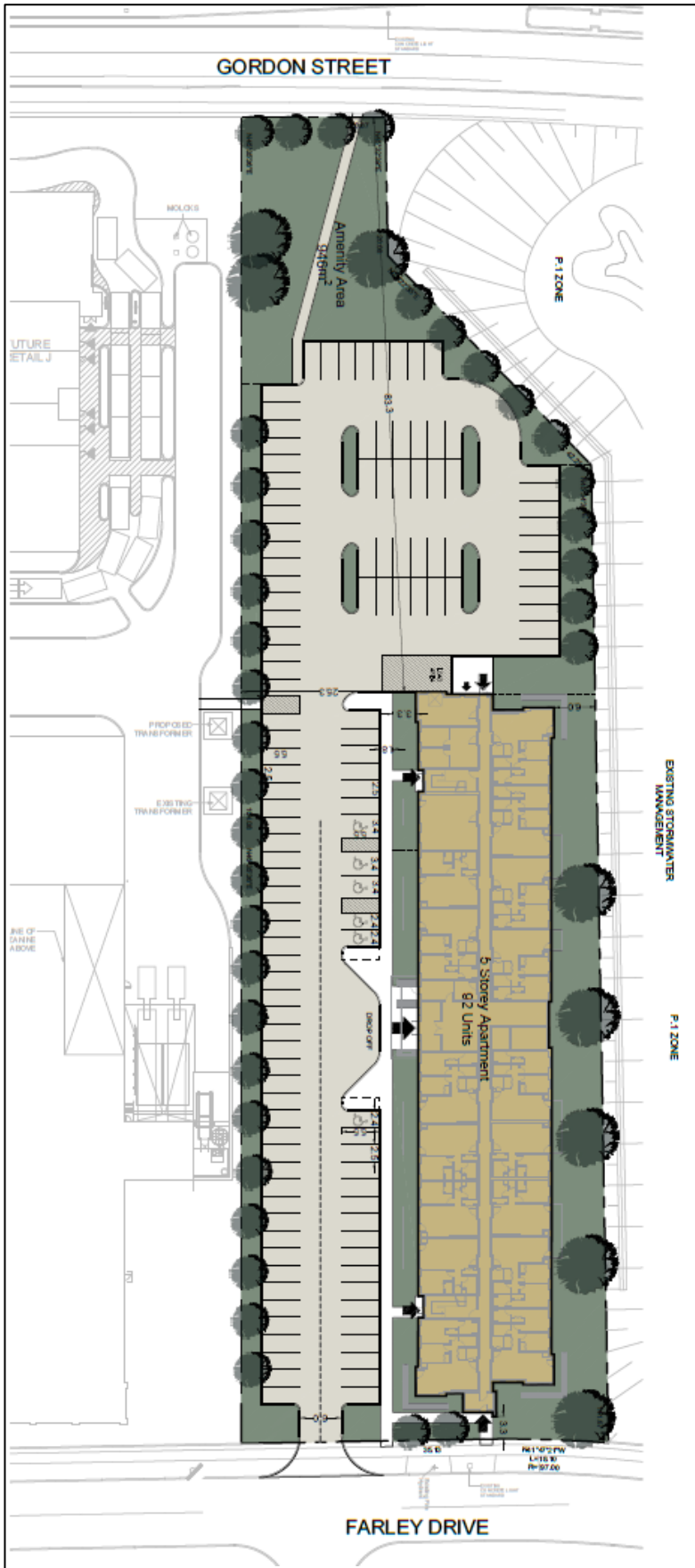
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Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
January 2018

**LOCATION MAP
98 Farley Drive**



SCHEDULE 2
PROPOSED SITE PLAN AND BUILDING ELEVATIONS



Proposed South Elevation:



SOUTH ELEVATION
SCALE: 1/8"

View from Farley Drive (southeast side):



To: Agencies and Departments

The City of Guelph is initiating the review of the Zoning By-law amendment application from GSP Group for the lands known municipally as **98 Farley Drive**.

Please submit your comments by **March 16, 2018**. If you have any questions or require further information, please call **Katie Nasswetter** at 519-837-5616 Extension #2356, or email at katie.nasswetter@guelph.ca.

If you have no comments or concerns regarding these applications for **98 Farley Drive (File: ZC1711)**, 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