

## Notice of Revised Planning Applications

### Subject Lands: 35, 40 & 55 Silvercreek Parkway South

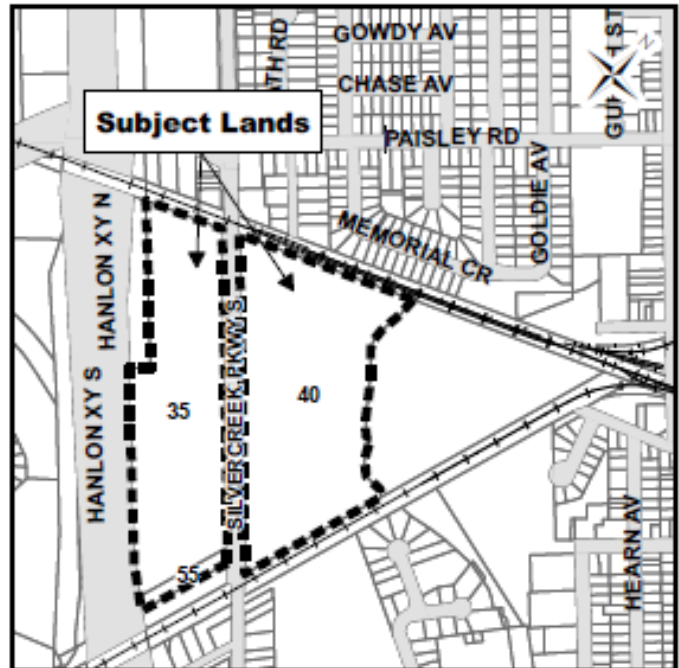
**Legal Description:** Part of Lots 21 and 22, Division 'A', (Geographic Township of Guelph); Part of Lots 2 and 3, Concession 1, Division 'E' (Geographic Township of Guelph); All of Lots 10 and Part of Lots 7, 8, 9, 11, 12, D & E West Side of Guelph & Galt Railway; Part of Napoleon Street (closed by Order Instrument BS12480), Registered Plan 52, City of Guelph. City of Guelph

**File No.:** OZS19-016

#### Proposal:

A mixed use subdivision including commercial, residential and park uses.

#### Key Map:



#### Application Details:

Further to the Statutory Public Meeting held on March 9, 2020, application revisions were received by the City of Guelph from Astrid J. Clos Planning Consultants on behalf of the owner, Silvercreek Guelph Developments Ltd. and 2089248 Ontario Inc., for a Draft Plan of Subdivision and to amend the Official Plan and Zoning By-law for the lands municipally known as 35, 40 & 55 Silvercreek Parkway South.

Key changes to the proposed mixed use development include:

- The total number of residential units has been reduced to 753 units, from 772 in the original application submission;
- The proposed street network is now proposed to be entirely public streets, whereas the original proposal was a mix of public streets, lanes and private streets;
- A 30 metre buffer has been provided to Howitt Creek together with two new Open Space blocks;
- An additional apartment block has been added on the south side of the site, just west of Silvercreek Parkway South;
- The Official Plan designations and zoning categories, together with requested specialized regulations have been revised to match the changes in the subdivision block layout.

For a full and detailed list of changes, please refer to the applicant's supporting materials submitted on November 10, 2020, including:

- Addendum to Planning Report, prepared by Astrid J. Clos Planning Consultants, dated November 10, 2020;
- Draft Plan of Subdivision 23T-19001, prepared by Astrid J. Clos Planning Consultants, dated October 8, 2020;
- Concept Plan, prepared by mbtw, dated October 2020;
- Urban Design Brief, prepared by mbtw, dated October 2020;
- Transportation Update and Response to City Comments prepared by BA Group dated October 9, 2020;
- Scoped Environmental Impact Study prepared by Aboud & Associates, dated November 4, 2020;
- Tree Preservation Plan and Tree Compensation Plan, prepared by Aboud & Associates, dated November 4, 2020;
- Noise Study prepared by HGC Engineering dated November 4, 2020;
- Hydrogeological Water Balance, prepared by WSP, dated November 4, 2020;
- Phase 1 Environmental Site Assessment for 23 Silvercreek Parkway North prepared by WSP dated October 30, 2020;
- Phase 1 Environmental Site Assessment for 55 Silvercreek Parkway South prepared by WSP dated October 30, 2020;
- Wind Study prepared by RWDI dated November 4, 2020;
- Functional Servicing and Stormwater Management Report prepared by R.J. Burnside dated November 2020;
- Engineering Plan(s) prepared by R.J. Burnside dated November 2020;
- Comment matrix with responses addressing first submission comments.

The applicant's revised Concept Plan and Draft Plan of Subdivision is included in Schedule 1.

These documents as well as previous submission materials are available online at **[guelph.ca/development](http://guelph.ca/development)** under **35, 40 & 55 Silvercreek Parkway South**. For additional information please contact the planner managing the file:

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