

# NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

## Subject Lands:

77 Victoria Road North

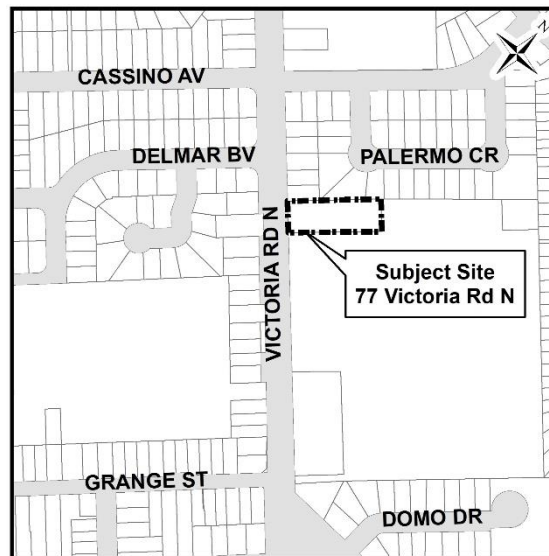
**Legal Description:** Part of Lot 1, Concession 4, Division 'C' (Geographic Township of Guelph), City of Guelph

File No.: OZS20-013

## Public Meeting:

Monday January 25, 2021, 6:30 p.m.  
This is a remote City Council meeting that can be watched online at [guelph.ca/live](http://guelph.ca/live)

## Key Map:



## Application Details:

Applications for Official Plan and Zoning By-law Amendments have been received for the subject property from Astrid J. Clos Planning Consultants on behalf of the owner, 2601265 Ontario Inc. to permit the development of 24, three-storey stacked townhouse units.

The applicant is requesting to add a site specific Official Plan policy to the "Low Density Residential" land use designation that would permit a maximum net density of 77 units per hectares.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Institutional" (I.1) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, to implement the proposed development. Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with these applications.

The proposed conceptual site plan is included in Schedule 1.

## Additional Information

Documents relating to these planning applications are available online at [guelph.ca/development](http://guelph.ca/development). Alternate document formats are available upon request.

The Staff Report will be available **Friday January 15, 2021** after 12:00 p.m. online at [guelph.ca/development](http://guelph.ca/development).

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner  
Planning and Building Services  
Phone: 519-822-1260, ext. 3313  
TTY: 519-826-9771  
Email: [lindsay.sulatycki@guelph.ca](mailto:lindsay.sulatycki@guelph.ca)

## **Other Applications**

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

### **How to Get Involved:**

The purpose of a Public Meeting is to share information and to hear and consider public comments regarding development applications which can be reviewed by Staff and applicants prior to Council consideration of applications. The public is invited to watch the remote meeting on [guelph.ca/live](http://guelph.ca/live) and participate by submitting written comments and/or speaking to the application.

### **To submit written comments:**

You can submit written comments any time via email to [clerks@guelph.ca](mailto:clerks@guelph.ca) and [lindsay.sulatycki@guelph.ca](mailto:lindsay.sulatycki@guelph.ca) or by mail to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

If you submit comments by 10:00 a.m. on **Friday, January 22, 2021**, your comments will be included in the City Council Agenda (attachments must not exceed 20 MB).

### **To speak to the application:**

If you wish to speak to the application, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, January 22, 2021** by any of the following ways:

- Register online at [guelph.ca/delegation](http://guelph.ca/delegation)
- By phone at 519-837-5603 or TTY 519-826-9771
- By email to [clerks@guelph.ca](mailto:clerks@guelph.ca)

When we receive your registration, we will send you a confirmation message and instructions for participating in the remote public meeting. Instructions will also be provided during the meeting to ensure that those watching the remote public meeting will be given the opportunity to speak.

### **How to Stay Informed:**

If you wish to be notified of the Council decision on these applications you must make a written request to the City Clerk by way of email, or regular mail as listed above. Please note Council will not make a decision at the Public Meeting.

### **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.

### **Requirement for Owners of Multi-tenant Buildings**

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice of Complete Application and Public Meeting

December 21, 2020

in a location that is clearly visible to all tenants (i.e. building or community notice board).

**Notice of Collection of Personal Information:**

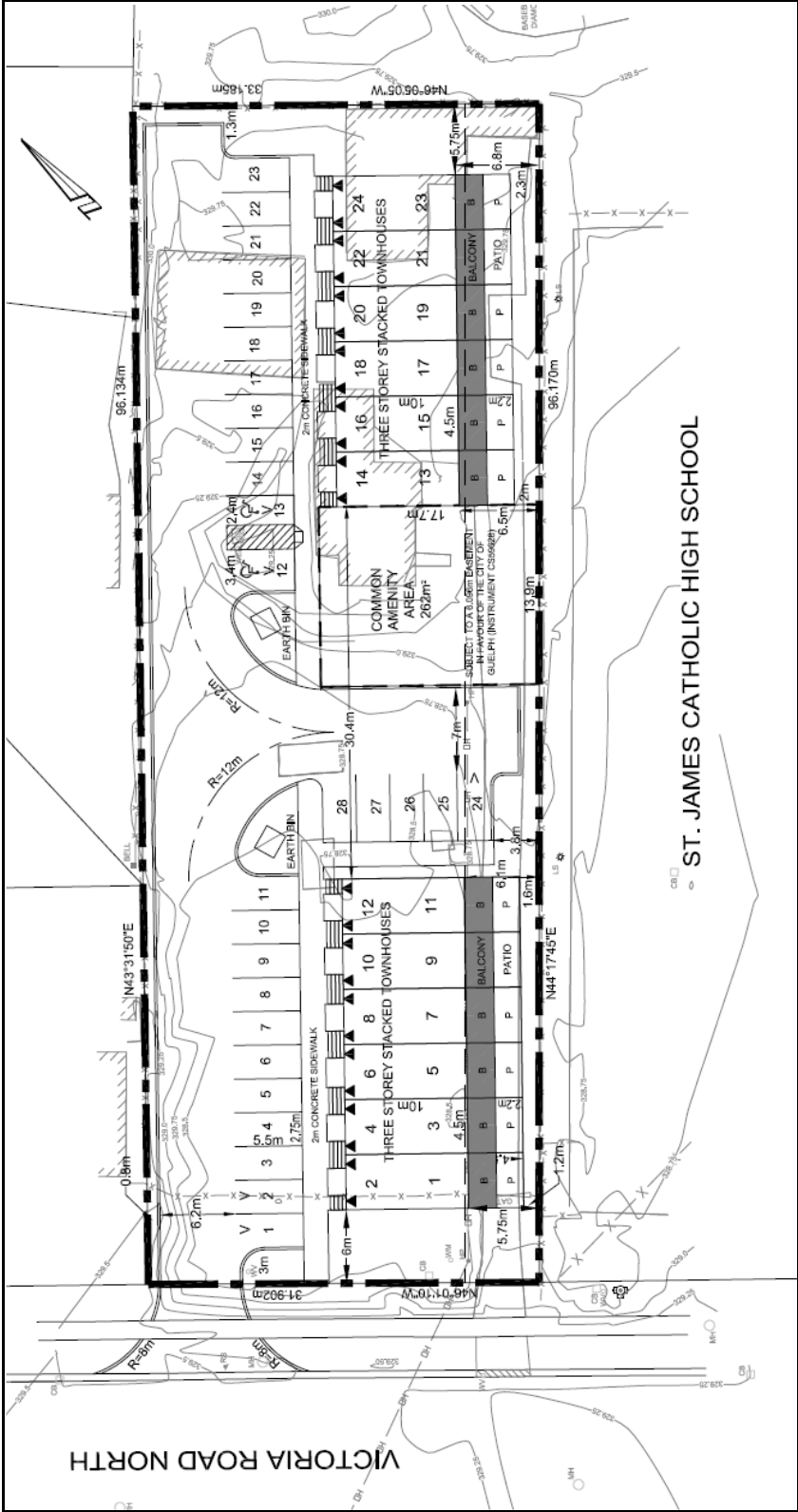
Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or [privacy@guelph.ca](mailto:privacy@guelph.ca).

**Accessibility:**

Alternative accessible formats are available by contacting [planning@guelph.ca](mailto:planning@guelph.ca) or TTY 519-826-9771.

**Schedule 1 – Proposed Conceptual Site Plan**



ST. JAMES CATHOLIC HIGH SCHOOL