

Notice of Complete Application & Public Meeting to Amend the Zoning By-law & Official Plan

Subject Lands:

47-75 Willow Road

Legal Description: Lots 6, 7 and Part Lot 8, Registered Plan 593, City of Guelph

File No.: OZS19-014

Public Meeting:

January 27, 2020, 6:30 p.m., City Hall Council Chambers, 1 Carden Street Guelph

Proposal:

Two six storey mixed use buildings, with ground floor commercial units and a total of 130 apartment units on the upper floors.

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

Application Details:

A complete application from Black, Shoemaker, Robinson & Donaldson on behalf of Willow Court Ltd., to amend the Zoning By-law for the lands municipally known as 47-75 Willow Road.

The applicant has applied to change the existing standard "Community Commercial" (CC) Zone to a specialized "Community Commercial" (CC-?) Zone. A specialized Community Commercial zone is required to permit the proposed mixed use buildings to be six storeys instead of the three storeys allowed in the standard zone.

Additional Information

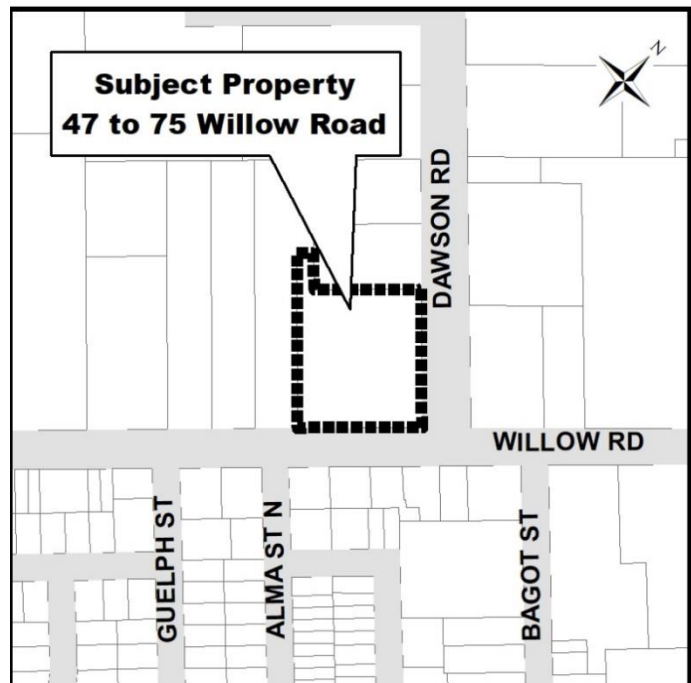
Documents relating to this planning application are available online at guelph.ca/development. Printouts of these documents are available to review by scheduling an appointment with the planner during regular office hours.

The Staff Report will be available January 17, 2020 after 12:00 p.m. at Development Planning, 3rd floor, or online at guelph.ca/development.

For additional information please contact the planner managing the file:

Katie Nasswetter, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 2356
TTY: 519-826-9771
Email: katie.nasswetter@guelph.ca

Key Map:



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. All those present at the public meeting will be given the opportunity to speak, however; it is requested that those who wish to speak to the application notify the Clerk's Department no later than 10:00 a.m. on Friday January 17, 2020 by any of the following ways:

- Register online at guelph.ca/delegation
- By Phone at 519-837-5603 or TTY 519-826-9771
- By Email to 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

To be included in the Council Agenda, we request written comments no later than 10:00 a.m. on Friday January 17, 2020 by any of the following ways:

- By Email to clerks@guelph.ca & project.planner@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

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, in person or regular mail/courier 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.

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.

Accessibility:

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

January 8, 2020

Schedule 1 – Concept Plan and Conceptual Aerial View

