

Notice of Complete Applications for a Draft Plan of Subdivision, an Official Plan Amendment and a Zoning By-law Amendment

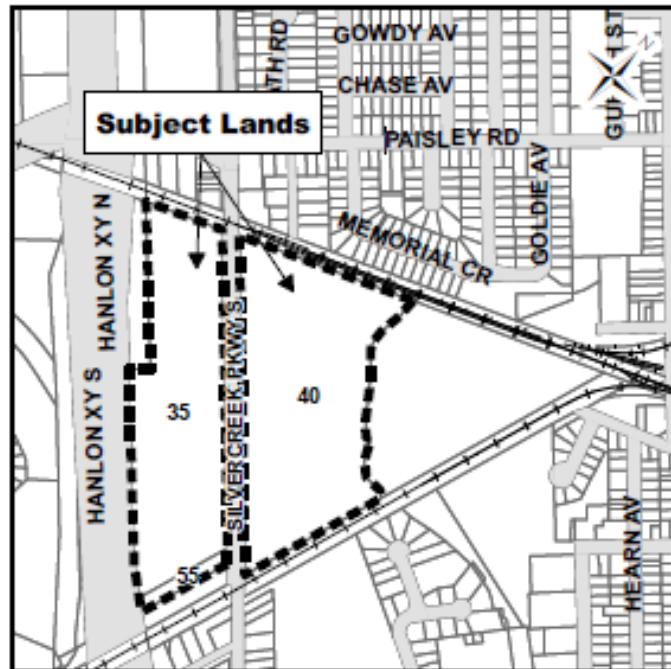
Subject Lands: 35, 40 & 55 Silvercreek Parkway South

Proposal:

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

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

Key Map:



File No.: OZS19-016

Future Public Meeting:

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

Application Details:

A complete application from Astrid J. Clos Planning Consultants on behalf of 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.

A mixed use subdivision is proposed on the 16.5 hectare site, with approximately 6,500 square metres of commercial floor space, 772 townhouse and apartment units, together with a park, an urban square, a storm water management facility and a public street network. The applicant's Concept Plan is included in Schedule 1.

The applicant has applied to amend the Official Plan to permit "Community Mixed Use Centre" "Medium Density Residential," "High Density Residential" and Open Space and Park" land use designations on the subject site. A similar Zoning By-law Amendment is proposed to permit high density apartments (R.4B), townhouses (R.3B-?), mixed use commercial-residential (CC-?), park (P.2), and conservation (P.1) zones.

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.

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

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
- 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.

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

