

**205-213 Speedvale Avenue East**  
**File: OZS18-011**

February 11, 2019

## **Notice of Complete Application Proposed Zoning By-law Amendment**

In accordance with the provisions of the *Planning Act*, as amended, a complete application has been received from Black, Shoemaker, Robinson and Donaldson Limited on behalf of the Owners, Beryl Isobel Beard and Michael Fortin to amend the Zoning By-law for the lands municipally known as 205, 207, 211 and 213 Speedvale Avenue East. The application was received by the City on December 18, 2018 and deemed to be complete on January 17, 2019.

### **Subject Lands**

The subject lands are comprised of four properties as shown on the Location Map included in Schedule 1. The lands are approximately 0.53 hectares in size with approximately 81 metres of frontage along Speedvale Avenue and approximately 45 metres of frontage along Delhi Street. There are four existing single detached residential dwellings located on the subject lands. The applicant is proposing to demolish the existing dwellings located on 205, 207 and 211 Speedvale Avenue East and convert the existing dwelling located on 213 Speedvale Avenue East to a three-unit building.

### **Purpose and Effect of Application**

The intent of the application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Infill Apartment" (R.4D-?) Zone to permit the development of a three-storey, 21 unit apartment building and the conversion of the existing dwelling located at 213 Speedvale Avenue East to a three-unit building. The applicant is proposing 25 parking spaces, a full moves access onto Delhi Street and a right-in/right-out access onto Speedvale Avenue. The gardens and wooded rear yard area associated with the subject lands will be maintained and used as common amenity area for the proposed development.

Site-specific zoning regulations have been requested to the "Infill Apartment" (R.4D) Zone to facilitate this proposal. Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with this application. Please refer to the 'Additional Information' section of this Notice for further information on where documents relating to this application can be found.

The Conceptual Site Plan is included as Schedule 2.

### **Other Applications**

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

### **Future Public Meeting**

A separate notice will be mailed to you at a later date confirming the date, time and location of a Statutory Public Meeting as required under the *Planning Act*.

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### **To provide written comments**

Any person may provide written or verbal comments and/or be notified of any future public meetings or decisions on the application(s).

If you wish to submit written comments on the application, you must submit the written comments to the City Clerk's Office, City Hall, **in any of the following ways:**

- By Email at [clerks@guelph.ca](mailto: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

If you wish to be notified of the decision of the City of Guelph on the proposed Zoning By-law Amendment application (when a future decision is made), you must make a written request to the City Clerk. The City Clerk's contact information is above.

### **Notice of collection**

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

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](mailto:privacy@guelph.ca).

### **Appeals**

- i. If a person or public body would otherwise have an ability to appeal the decision of Guelph City Council 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.
- ii. 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.

Please note that the Ontario Municipal Board (OMB) was replaced by the Local Planning Appeal Tribunal (LPAT) on April 3, 2018. Information about the LPAT and rights of appeal can be found on their website at: <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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

Upon receiving this Notice, owners of multi-tenant 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). The Notice shall remain posted until the day after the Public Meeting (a separate Notice will be mailed at a later date advising of the date of the Public Meeting).

### **Additional Information**

The following information was submitted in support of the application and can be found on the City's website (guelph.ca) under Current Development Applications. City staff reports and public notices will be added to this site as they become available.

- Planning Justification Report, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated November 2018;
- Urban Design Brief, prepared by J. David McAuley Architect Inc., dated October 2018;
- Conceptual Site Plan, prepared by J. David McAuley Architect Inc., dated November 2018;
- Building Elevations/Renderings, prepared by J. David McAuley Architect Inc., dated November 2018;
- Legal Site Survey, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated December 11, 2018;
- Functional Servicing Report including Stormwater Management Report, prepared by R.J. Burnside and Associates Limited, dated December 2018;
- Servicing Plan, prepared by R.J. Burnside and Associates, dated December 2018;
- Grading Plan, prepared by R.J. Burnside and Associates, dated December 2018;
- Phase 1 Environmental Site Assessment, prepared by R.J. Burnside and Associates Limited, dated December 2018;
- Tree Inventory and Preservation Plan, prepared by Aboud and Associates Inc., dated August 2018;
- Traffic Impact Study, prepared by R.J. Burnside and Associates Limited, dated November 2018; and,
- Environmental Noise Assessment, prepared by R.J. Burnside and Associates Limited, dated December 2018.

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:

**Lindsay Sulatycki**  
Senior Development Planner  
**Planning and Building Services**  
519-837-5616, extension 3313  
lindsay.sulatycki@guelph.ca

### Schedule 1 Location Map



