

January 21, 2019

### **Public Meeting Notice**

City Council will hold a Public Meeting in accordance with the Planning Act on a Zoning By-law amendment application received from GSP Group on behalf of the owners, 2506780 Ontario Inc. and Gamma Developers Ltd. for the lands municipally known as **855 and 927 Victoria Road South**.

Meeting Date: February 11, 2019  
Location: **Council Chambers, City Hall, 1 Carden Street**  
Time: 6:30 p.m.

### **Subject Lands**

The subject lands are comprised of two separate parcels of land located at the north-west corner of Victoria Road South and MacAlister Boulevard. The northern parcel is municipally known as 855 Victoria Road South and is approximately 2.25 hectares in size and the southern parcel is municipally known as 927 Victoria Road South and is approximately 2.58 hectares in size (see Location Map).

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

The intent of the application is to change the zoning from the "Agricultural" (A) Zone in the Township of Puslinch Zoning By-law 19/85 to the "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, "Specialized High Density Apartment" (R.4B-?) Zone and the "Conservation Land" (P.1) Zone of the City of Guelph's Zoning By-law (1995)-14864.

Site-specific zoning regulations have been requested to the "Residential Cluster Townhouse" (R.3A) Zone and to the "High Density Apartment" (R.4B) Zone to facilitate this proposal. Further details on the site-specific zoning regulations requested can be found in the supporting documents submitted with this application and will also be listed in the Staff Report available on February 1, 2019.

The applicant is proposing to develop the lands with 367 to 400 residential dwelling units comprised of stacked townhouses and apartment units. The applicant has provided two conceptual site plans – Option A and Option B, that provide different levels of intensity for the site's development. Both options have the same general layout in terms of boundaries, access and circulation, but with variations in the residential form, intensity and configuration of the southern parcel. More specifically, the applicant is proposing:

### **Option A**

- 367 dwelling units comprised of 156 stacked townhouse units and 211 apartment units;

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**855 and 927 Victoria Road South**  
**File: OZS18-007**

- 502 parking spaces in total (including driveway and garage parking for the stacked townhouses, surface parking spaces and underground parking spaces for the apartment units); and,
- Two accesses are proposed – a right in/right out onto Victoria Road South and a full moves access onto MacAlister Boulevard.

**Option B**

- 400 dwelling units comprised of 108 stacked townhouse units and 292 apartment units;
- 544 parking spaces in total (including driveway and garage parking for the stacked townhouses, surface parking spaces and underground parking spaces for the apartment units); and,
- Two accesses are proposed – a right in/right out onto Victoria Road South and a full moves access onto MacAlister Boulevard.

The Conceptual Site Plans for Option A and Option B are attached.

**Purpose of the Meeting**

The purpose of the meeting is to provide more information about the application and is an opportunity for public input. No recommendations are provided at the Public Meeting and City Council will not be making a decision at this meeting. A recommendation report will be prepared and presented at a subsequent meeting of City Council following a full review of the application.

**Other Applications**

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

**To speak at Council or provide written comments**

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

- 1a. To speak to Council on the application, you may register as a delegation by contacting the City Clerk's Office, City Hall, **no later than 10:00 a.m. on Friday February 8, 2019** in any of the following ways:
  - Register online at [guelph.ca/delegations](http://guelph.ca/delegations)
  - By Phone at **519-837-5603** or TTY **519-826-9771**
  - 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

- 1b. You may attend the meeting and request to speak at the meeting.

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2. To submit written comments to Council on the application, you must submit them to the City Clerk's Office, City Hall, **no later than 10:00 a.m. on Friday February 8, 2019 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 St, Guelph
  - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

**Notice of information 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.

Personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and the Planning Act, R.S.O. 1990, c.P. 13, and in accordance with the provisions of MFIPPA. 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 Information**

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/>.

- 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.

**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 of Public Meeting 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 (February 12, 2019).

**Additional Information**

Documents relating to the planning application are available online at [guelph.ca/development](http://guelph.ca/development) under **855 and 927 Victoria Road South**. Printouts of

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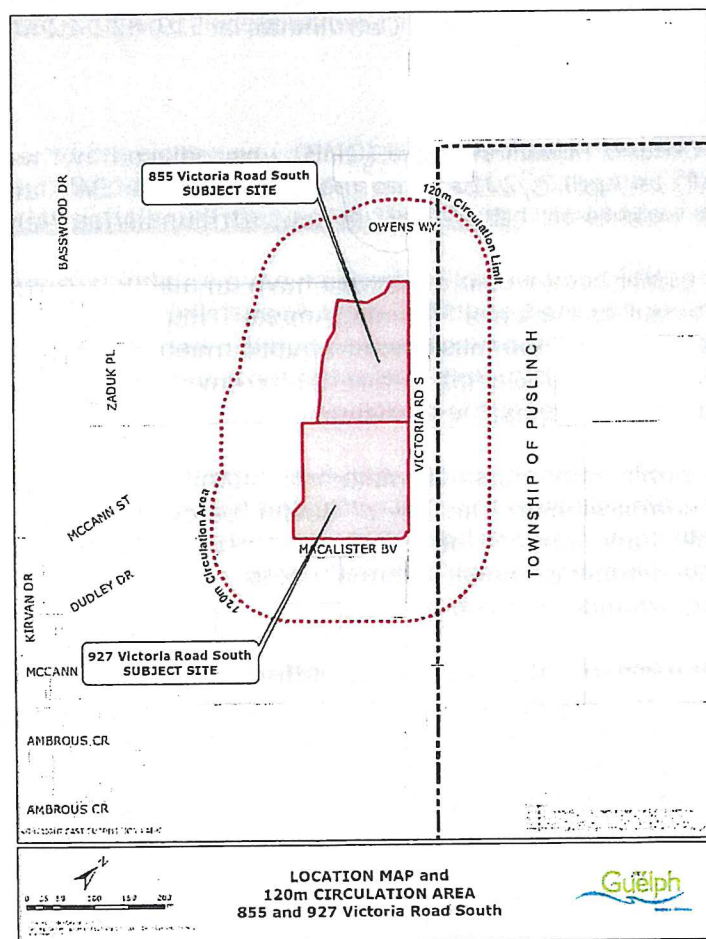
these documents are available to review by scheduling an appointment with the planner during regular office hours.

Please note that copies of the Staff Report will be available on **February 1, 2019** after 12:00 p.m. and will be posted online or may be picked up at Development Planning, 3<sup>rd</sup> floor, 1 Carden Street on, or after this date.

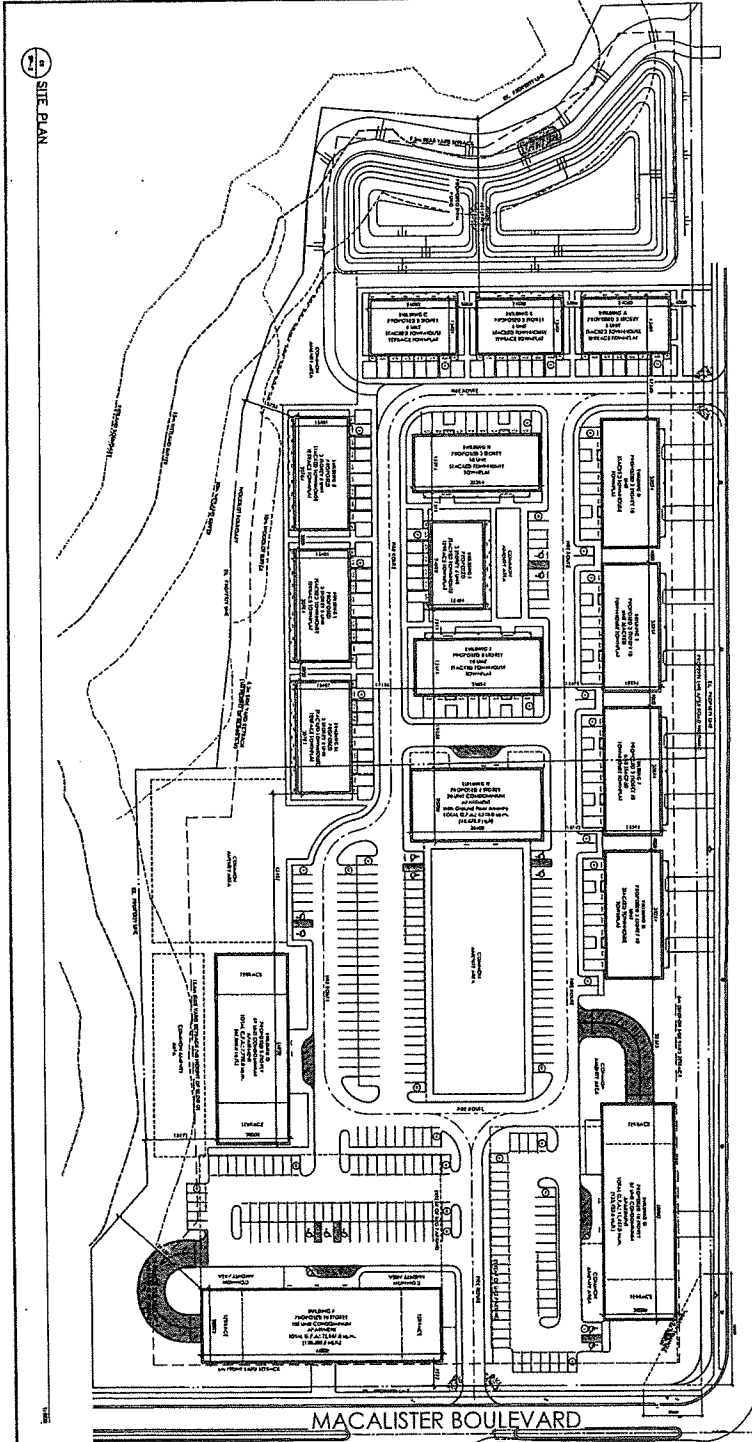
For additional information please contact the planner managing the file:

**Lindsay Sulatycki**  
Senior Development Planner  
Planning and Building Services  
Phone: 519-837-5616, ext. 3313  
Email: [lindsay.sulatycki@guelph.ca](mailto:lindsay.sulatycki@guelph.ca)

**Location Map and Notice Circulation Area**

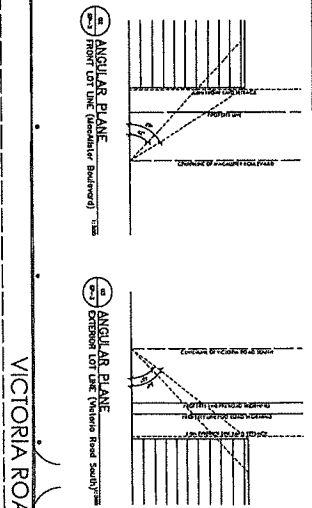






SP-2 SITE PLAN

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VICTORIA ROAD SOUTH

MACALISTER BOULEVARD

**SITE PLAN NOTES**

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**PROJECT NORTH**

**DATE**

**NO. REVISIONS**

**DATE**

**BY**

**CHKD**

**APPD**

**OPTION B**

**SITE PLAN**

**SP-2**

**GAMMA/BUENA VISTA**

**2506730 Ontario Inc.**

**Gamma Developers Limited**

**1000 SHEPPARD AVENUE EAST, SUITE 100**

**SCARBOROUGH, ONTARIO M1S 1T7**

**TEL: (416) 291-1111**

**FAX: (416) 291-1112**

**WWW.GAMMADEVELOPERS.COM**

**PROPOSED**

**DATE**

**NO. REVISIONS**

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