

February 25, 2019

Public Meeting Notice

City Council will hold a second Public Meeting in accordance with the Planning Act on a revised Zoning By-law amendment application received from MHBC Planning Limited on behalf of Chief Holdings (816 Woolwich) Limited for the lands municipally known as **816 Woolwich Street**.

Meeting Date: March 18, 2019
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: 6:30 p.m.

Subject Lands

The subject lands are located on the west side of Woolwich Street, north of Woodlawn Road (see Location Map). The lands are currently developed with the Curling Club, which will be retained as part of the development proposal.

Background

The original application was received by the City on January 24, 2014. The Statutory Public Meeting for the original proposal was held on May 12, 2014.

The original application proposed the development of 31 three-storey townhouses within three separate blocks backing onto the north property line, four commercial buildings and the retention of the existing Curling Club building. In response to previous comments received through the original application circulation, the applicant has revised their proposal requiring the need for a revised Zoning By-law Amendment submission and second public meeting.

Purpose and Effect of Application

The intent of the application is to change the zoning from the "Specialized Highway Service Commercial" (SC.2-3) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone and a "Specialized Service Commercial" (SC.1-?) Zone to permit the development of 195 stacked townhouse units, a mixed-use building, an office building and maintain the existing Curling Club. More specifically, the applicant is proposing:

- 195 residential units in the form of three-storey stacked townhouse units;
- each stacked townhouse contains three units;
- 208 surface parking spaces for the residential units;
- One mixed-use building approximately 1,600m² in size with 97 surface parking spaces;
- One office building approximately 784m² in size with 23 surface parking spaces;
- The retention of the existing Curling Club building with 145 surface parking spaces; and,
- One access onto Woolwich Street.

Notice of Public Meeting
816 Woolwich Street
File: OZS19-002

Site-specific zoning regulations have been requested to the "Residential Cluster Townhouse" (R.3A) Zone and to the "Specialized Service Commercial Zone" (SC.1-?) 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.

The conceptual site plan is attached.

Purpose of the Meeting

The purpose of the second public meeting is to provide information about the revised 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 March 15, 2019** in any of the following ways:
 - Register online at guelph.ca/delegations
 - By Phone at **519-837-5603** or TTY **519-826-9771**
 - By Email at 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.
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 March 15, 2019 in any of the following ways:**
 - By Email at 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.

Notice of Public Meeting
816 Woolwich Street
File: OZS19-002

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.

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 (March 19, 2019).

Additional Information

Documents relating to the planning application are available online at guelph.ca/development under **816 Woolwich Street**. Printouts of 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 **March 8, 2019** after 12:00 p.m. and will be posted online or may be picked up at Development Planning, 3rd floor, 1 Carden Street on, or after this date.

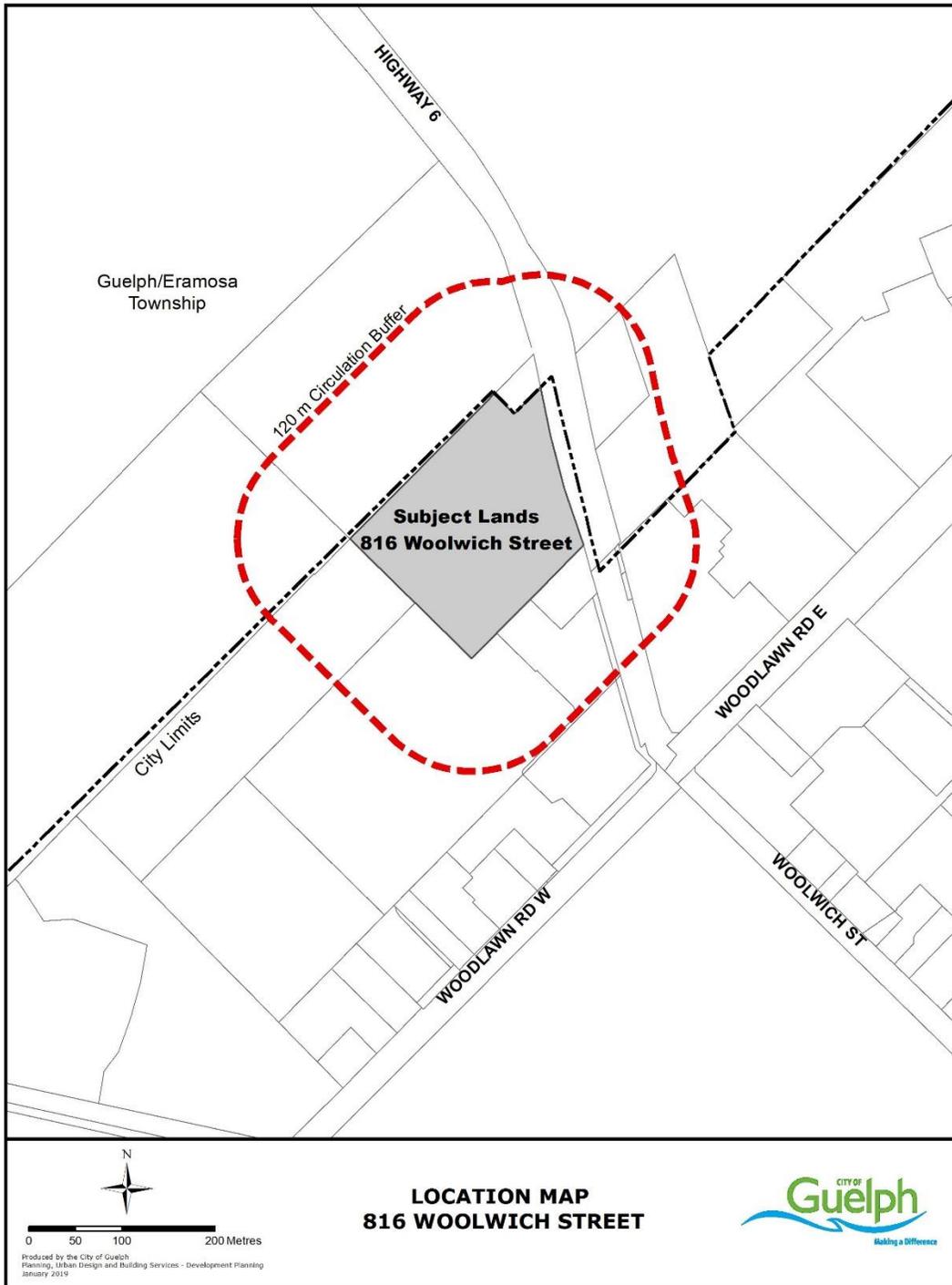
For additional information please contact the planner managing the file:

Lindsay Sulatycki

Senior Development Planner
Planning and Building Services
Phone: 519-837-5616, ext. 3313
Email: lindsay.sulatycki@guelph.ca

Notice of Public Meeting
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Location Map and Notice Circulation Area



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File: OZS19-002

Conceptual Site Plan

