

816 Woolwich Street
File: OZS19-002 (previous file No. ZC1402)

February 4, 2019

Notice of Revised Application Proposed Zoning By-law Amendment

A revised submission has been received from the applicant, MHBC Planning Limited on behalf of Chief Holdings (816 Woolwich) Limited for the above noted Zoning By-law Amendment for lands municipally known as 816 Woolwich Street.

The original application was received by the City on January 24, 2014 and deemed to be complete on February 16, 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.

Subject Lands

The subject lands are located on the west side of Woolwich Street, north of Woodlawn Road as shown on the Location Map included as Schedule 1. The subject lands are approximately 3.9 hectares in size with approximately 176 metres of frontage along Woolwich Street. The lands are currently developed with the Curling Club, which will be retained as part of the development proposal.

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 Zone" (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.

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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. 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 Public Meeting.

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
- 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.

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

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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 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 under Current Development Applications. City staff reports and public notices will be added to this site as they become available.

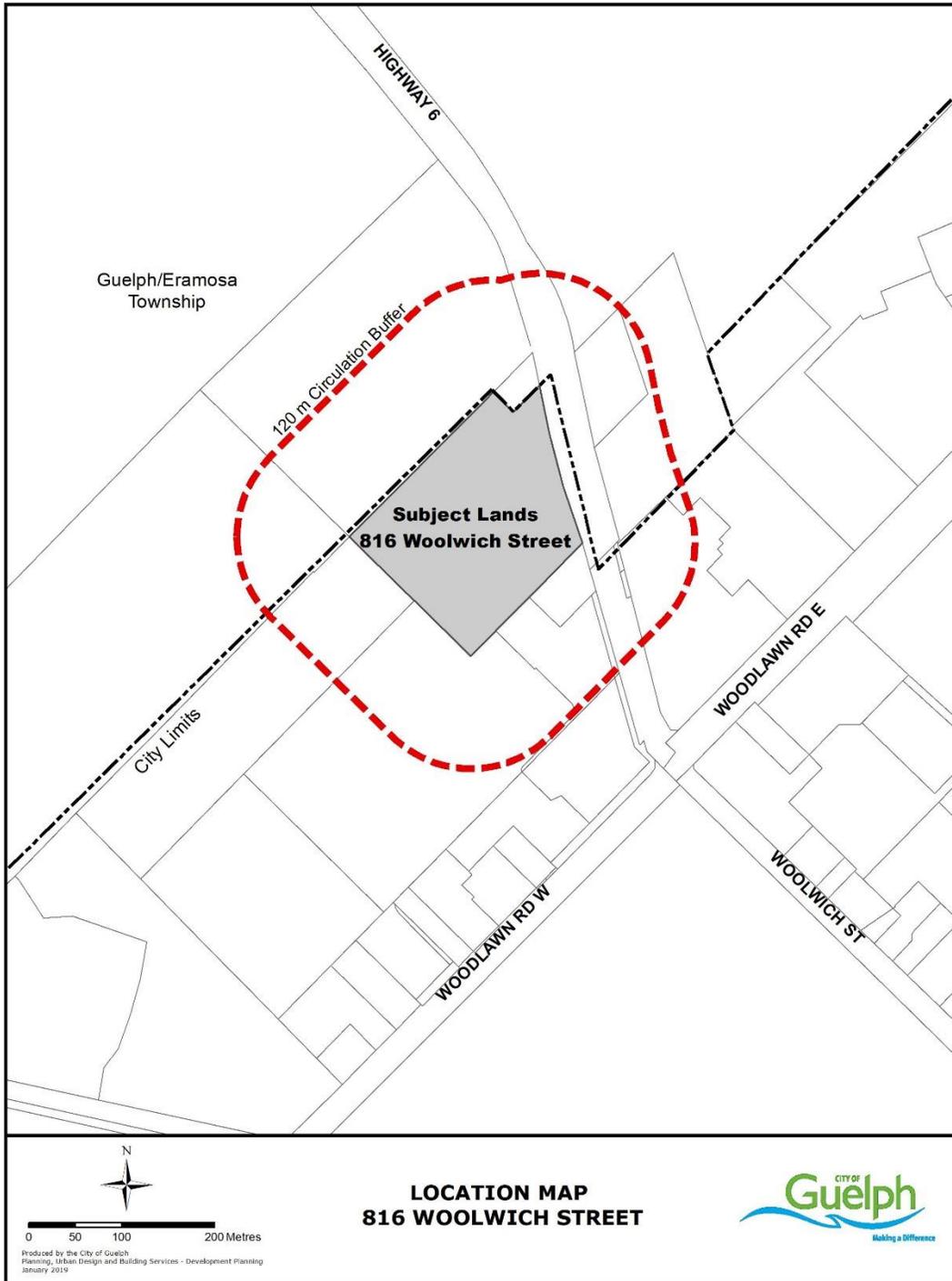
- Planning Justification Report, prepared by MHBC Planning Limited, dated November 2018;
- Urban Design Brief, prepared by MHBC Planning Limited, dated November 2018;
- Conceptual Site Plan, prepared by Martin Simmons Architects, dated November 2018;
- Functional Servicing and Stormwater Management Report, prepared by MTE, dated November 15, 2018;
- Phase 1 Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Ltd., dated October 31, 2017;
- Hydrogeological Investigation Report, prepared by MTE, dated November 15, 2018;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Ltd., dated November 2018; and,
- Environmental Impact Study and Highway 6 Road Widening Study Report, prepared by Natural Resource Solutions Inc., dated November 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



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Schedule 2 Conceptual Site Plan

