

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Subject Lands:

111-193 Silvercreek Parkway North

Legal Description:

Lots 180-204, Registered Plan 568,
City of Guelph

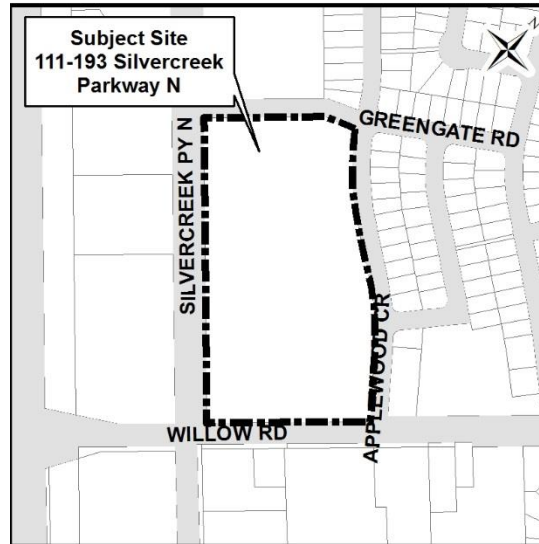
File No.: OZS20-017

Public Meeting:

Monday March 8, 2021, 6:30 p.m.

This is a remote City Council meeting that can be watched online at guelph.ca/live

Key Map:



Application Details:

A Zoning By-law Amendment application has been received for the subject lands from Astrid J. Clos Planning Consultants on behalf of the owner, D.D. 111-193 Silvercreek Ltd. (Starlight Group Property Holdings Inc.). The applicant is proposing to add 2, six-storey buildings on the subject lands currently developed with a commercial mall known as the Willow West Mall. Proposed building "G" as shown on the development concept plan is an apartment building with 70 dwelling units. Proposed Building "H" as shown on the development concept plan is a mixed-use building with 78 dwelling units and 605 square metres of ground floor commercial area.

The property is currently zoned "Specialized Community Shopping Centre" (CC-9). The applicant is requesting to include Apartments as an additional permitted use within the "Specialized Community Shopping Centre" Zone. The applicant is requesting that these Apartments be regulated by the "High Density Apartment" (R.4B) Zone. The applicant is requesting specialized regulations to the R.4B Zone to implement the proposed development.

The "Specialized Community Shopping Centre" Zone permits residential units in the same building as commercial units, with a maximum building height of three-storeys and does not permit freestanding residential buildings. The applicant is also requesting specialized regulations to the "Community Shopping Centre" Zone to implement the proposed development.

Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with this application.

The existing and proposed development concept plan is included in Schedule 1.

Additional Information

Documents relating to this planning application are available online at guelph.ca/development. Alternate document formats are available upon request.

January 29, 2021

The Staff Report will be available **Friday February 26, 2021** after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 3313
TTY: 519-826-9771
Email: lindsay.sulatycki@guelph.ca

Other Applications

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

How to Get Involved:

The purpose of a Public Meeting is to share information and to hear and consider public comments regarding development applications which can be reviewed by Staff and applicants prior to Council consideration of applications. The public is invited to watch the remote meeting on guelph.ca/live and participate by submitting written comments and/or speaking to the application.

To submit written comments:

You can submit written comments any time via email to clerks@guelph.ca and lindsay.sulatycki@guelph.ca or by mail to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

If you submit comments by 10:00 a.m. on **Friday, March 5, 2021**, your comments will be included in the City Council Agenda (attachments must not exceed 20 MB).

To speak to the application:

If you wish to speak to the application, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, March 5, 2021** by any of the following ways:

- Register online at guelph.ca/delegation
- By phone at 519-837-5603 or TTY 519-826-9771
- By email to clerks@guelph.ca

When we receive your registration, we will send you a confirmation message and instructions for participating in the remote public meeting. Instructions will also be provided during the meeting to ensure that those watching the remote public meeting will be given the opportunity to speak.

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, or regular mail as listed above. Please note Council will not make a decision at the Public Meeting.

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.

Requirement for Owners of Multi-tenant Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice of Complete Application and Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board).

Notice of Collection of Personal Information:

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

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to 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 – Existing and Proposed Development Concept Plan

