

July 18, 2018

**NOTICE OF REVISED APPLICATION
FOR A ZONING BY-LAW AMENDMENT APPLICATION**

Please be advised that changes have been made to the original application for a Zoning By-law amendment at 98 Farley Drive and additional plans and revised reports have been submitted by the applicant to support these changes. This application has been tentatively scheduled for a decision at the City Council Meeting on September 10, 2018; further notice of the decision meeting will be sent once the date is confirmed.

The original application was heard by Council at a Public Meeting on March 19, 2018. In June 2018, revised materials were received that attempt to address comments the developer heard from staff and from Council and the public at the Public Meeting. The applicant has revised their development and propose a six storey 93 unit apartment building. The building is proposed to be shorter in length but a floor higher, which allows the proposal to meet zoning regulations for parking and provide more common amenity area on site.

Original Application:

The original application at 98 Farley Drive was to rezone the site from the current CC-17 (Specialized Community Shopping Centre) Zone to an R.4A-?? (Specialized Apartment Residential) Zone to permit the development of a five storey apartment building containing 92 dwelling units. The following specialized regulations were requested:

- to permit a maximum density of 105 units per hectare where 100 units per hectare is the maximum permitted in the By-law;
- to permit a minimum side yard of 6 metres where 7.5 metres or half the building height is required;
- to permit a minimum required parking ratio of 1.25 spaces per unit, where the by-law requires 1.5 spaces per unit for the first 20 dwelling units, then 1.25 spaces per unit each additional unit.
- to permit the minimum visitor parking space requirement to be 10 percent of the total required parking where the By-law requires 20 percent of the total required parking
- to permit a minimum front yard of 3.0 metres where 6.0 metres is required
- to permit a minimum common amenity area of 940 square metres where 2060 square metres is required.
- to permit a portion of the common amenity area to be in a front yard
- to permit the angular plane to the adjacent P.1 lands to be 70 degrees where 40 degrees is required

Revised Application:

The applicant has altered their proposed development plan and requested some changes to the specialized regulations proposed. The applicant now proposed to build a 6 storey apartment building containing 93 dwelling units. The following specialized regulations have been proposed:

- to permit a maximum density of 105 units per hectare where 100 units per hectare is the maximum permitted in the By-law;

Notice of Revised Application

98 Farley Drive (ZC1711)

- to permit a minimum side yard of 5.5 metres to the northerly lot line where 7.5 metres or half the building height is required;
- to permit a minimum front yard of 4.5 metres on Farley Drive where 6.0 metres is required;
- to permit a minimum common amenity area of 1530 square metres where 2060 square metres is required;
- to permit a portion of the common amenity area to be in a front yard (on Gordon Street);
- to permit the angular plane to the adjacent P.1 lands to be 75 degrees where 40 degrees is required.
- to permit the angular plane to Farley Drive to be 50 degrees where 45 degrees is required.

Supporting Documents

The following additional reports and materials have been submitted in support of this revised application:

- Revised Zoning By-law Amendment Application Letter, prepared by GSP Group, dated June 14, 2018;
- Revised Urban Design Brief, prepared by GSP Group, dated June 2018;
- Revised Site Concept Plan prepared by GSP Group, dated June, 2018;
- Revised Building Elevations and Perspectives, prepared by MMMC Architects, dated May 30, 2018;
- Shadow Impact – June and December for the 5 Storey Proposal, prepared by MMMC Architects, dated April 16, 2018;
- Shadow Impact – September and March for the revised 6 storey proposal, prepared by MMMC Architects, dated June 27, 2018;
- Revised Transportation Impact Brief, prepared by Paradigm Transportation Solutions Ltd, dated July 2018.

For More Information or to Provide Feedback

Details of the Zoning By-law amendment application can be found on the City's website, guelph.ca, under '[Current Development Applications](#)' listed as 98 Farley Drive. Additional materials, City staff reports and public notices will be added to this site as they become available. This information is also available for review by visiting Planning Services at City Hall, 1 Carden Street, 3rd Floor.

If you have any questions or to provide any comments or concerns, please contact:

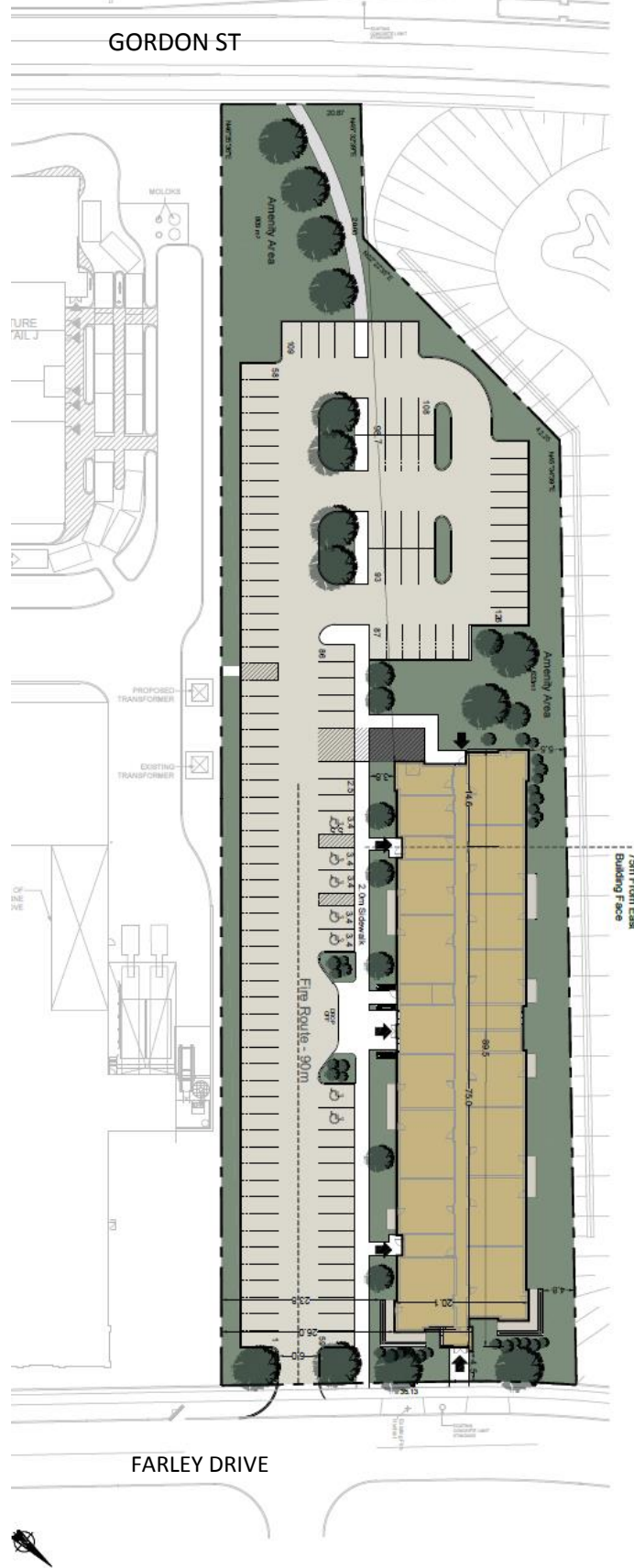
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ATTACHMENT 1
REVISED SITE PLAN AND BUILDING ELEVATIONS



Notice of Revised Application
98 Farley Drive (ZC1711)

Proposed South Elevation:



View from Farley Drive (southeast side):

