

Notice of Public Meeting
51-53 College Avenue West
File: OZS19-003



May 16, 2019

Public Meeting Notice

City Council will hold a Public Meeting in accordance with the Planning Act for a Zoning By-law amendment application received from AJ Lakatos Planning Consultant on behalf of the owner Fabbiovesan Holdings Inc. for the lands municipally known as **51-53 College Avenue West**.

Meeting Date: June 10, 2019
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: 6:30 p.m.

Subject Lands

The subject property is approximately 639 square metres in size with approximately 17 metres of frontage along College Avenue West. The subject property is located on the north side of College Avenue West between Caledonia Street and Borden Street (See Schedule 1-Location Map).

Purpose and Effect of Applications

The intent of the application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Semi-Detached/Duplex" (R.2-?) Zone to recognize the existing semi-detached dwelling. If approved, this application will allow for a future application to the Committee of Adjustment for a Consent to sever application to allow separate ownership of the semi-detached units. No development is proposed through this application.

The applicant is proposing a number of specialized regulations to the Semi-Detached/Duplex Zone to recognize non-complying items on the subject property. The requested specialized regulations will be outlined in further detail in the staff report which will be available May 31, 2019.

The applicant's Site Concept Plan is included as Schedule 2.

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 any 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.

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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(s).

- 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 June 7, 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 June 7, 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.

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.

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- 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 (a separate Notice will be mailed at a later date advising of the date of the Public Meeting).

Additional Information

Documents relating to the planning applications are available online at **guelph.ca/development** under **51-53 College Avenue West**. 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 **May 31, 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:

Abby Watts

Development Planner
Planning and Building Services
Phone: 519-837-5616, ext. 3314
Email: abby.watts@guelph.ca

**Schedule 1
Location Map and Notice Circulation Area**



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Schedule 2
Site Concept Plan

