

Notice of Public Meeting

Subject Lands:

33-41 Arkell Road and 1408 Gordon Street

Legal Description: Pt Lot 7, Concession 8, City Of Guelph, as in RO700881, Pt Lot 7, Concession 8, Designated As Part 3 On PLAN 61R-1192; and 1 Pt Lot 7, Concession 8, City Of Guelph, as in IS15763, IS14494; GUELPH

File No.: OZS21-002

Public Meeting:

Monday May 10, 2021, 6:30 p.m.

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

Proposal:

The applicant is proposing to develop a mixed use retirement community with retirement apartments, independent living and memory care wings. Dedicated commercial space along Arkell Road is also proposed.

Application Details:

A complete application from IBI Group on behalf of ASC (Guelph) Facility Limited Partnership and Resolve Project Management to amend the Zoning By-law for the lands municipally known as 33-41 Arkell Road and 1408 Gordon Street.

The applicant has applied to change the zoning from the "Residential Single Detached" (R.1B) Zone and the "Specialized Cluster Townhouse" (R.3A-46) Zone to a "Specialized General Apartment" (R.4A-?) Zone. The applicant is proposing a number of specialized regulations to the General Apartment Zone.

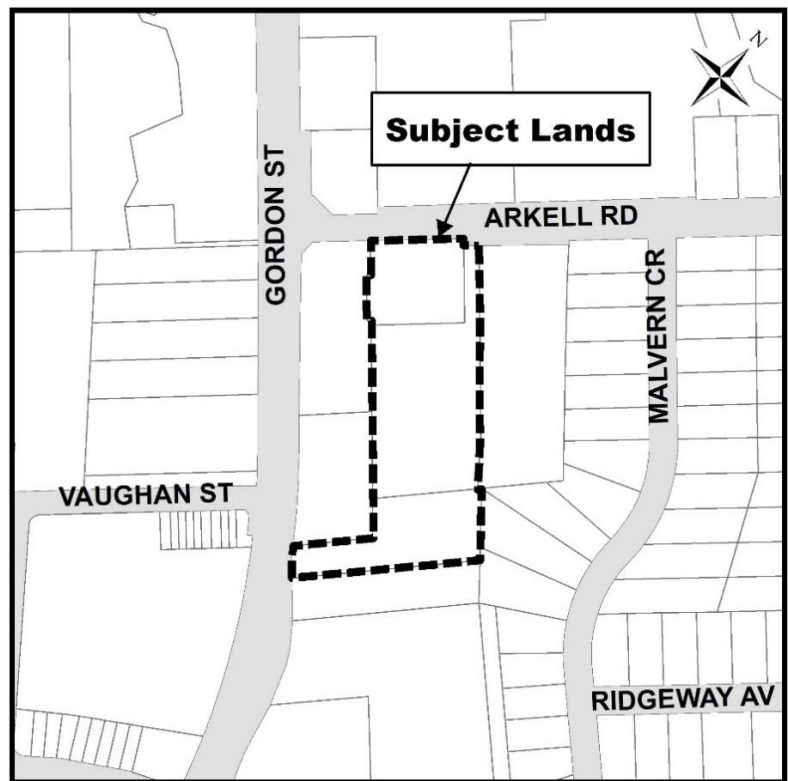
Additional Information

Documents relating to these planning applications are available online at guelph.ca/development.

The Staff Report will be available **Friday, April 30, 2021** after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Key Map:



The applicant's concept plan is included in Schedule 1.

Michael Witmer, Senior Development Planner
Planning and Building Services
519-822-1260, ext. 2790
TTY: 519-826-9771
Email: michael.witmer@guelph.ca

Other Applications

The subject lands do not have any other applications under the Planning Act at this time.

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 ryan.mallory@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, May 7, 2021**, they will be included in the City Council Agenda (attachments must not exceed 20 MB).

To speak to the applications:

If you wish to speak to the applications, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, May 7, 2021** in 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 these applications, when one is made, you must make a written request to the City Clerk by way of email, or regular mail/courier 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 Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board).

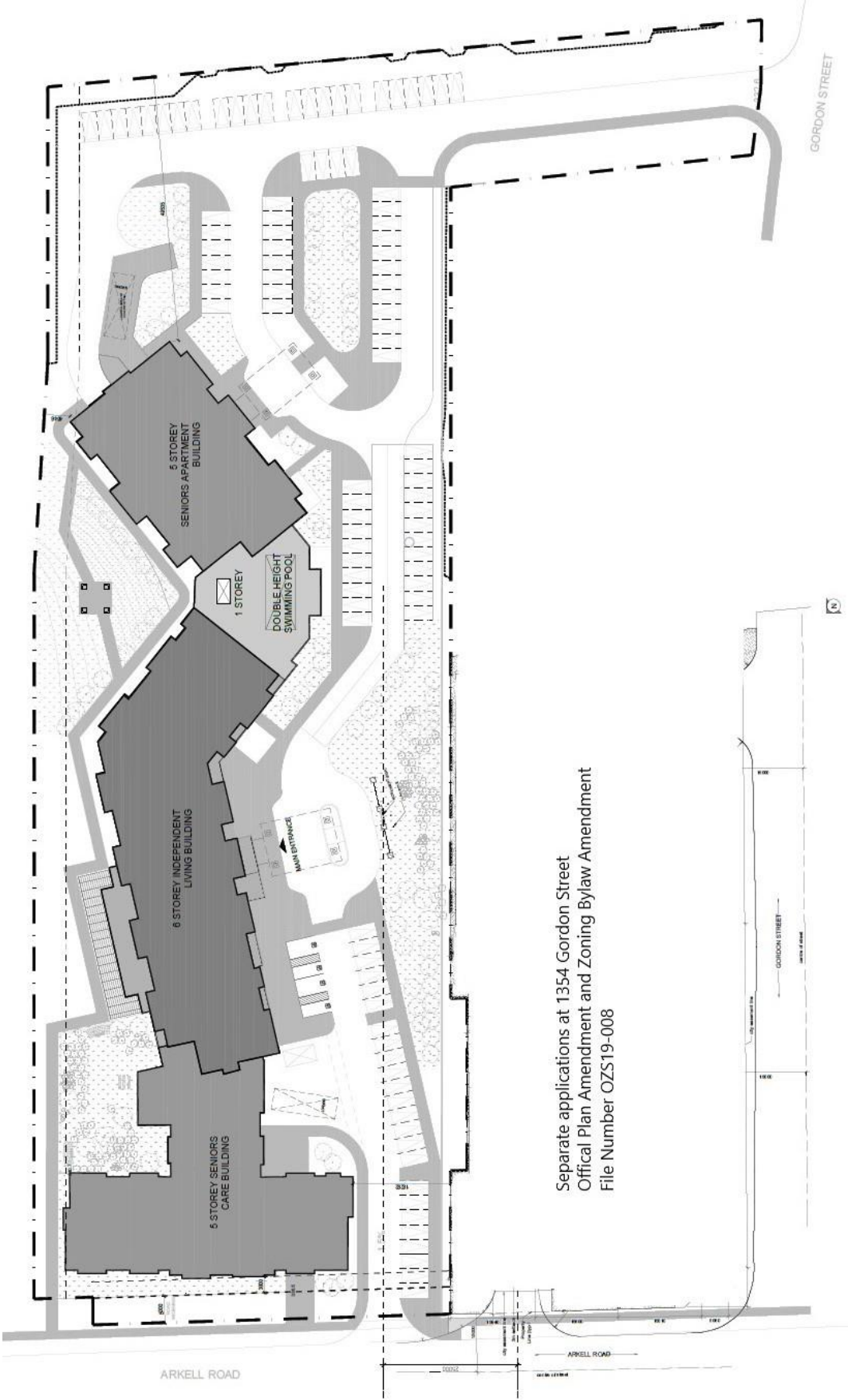
Notice of Collection of Personal Information:

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.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Concept Plan



Separate applications at 1354 Gordon Street
Official Plan Amendment and Zoning Bylaw Amendment
File Number OZS19-008