

NOTICE OF REVISED SUBMISSION TO AMEND THE ZONING BY LAW

Subject Lands:

47-75 Willow Road

Legal Description: Lots 6, 7 and Part Lot 8, Registered Plan 593, City of Guelph

File No.: OZS19-014

Proposal:

Two six storey mixed use buildings, with ground floor commercial units and a total of 115 apartment units on the upper floors.

The applicant's Concept Plan is included in Schedule 1.

Key Map:



Application Details:

The applicant has applied to change the existing standard "Community Commercial" (CC) Zone to a specialized "Community Commercial" (CC-?) Zone. A specialized Community Commercial zone is required to permit the proposed mixed use buildings to be six storeys instead of the three storeys allowed in the standard zone.

The applicant has revised their application to set the new buildings back 6 metres from the street and reduced the number of apartment units from 130 to 115. Amenity areas have been added, including rooftop gardens and the amount of commercial space has been reduced to 1748m² from the original proposal's 2004m².

The applicant has submitted the following documents:

- Revised Urban Design Brief (BRSD)
- Revised Design Report (Edge Architects)
- Transportation Letter (Salvini Consulting)
- Revised Engineering Plans (GM BluePlan)
- Engineering Response Letter (GM BluePlan)

Additional Information/To Provide Comments

Documents relating to this planning application are available online at guelph.ca/development. For additional information or to provide comments on the proposed changes, please contact the planner managing the file:

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