

NOTICE OF COMPLETE APPLICATION TO AMEND THE ZONING BY-LAW

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

Future Public Meeting:

A separate notice will be mailed confirming the date, time and location of the Statutory Public meeting.

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.

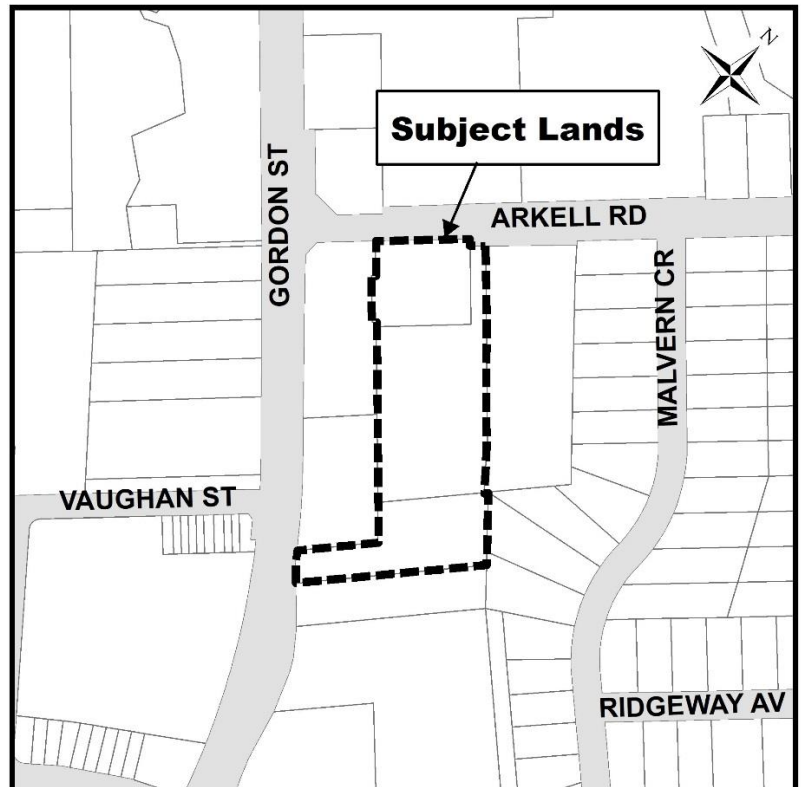
Additional Information

Documents relating to this planning application are available online at guelph.ca/development.

For additional information please contact the planner managing the file:

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

Key Map:



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

How to Get Involved:

Any person may provide written or verbal comments on this application at any future public meetings by any of the following ways:

- By Email to clerks@guelph.ca
- By phone at 519-837-5603 or TTY 519-826-9771
- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

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/courier as listed above.

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.

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

