

# Notice of Complete Applications for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment

## Subject Lands:

1242-1260 Gordon Street and 9 Valley Road

Legal Description: Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph

File No.: OZS20-004

## Future Public Meeting:

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

## Proposal:

A subdivision containing a residential block, a municipal park block and an open space block.

## Application Details:

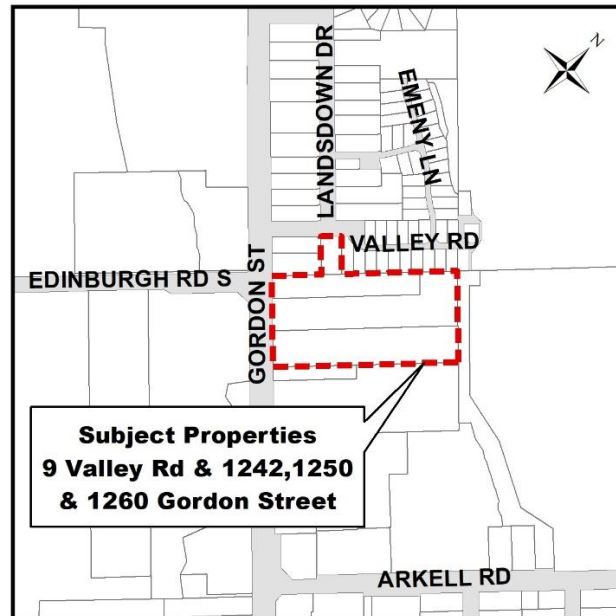
Complete applications from Astrid J. Clos Planning Consultants on behalf of Tricar Properties Limited have been received for a Draft Plan of Subdivision, an Official Plan Amendment and a Zoning By-law Amendment for the subject lands.

A residential subdivision is proposed on the subject lands which are approximately 3.12 hectares in size. The applicant is proposing a residential block with two, 12-storey apartment buildings with a total of 377 apartment units, a municipal park block and an open space block. The proposed Draft Plan of Subdivision is included in Schedule 1.

An Official Plan Amendment and Zoning By-law Amendment are required to implement the proposed subdivision. The subject lands are designated as "High Density Residential" and "Significant Natural Areas" in the Official Plan. The purpose of the Official Plan Amendment is to redesignate a portion of the property designated as "High Density Residential" to the "Open Space and Park" land use designation. The applicant is also requesting to add site specific Official Plan policies that would allow a maximum height of 12 storeys and a maximum density of 271 units per hectare. The "High Density Residential" land use designation permits a maximum height of 10 storeys and a maximum net density of 150 units per hectare.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized High Density Apartment" (R.4B-?) Zone, a "Conservation Land" (P.1) Zone and a "Neighbourhood Park" (P.2) Zone to implement the proposed draft plan of subdivision.

## Key Map:



Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with these applications.

### **Additional Information**

Documents relating to these planning applications are available online at [guelph.ca/development](http://guelph.ca/development).

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner  
Planning and Building Services  
Phone: 519-822-1260, ext. 3313  
TTY: 519-826-9771  
Email: [lindsay.sulatycki@guelph.ca](mailto:lindsay.sulatycki@guelph.ca)

### **Other Applications**

The subject lands are not subject to any other application under the Planning Act.

### **How to Get Involved:**

Any person may provide written comments on these applications in any of the following ways:

- By Email to [clerks@guelph.ca](mailto:clerks@guelph.ca) and [lindsay.sulatycki@guelph.ca](mailto:lindsay.sulatycki@guelph.ca)
- 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 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.

### **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 Complete Application in a location that is clearly visible to all tenants (i.e. building or community notice board).

July 9, 2020

## 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](mailto:privacy@guelph.ca).

## Accessibility:

Alternative accessible formats are available by contacting [planning@guelph.ca](mailto:planning@guelph.ca) or TTY 519-826-9771.

## Schedule 1 – Proposed Draft Plan of Subdivision

