

File: ZC1801

March 13, 2018

**NOTICE OF PUBLIC MEETING
FOR ZONING BY-LAW AMENDMENT APPLICATION**

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the Planning Act on a Zoning By-law Amendment received from Astrid J. Clos Planning Consultants on behalf of 9428577 Canada Corp (Jane Fung) to amend the lands municipally known as 278 College Avenue West.

Meeting Date: **April 9, 2018**
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: **6:30 p.m**

SUBJECT LANDS:

The subject property is approximately 0.112 hectares in size and lands are located on the south side of College Avenue West; between Vanier Drive and Centennial Road. (see Location Map). Surrounding land uses include:

- To the north, directly across College Avenue West is Centennial Public High School;
- To the north east across College Avenue West is an existing 9 storey residential apartment building;
- To the south of the site is a residential cluster townhouse development;
- To the east of the site is a residential cluster townhouse development;
- To the west of the site is the same residential cluster townhouse development.

See Schedule 1 for location map

PURPOSE AND EFFECT OF APPLICATION

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1B (Residential Single Detached) Zone to R.3A-? (Townhouse) with special regulations to permit the development of a 4 storey residential building containing a total of 6 residential units in a back-to-back format.

The following new specialized zoning regulations are being requested through the proposed Zoning By-law amendment application:

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- Adding a definition for back-to-back townhouses. "Back-to-Back Townhouses means a building where each dwelling unit is divided vertically by common rear and side walls and has an independent entrance to the outside";
- A minimum side yard pf 3.0m where the Zoning By-law requires 6.1m;
- A maximum building height of 4 storeys where the Zoning By-law requires a maximum of 3 storeys;
- A maximum building coverage of 50% where the Zoning By-law requires a maximum of 40%.

As shown on the attached plan the proposed development consists of a 4 storey residential building containing approximately 6 residential units. A total of 14 parking spaces are being proposed at grade.

See Schedule 2 for concept plan

SUPPORTING DOCUMENTS

The following information was submitted in support of the application and can be found on the City's website under Current Development Applications:

- Planning Justification Report, prepared by Astrid J, Clos Planning Consultants., dated January 2018.
- Functional Servicing, prepared by GM BluePlan dated January 16, 2018.
- Preliminary Site Servicing and Grading Plan prepared by GM BluePlan, dated January 15, 2018.
- Tree Inventory and Preservation Plan prepared by The Urban Arborist Inc. dated January 18, 2018.
- Conceptual Development Plan, prepared by Grinham Architect, dated January 2018.
- Building Elevations Renderings prepared by Grinham Architect.

OTHER APPLICATIONS

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

PURPOSE OF THE MEETING

The purpose of the meeting is to provide more information about the application and 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.

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. If you wish 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, April 6, 2018 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. If you wish to submit written comments to Council on the application, you must submit the written comments to the City Clerk's Office, City Hall, **no later than 10:00 a.m on Friday, April 6, 2018 in any of the following ways:**

- 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

Recording notification

Please note that public meetings form part of the public record and your words or images may be recorded. Recordings may be broadcast on a local TV channel, streamed online, and/or made available on the City's website.

Notice of 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.

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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

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:

- i The person or public body is not entitled to appeal the decision of the Council of the City of Guelph to the Ontario Municipal Board.
- ii The person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, 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).

FOR MORE INFORMATION

Details of the Zoning By-law Amendment can be found on the City's website under Current Development Applications. Additional reports and public notices will be added to this site as they become available.

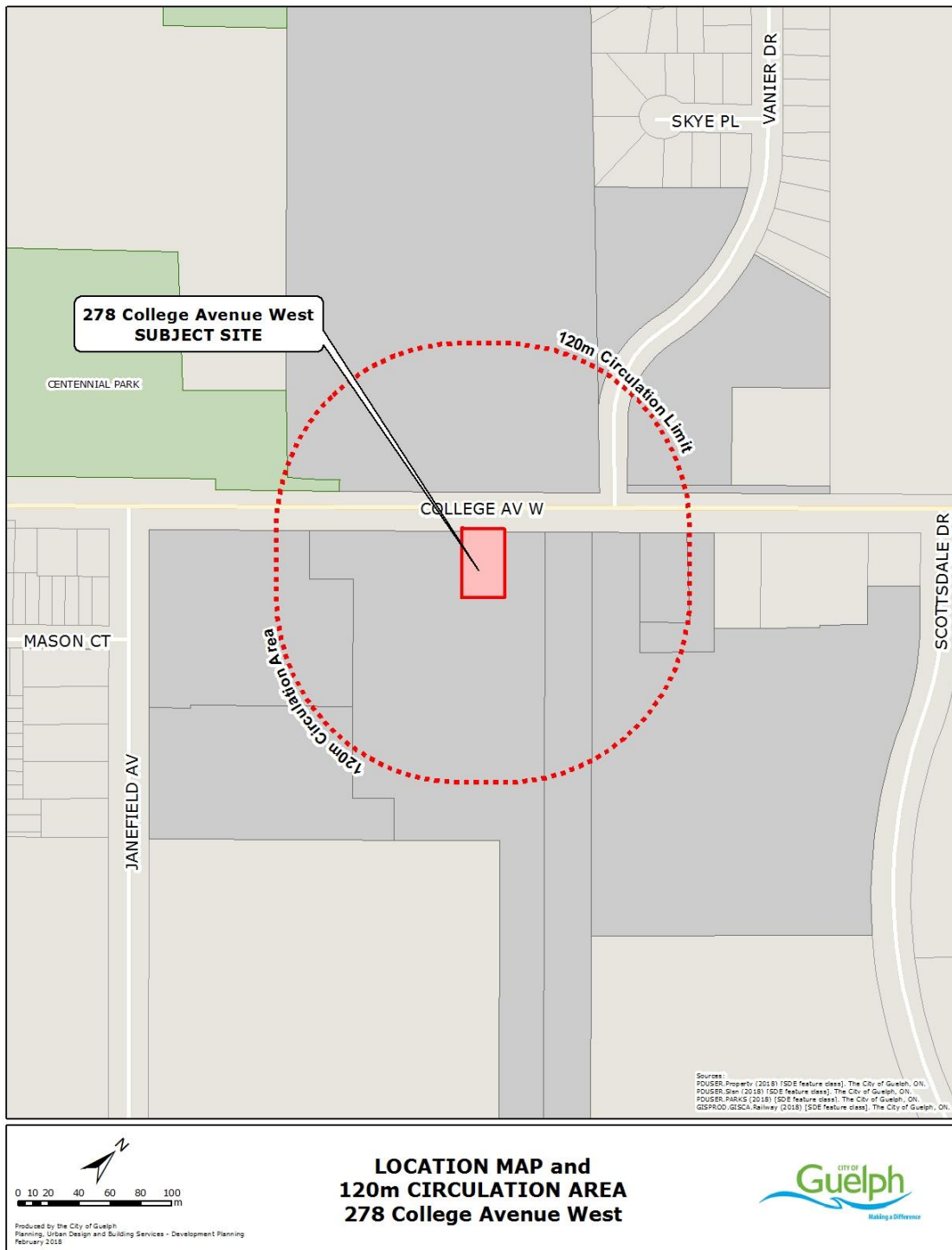
Please note that copies of the Staff Report will be available on Thursday, March 29, 2018 after 12:00 p.m. and may be picked up at Development Planning, 3rd floor, 1 Carden Street on, or after this date.

For additional information please contact the planner managing the file during regular business hours:

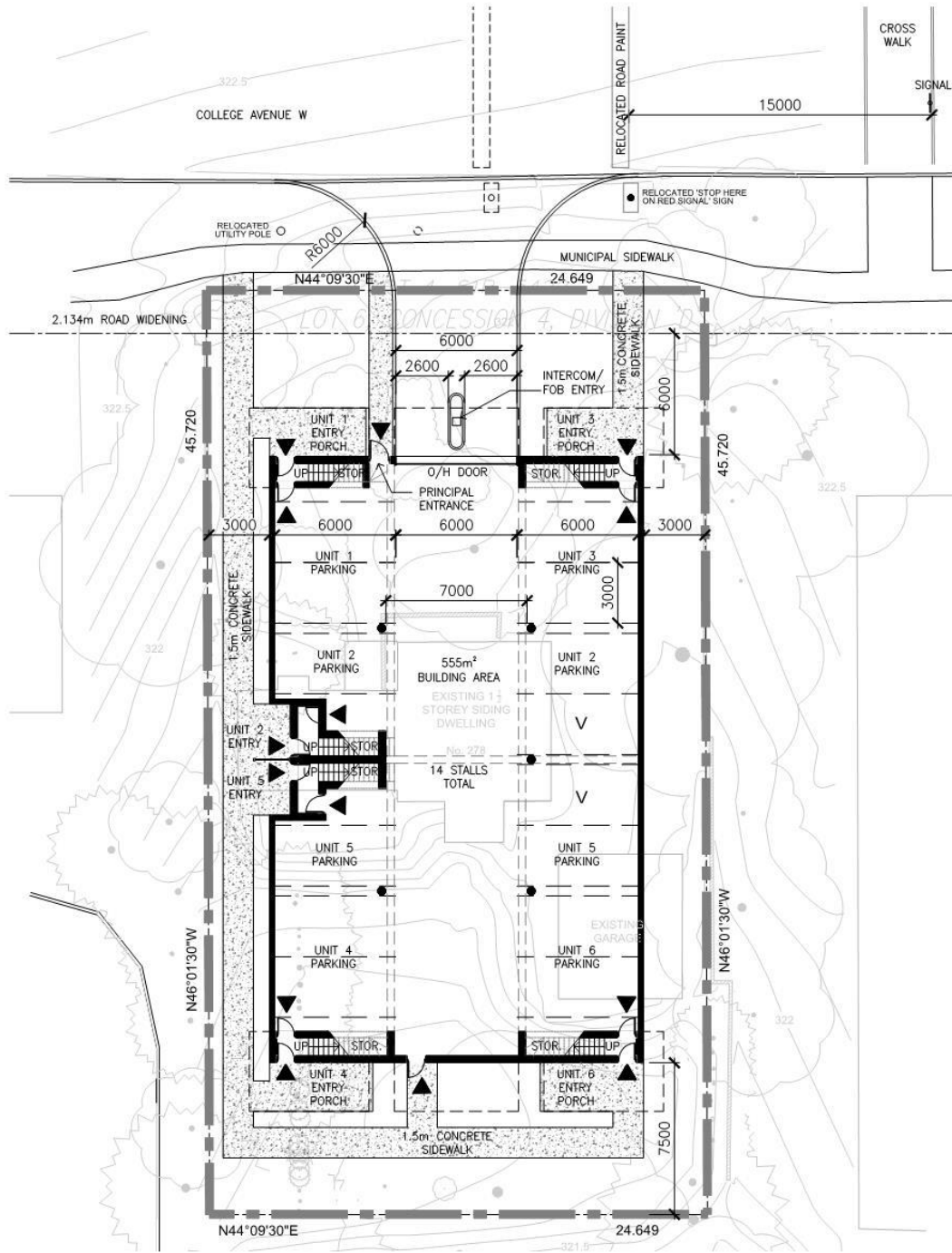
**Rino Dal Bello
Development Planning
Planning, Urban Design and Building Services
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1
519 837-5616 Ext. 2780**

Email: rino.dalbello@guelph.ca

Schedule 1 Location Map and 120m Circulation



Schedule 2 Concept Plan



STREET LEVEL (CONCEPTUAL SITE PLAN)

**Schedule 3
Proposed Renderings**

