

855 and 927 Victoria Road South
File: OZS18-007

November 28, 2018

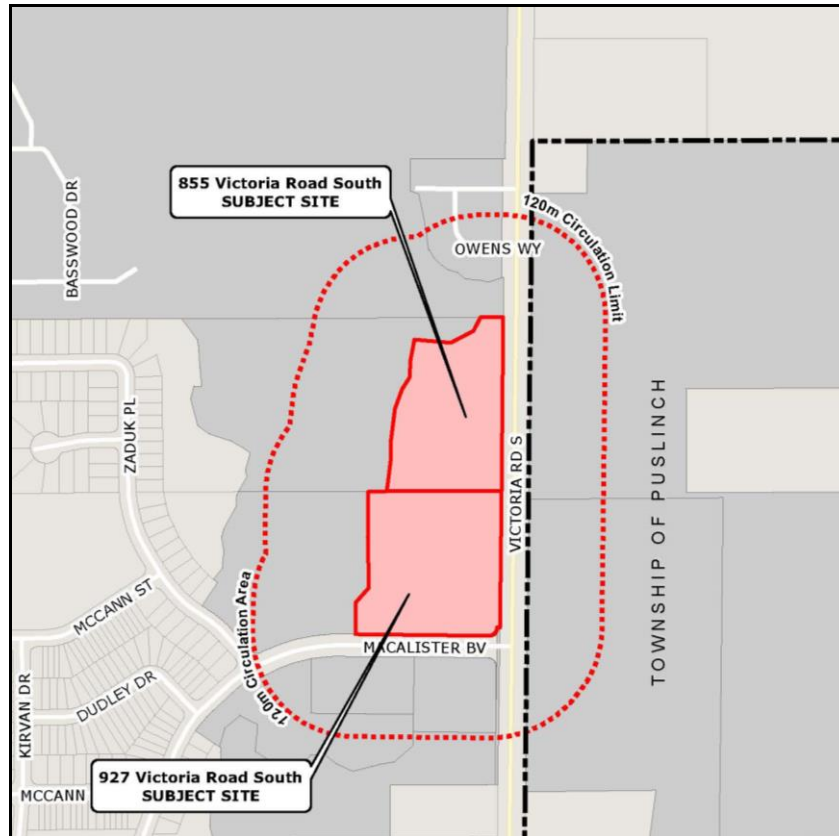
Notice of Complete Application
Proposed Zoning By-law Amendment

In accordance with the provisions of the *Planning Act*, as amended, a complete application has been received from GSP Group on behalf of the Owners, 2506780 Ontario Inc. and Gamma Developers Ltd. to amend the Zoning By-law for the lands municipally known as 855 and 927 Victoria Road South. The application was received by the City on October 23, 2018 and deemed to be complete on November 15, 2018.

Subject Lands

The subject lands are comprised of two separate parcels of land as shown on the Location Map below. The northern parcel is municipally known as 855 Victoria Road South and is approximately 2.25 hectares in size and has approximately 204 metres of frontage along Victoria Road South. The southern parcel is municipally known as 927 Victoria Road South and is approximately 2.58 hectares in size and has approximately 170 metres of frontage along Victoria Road South and approximately 166 metres of frontage along MacAlister Boulevard.

Location Map



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Purpose and Effect of Application

The subject lands were annexed from the Township of Puslinch in 1993 and accordingly are zoned "Agricultural" (A), according to the Township of Puslinch Zoning By-law 19/85. The intent of the application is to change the zoning from the "Agricultural" (A) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, "Specialized High Density Apartment" (R.4B-?) Zone and to a "Conservation Land" (P.1) Zone to permit the development of 367 to 400 residential dwelling units comprised of stacked townhouses and apartment units. The application has provided two conceptual site plans – Option A and Option B, that provide different levels of intensity for the site's development. Both options have the same general layout in terms of boundaries, access and circulation, but with variations in the residential form, intensity and configuration of the southern parcel. More specifically, the applicant is proposing:

Option A

- 367 dwelling units comprised of 156 stacked townhouse units and 211 apartment units; and,
- 502 parking spaces in total (including driveway and garage parking for the stacked townhouses, surface parking spaces and underground parking spaces for the apartment units).

Option B

- 400 dwelling units comprised of 108 stacked townhouse units and 292 apartment units; and,
- 544 parking spaces in total (including driveway and garage parking for the stacked townhouses, surface parking spaces and underground parking spaces for the apartment units).

Site-specific zoning regulations have been requested to the "Residential Cluster Townhouse" (R.3A) Zone and to the "High Density Apartment" (R.4B) Zone to facilitate this proposal. Further details on the site-specific zoning regulations requested can be found in the supporting documents submitted with this application. Please refer to the 'Additional Information' section of this Notice for further information on where documents relating to this application can be found.

The Conceptual Site Plans for Option A and Option B are attached to this Notice.

Other Applications

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

Future Public Meeting

A separate notice will be mailed to you at a later date confirming the date, time and location of a Statutory Public Meeting as required under the *Planning Act*.

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To provide written comments

Any person may provide written or verbal comments and/or be notified of any future public meetings or decisions on the application(s).

If you wish to submit written comments on the application, you must submit the written comments to the City Clerk's Office, City Hall, **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

If you wish to be notified of the decision of the City of Guelph on the proposed Zoning By-law Amendment application (when a future decision is made), you must make a written request to the City Clerk. The City Clerk's contact information is above.

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.

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

- i. If a person or public body would otherwise have an ability to appeal the decision of Guelph City Council 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.
- ii. 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.

Please note that the Ontario Municipal Board (OMB) was replaced by the Local Planning Appeal Tribunal (LPAT) on April 3, 2018. Information about the LPAT and rights of appeal can be found on their website at: <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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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 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 (a separate Notice will be mailed at a later date advising of the date of the Public Meeting).

Additional Information

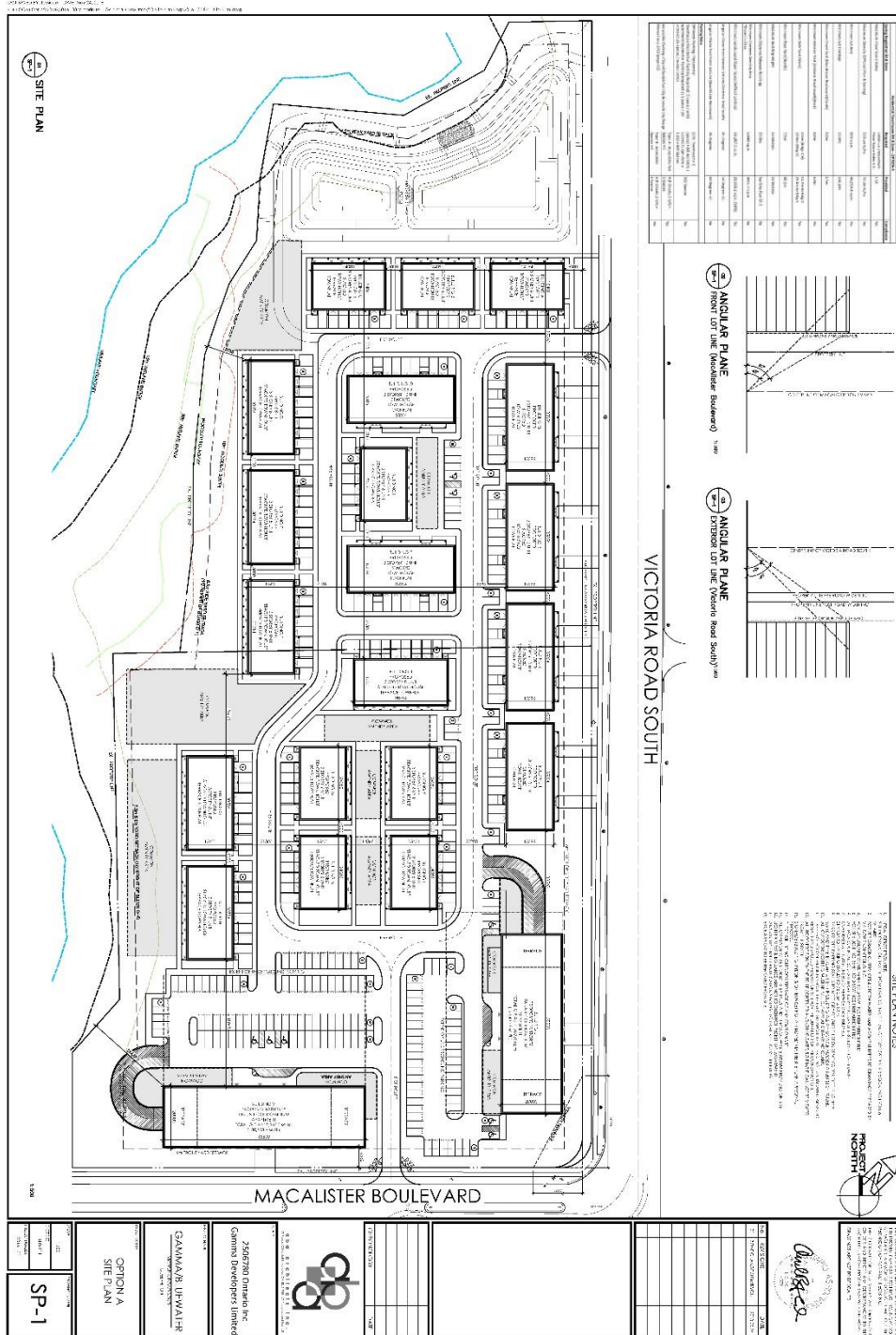
Documents relating to the Zoning By-law Amendment application are available online at guelph.ca under Current Development Applications. City staff reports and public notices will be added to this site as they become available.

Printouts of these documents are available to review by scheduling an appointment with the planner during regular office hours.

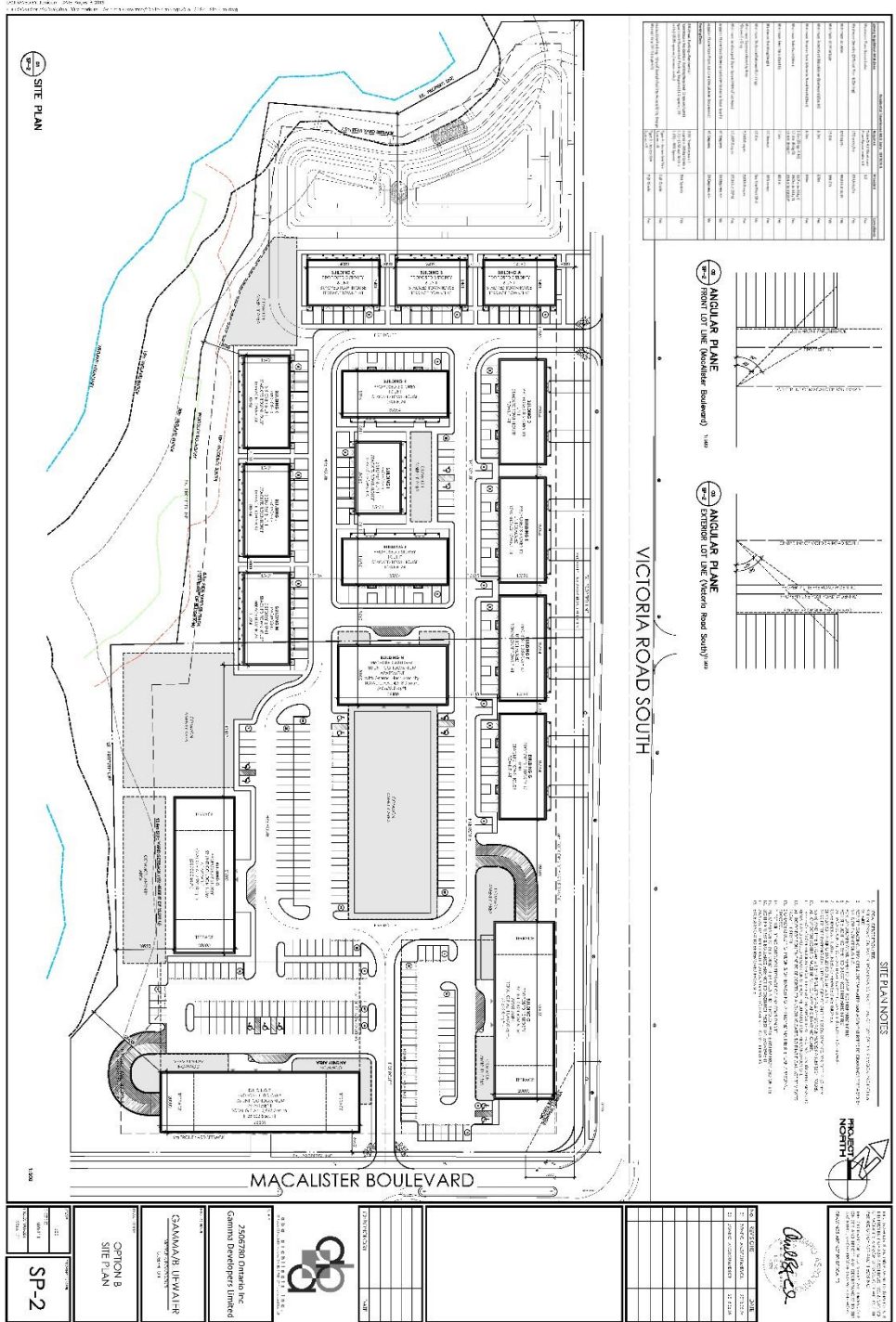
For additional information, please contact the planner managing the file:

Lindsay Sulatycki
Senior Development Planner
Planning and Building Services
519-837-5616, extension 3313
lindsay.sulatycki@guelph.ca

**Schedule 1
 Conceptual Site Plan – Option A**



Schedule 2 Conceptual Site Plan – Option B



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To: Agencies and Departments

The City of Guelph is currently reviewing the Zoning By-law Amendment application from GSP Group for the lands municipally known as 855 and 927 Victoria Road South.

Please submit your comments by **February 1, 2019**. If you have any questions or require further information, please call Lindsay Sulatycki at 519-837-5616 Extension #3313, or email at lindsay.sulatycki@guelph.ca.

If you have no comments or concerns regarding this application for 855 and 927 Victoria Road South (**File OZS18-007**), please sign and submit this form to:

Lindsay Sulatycki, Senior Development Planner
Planning and Building Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Email: lindsay.sulatycki@guelph.ca

Agency

Representative (Please Print)

Representative (Signature)

Date