

NOTICE OF REVISED SUBMISSION TO AMEND THE ZONING BY-LAW

Subject Lands:

855 and 927 Victoria Road South

Key Map:

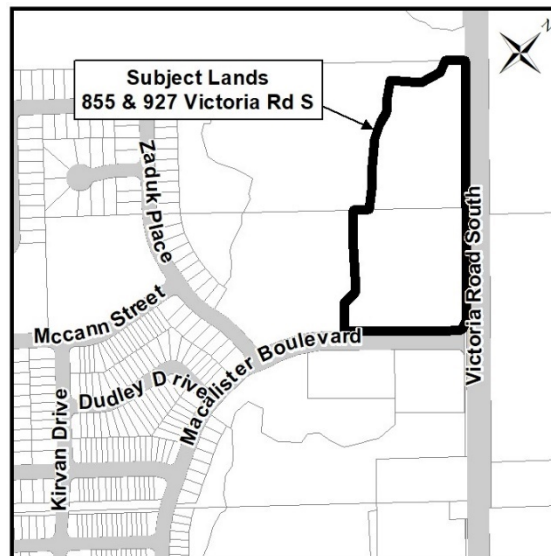
Legal Description: Part of Lot 2, Concession 8, Township of Puslinch, Part 7 of 61R-9761, City of Guelph and Part of Lot 3, Concession 8, Rear, Township of Puslinch, Part 2 of 61R-10792, City of Guelph

File No.: OZS18-007

Proposal:

497 dwelling units in the form of stacked townhouses and apartments.

The revised conceptual master plan is included in Schedule 1.



Application Details:

Revised materials for the Zoning By-law Amendment application have been received for the subject lands from GSP Group on behalf of the owners, 2506780 Ontario Inc. and Gamma Developers Ltd. The original application was deemed to be complete on November 15, 2018, and the statutory public meeting was held on February 11, 2019.

Key changes to the original proposal include the following:

- A revised conceptual master plan replaces the previous two concept options that were part of the original application. The revised master plan maintains the original intent for a medium/high density residential development in conformity with the "Medium Density Residential" and "High Density Residential" land use designations of the Official Plan.
- The revised plan proposes a total of 497 dwelling units as follows:
 - 78, 3-storey stacked townhouse units on the northern parcel. These units are situated along the Victoria Road frontage and the central portion of the northern parcel and arranged with block lengths of 4 units or 6 units stacked (8 or 12 units per block). These units are supplied with surface parking spaces.
 - 32, 3 ½-storey stacked townhouse units on the northern parcel. These units are situated along the western edge facing the natural area arranged with block lengths of narrower 8 units. These units have integrated garages and driveways for parking facing internally to the site rather than towards the natural areas.
 - 70 back-to-back townhouse units on the southern parcel. These are 4-storey units situated on the western portion of the southern parcel, along MacAlister Boulevard and along the natural area edge. There are two types of back-to-back townhouse units proposed: those with integrated garages and those with surface parking spaces.
 - 317 apartment units are proposed on the southern parcel in the form of two apartment buildings along the Victoria Street South frontage near the intersection

with MacAlister Boulevard. The buildings are massed as a 10-storey portion lining the Victoria frontage and dropping to an 8-storey portion in an "L" configuration, all of which sits atop a podium base of 3-storeys. The podium contains an above-grade parking garage providing most of the parking for residents as well as apartment units along the edges. The podium rooftop and 8th storey rooftop contain common amenity areas for resident use.

- A total of 572 surface and structured parking spaces are provided on the subject lands.
- The revised plan maintains a series of larger and smaller shared outdoor common amenity areas distributed across the site.
- The revised plan maintains the location of the previous two public street connections as presented in the original proposal. The connection to Victoria Road South is located on the northern end of the subject lands to maximize spacing to the intersection with Macalister Boulevard. This Victoria Road South site access is now proposed as a full-moves intersection for ingress and egress to the site. The connection to MacAlister Boulevard is aligned with the existing median break. The MacAlister Boulevard access continues to be a full-moves intersection.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Agricultural" (A) Zone in the Township of Puslinch Zoning By-law 19/85 to the "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, "Specialized High Density Apartment" (R.4B-?) Zone and the "Conservation Land" (P.1) Zone of the City of Guelph's Zoning By-law (1995)-14864. 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 documents submitted with the revised submission.

Revised documents relating to this planning application are available online at guelph.ca/development. Alternate document formats are available upon request.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner
Planning and Building Services
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TTY: 519-826-9771
Email: lindsay.sulatycki@guelph.ca

Other Applications

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

To submit written comments:

You can submit written comments any time via email to lindsay.sulatycki@guelph.ca or by mail to Lindsay Sulatycki, Planning and Building Services, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

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 Ontario Land 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 Ontario Land 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 Revised Submission in a location that is clearly visible to all tenants (i.e., building or community notice board).

Notice of Collection of Personal Information:

Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Comments provided are considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to 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 – Revised Conceptual Master Plan

