

Notice of Complete Applications and Public Meeting – Proposed Official Plan Amendment and Zoning By-law Amendment



1354 Gordon Street
File: OZS19-008
Date: October 10, 2019

City Council will hold a Statutory Public Meeting in accordance with the Planning Act on Official Plan Amendment and Zoning By-law Amendment applications received from Weston Consulting on behalf of the owner, 1354 Gordon Street Inc. for the lands municipally known as 1354 Gordon Street.

Meeting Date: Tuesday, November 12, 2019

Location: Council Chambers, City Hall, 1 Carden Street

Time: 6:30 p.m.

Subject Lands

The subject lands are located at the southeast corner of Gordon Street and Arkell Road. The lands are approximately 0.65 hectares in size with approximately 118 metres of frontage along Gordon Street and approximately 43 metres of frontage along Arkell Road (see Schedule 1 - Location Map).

Purpose and Effect of Application

The intent of the Official Plan Amendment Application is to add a site specific policy to the existing "Neighbourhood Commercial Centre" land use designation to permit the proposed mixed use building to be a total of eight (8) storeys in height.

The intent of the Zoning By-law Amendment Application is to change the zoning from the current "Urban Reserve" (UR) Zone to a specialized "General Apartment" (R.4A-?) Zone with site specific provisions.

Further details on the Official Plan Amendment and site specific zoning provisions will be provided in the Public Meeting information report to Council.

The proposed conceptual site plan is included in Schedule 2.

Purpose of the Meeting

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

Other Applications

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

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).

1. 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, November 8, 2019 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
2. You may attend the meeting and request to speak at the meeting.
3. To submit written comments to Council on the application, you must submit them to the City Clerk's Office, City Hall, no later than 10:00 a.m. on Friday, November 8, 2019 in any of the following ways:
 - By Email at clerks@guelph.ca
 - In person at the ServiceGuelph Counter at City Hall, 1 Carden St, 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 Information 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. 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 Information

Information about the LPAT and rights of appeal can be found on their website at: [LPAT Website](#)

- 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.

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 (November 13, 2019).

Additional Information

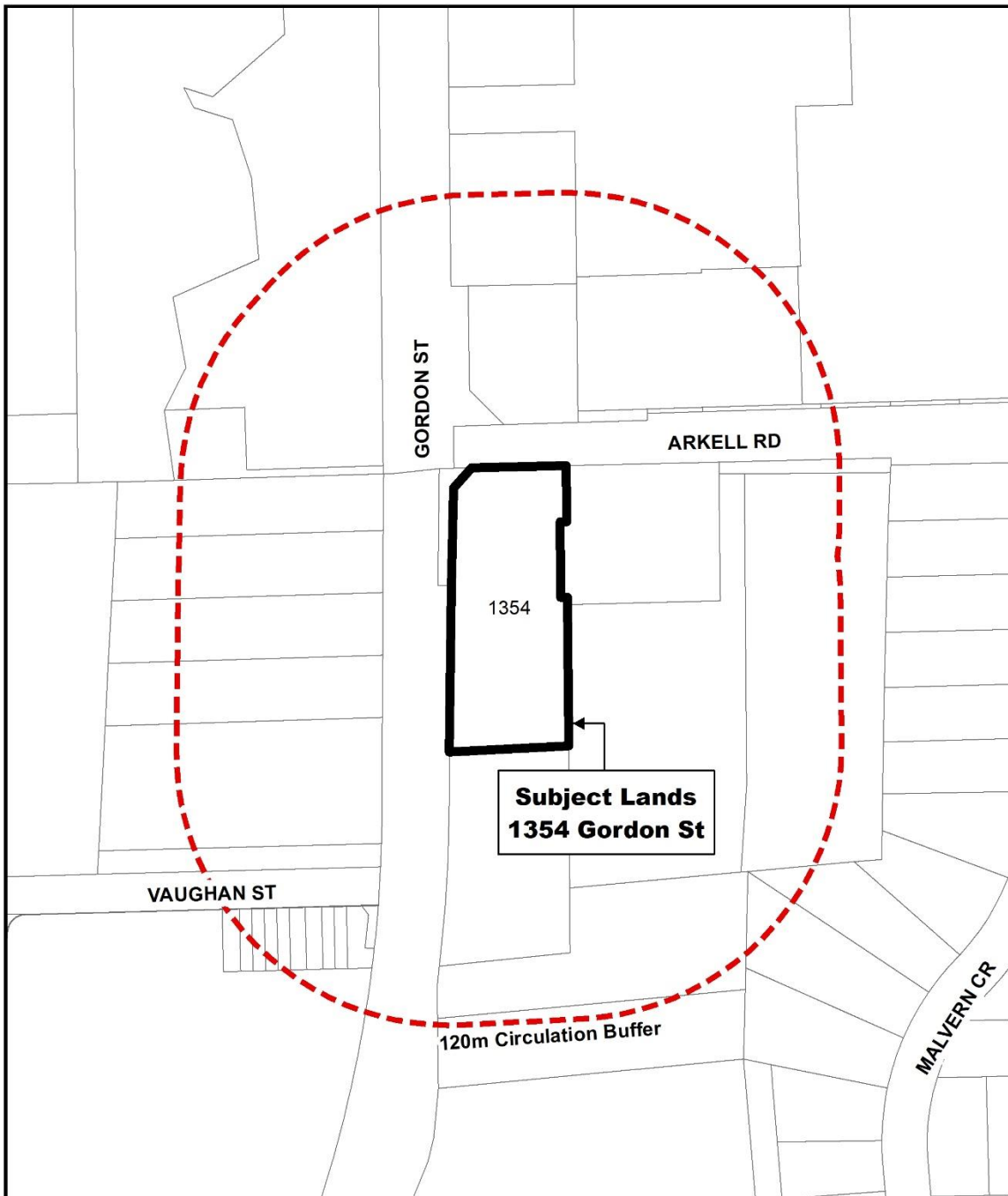
Documents relating to the planning application are available online at **guelph.ca/development** under **1354 Gordon Street**. Printouts of these documents are available to review by scheduling an appointment with the Planner during regular office hours.

Please note that copies of the Staff Report will be available on November 1, 2019 after 12:00 p.m. and will be posted online or may be picked up at Planning and Building Services, 3rd floor, 1 Carden Street on, or after this date.

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

Michael Witmer, MCIP, RPP
Senior Development Planner
Planning and Building Services
Phone: 519-837-5616, ext. 2790
Email: michael.witmer@guelph.ca

Schedule 1 – Location Map and Notice Circulation Area



LOCATION & 120m CIRCULATION MAP
1354 Gordon Street



Produced by the City of Guelph
Planning and Building Services
September 2019

Schedule 2 – Conceptual Site Plan

