

# NOTICE OF DECISION MEETING



## Subject Lands:

166-178 College Avenue West

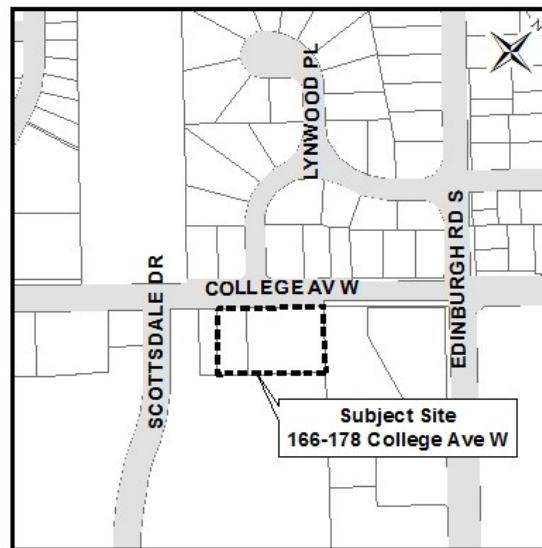
File No.: OZS19-010

## Council Meeting:

Monday April 12, 2021, 6:30 p.m.

This is a remote City Council meeting that can be watched online at [guelph.ca/live](http://guelph.ca/live)

## Key Map:



## Application Details:

Applications for an Official Plan Amendment and Zoning By-law Amendment have been received from GSP Group Inc. on behalf of the owner, 2689865 Ontario Limited to amend the Official Plan and Zoning By-law for the lands municipally known as 166-178 College Avenue West to permit the development of a six-storey apartment building, containing 110 dwelling units and a seniors day use and/or day care centre on the ground floor.

The purpose of the Official Plan Amendment application is to change the land use designations from "Low Density Residential" and "Medium Density Residential" to a site-specific "High Density Residential" land use designation to permit a density of 172 units per hectare and to permit a seniors day use.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Specialized General Apartment" (R.4A-5) Zone and the "Residential Single Detached" (R.1B) Zone to a "Specialized High Density Apartment" (R.4B-?) Zone.

The proposed conceptual site plan is shown in Schedule 1.

## Purpose of Meeting

City staff will be providing a recommendation to Council on these applications. You have received a copy of this notice as you either provided comments on the applications, or provided your contact information to be notified of the future decision.

## Additional Information:

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

The Staff Report will be available on **April 1, 2021** after 12:00 p.m. at [guelph.ca/development](http://guelph.ca/development)

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

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## **Lindsay Sulatycki, Senior Development Planner**

Planning and Building Services

Phone: 519-822-1260, extension 3313

TTY: 519-826-9771

[lindsay.sulatycki@guelph.ca](mailto:lindsay.sulatycki@guelph.ca)

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

The public is invited to watch the remote meeting on [guelph.ca/live](https://guelph.ca/live) and participate by submitting written comments and/or speaking to the applications.

To submit written comments:

- You can submit written comments via email to [clerks@guelph.ca](mailto:clerks@guelph.ca) and [lindsay.sulatycki@guelph.ca](mailto:lindsay.sulatycki@guelph.ca) no later than **10:00 a.m. on Friday April 9, 2021** to ensure your comments are included in the City Council Agenda (attachments must not exceed 15 MB)
- You can mail written comments to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall. Comments must be received in the mail or placed in the mail slot prior to Friday April 9, 2021 to be included in the City Council Agenda.

To speak to the application:

- If you wish to speak to the application, **you must register as a delegation**. Please contact the Clerk's Department no later than **10:00 a.m. on Friday April 9, 2021** by any of the following ways:
  - Register online at [guelph.ca/delegation](https://guelph.ca/delegation)
  - By phone at 519-837-5603 or TTY 519-826-9771
  - By email to [clerks@guelph.ca](mailto:clerks@guelph.ca)

When we receive your registration, we will send you a confirmation message and instructions for participating in the remote Council meeting.

### **How to Stay Informed:**

If you wish to be notified of the City Council decision on this application you must make a written request to the City Clerk by way of email or regular mail 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.

### **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. Information provided or

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presented at a public meeting is 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](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 Conceptual Site Plan**

