

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Subject Lands:

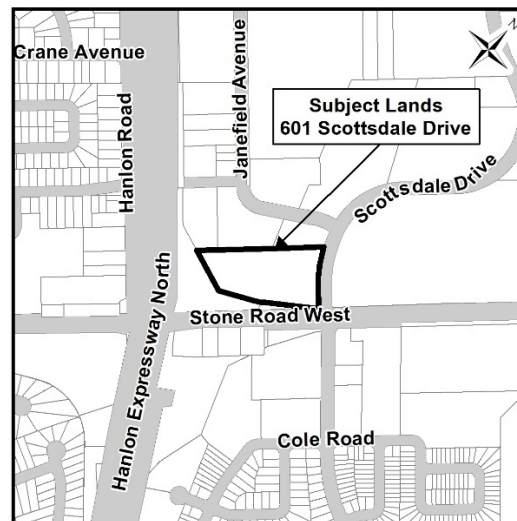
601 Scottsdale Drive

File No.: OZS24-007

Public Meeting:

Tuesday June 11, 2024, 6:00 p.m.
This is a hybrid City Council meeting that can be watched online at guelph.ca/live or in-person in the Council Chambers at Guelph City Hall, 1 Carden Street, Guelph, Ontario.

Key Map:



Application Details:

Complete applications for an Official Plan Amendment and Zoning By-law Amendment have been received for the subject property from MHBC Planning Limited, on behalf of Forum Asset Management. A portion of the subject property is developed with an existing building (Phase 1), which converted a former hotel into a building containing 164 residential suites geared to students attending the University of Guelph. Phase 1 was approved through previous planning processes and is currently fully occupied.

The Official Plan and Zoning By-law Amendments are proposed to permit a second phase of the development (Phase 2) on the vacant portion of the subject property. Phase 2 consists of two, seven-storey buildings with 489 residential suites geared to students attending the University of Guelph.

The subject property is designated Mixed-Use Corridor 1 and is within the Stone Road Strategic Growth Area in the City of Guelph Official Plan. Medium and high-density multiple unit residential buildings and apartments are permitted with a maximum height of 14 storeys and a maximum density of 250 units per hectare. An Official Plan Amendment is required to permit a density of 300 units per hectare across the entirety of the subject property (Phases 1 and 2 combined).

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (1995)-14864, as amended, through a Specialized Service Commercial (SC.1-XX) Zone and to establish site-specific zoning regulations in the Comprehensive Zoning By-law (2023)-20790, as amended, through a Site-specific Mixed Use Corridor with a Parking Adjustment (MUC-XX(PA)) Zone to facilitate the proposed development.

Further details of the requested zoning and specialized regulations can be found in the supporting documents submitted with this application that are posted on the City's website.

The proposed conceptual site plan is shown in Schedule 1.

Additional Information

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

The Staff Report will be available **Friday May 31, 2024** after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 3313
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.

How to Get Involved:

The purpose of a Public Meeting is to share information and to hear and consider public comments regarding development applications which can be reviewed by Staff and applicants prior to Council consideration of applications. The public is invited to watch the remote meeting on guelph.ca/live and participate by submitting written comments and/or speaking to the application.

To submit written comments:

You can submit written comments any time via email to clerks@guelph.ca and lindsay.sulatycki@guelph.ca or by mail 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.

If you submit comments by 10:00 a.m. on **Friday, June 7, 2024**, your comments will be included in the City Council Agenda (attachments must not exceed 20 MB).

To speak to the application:

If you wish to speak to the application, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, June 7, 2024** by any of the following ways:

- Register online at guelph.ca/delegation
- By phone at 519-837-5603 or TTY 519-826-9771
- By email to clerks@guelph.ca

When we receive your registration, we will send you a confirmation message and instructions for participating in the hybrid public meeting will be provided. Instructions will also be provided during the meeting to ensure that those watching online and attending in-person will be given the opportunity to speak.

May 16, 2024

How to Stay Informed:

If you wish to be notified of the 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. Please note Council will not make a decision at the Public Meeting.

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 Complete Application and Public Meeting 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. Information provided or 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.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Proposed Conceptual Site Plan

