

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Subject Lands:

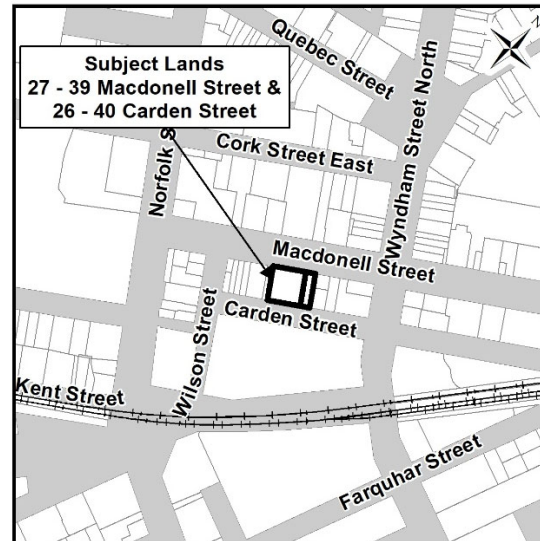
26-40 Carden St. and 27-39
Macdonell St.

File No.: OZS24-012

Public Meeting:

Tuesday September 10, 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 lands from UP Consulting Limited on behalf of the owner, Skyline Retail Real Estate Holdings Limited. The Official Plan and Zoning By-law Amendments are proposed to permit the development of a 14 storey building with 120 residential units and 595 square metres of at grade commercial space.

The subject lands are designated as "Mixed Use 1" in the Downtown Secondary Plan. Schedule D: Maximum and Minimum Building Heights of the Downtown Secondary Plan identifies the subject lands as having a minimum height of 3 storeys and a maximum height of 6 storeys. The purpose of the Official Plan Amendment is to add a site-specific policy to the Downtown Secondary Plan to allow a maximum building height of 14 storeys.

The subject lands are zoned "Site-specific Downtown 1" (D.1-1), according to Zoning By-law (2023)-20790, as amended. The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790, as amended, through a Site-specific Downtown 1 (D.1-xx) 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 August 30, 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, September 6, 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, September 6, 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.

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.

July 31, 2024

Appeals Information:

Only the applicant, specified person and public bodies as defined in the Planning Act, and registered owners of lands to which the by-law will apply and who made oral submissions at the public meeting or who have made written submissions to the City before the by-law is passed, will be able to appeal the decision of the City of Guelph to the Ontario Land Tribunal.

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.

