

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW



Subject Lands:

66 Duke Street

Legal Description: Part of Lots 86, 87 & 88, Registered Plan 161, City of Guelph

File No.: OZS20-008

Public Meeting:

October 13, 2020, 6:30 p.m.

This is a remote City Council meeting that can be watched online at guelph.ca/live

Proposal:

To redevelop the site as a (4) four storey, 22 unit apartment building.

Application Details:

A complete application has been submitted from GSP Group on behalf of IT Enterprises Inc. to amend the Official Plan and Zoning By-law for the lands municipally known as 66 Duke Street.

The Official Plan Amendment application proposes a site specific amendment to permit a density of 150 units per hectare. The Zoning By-law Amendment application proposes a new R.4D-?? (Specialized Infill Apartment) Zone, with specialized regulations requested to permit additional density, an increase in Floor Space Index (FSI), reductions in minimum side yards and rear yard, and reductions in the amount of off-street parking, and parking space dimensions.

Additional Information

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

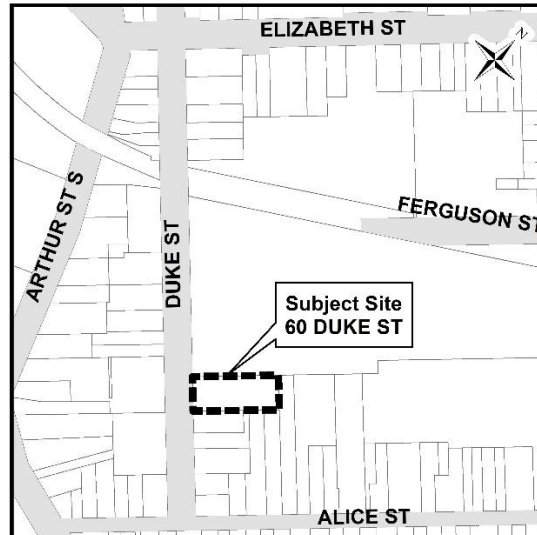
The Staff Report will be available Friday October 2, 2020 after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Katie Nasswetter, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 2356
TTY: 519-826-9771
Email: katie.nasswetter@guelph.ca

The applicant's Concept Plan is included in Schedule 1.

Key Map:



September 17, 2020

How to Get Involved:

The purpose of a Public Meeting is to share information and consider public comments regarding the development applications which can be reviewed by staff and applicants prior to Council's decision at a future meeting.

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. All those viewing the public meeting will be given the opportunity to speak during the meeting by calling in.

To speak to the application:

If possible, please contact the Clerk's Department no later than 10:00 a.m. on Friday, October 9th, 2020 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 remote Council meeting.

To submit written comments:

- You can submit written comments via email to clerks@guelph.ca and katie.nasswetter@guelph.ca no later than 10:00 a.m. on Friday, October 9th, 2020 to ensure your comments are included in the City Council Agenda (attachments must not exceed 20 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 no later than 10:00 a.m. on Friday, October 9th, 2020

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, in person or regular mail/courier 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 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 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 Building and Concept Plan

