

# Notice of Public Meeting

## Subject Lands:

520 Speedvale Avenue East

Legal Description: Block B, Plan 602,  
City of Guelph

File No.: OZS20-006

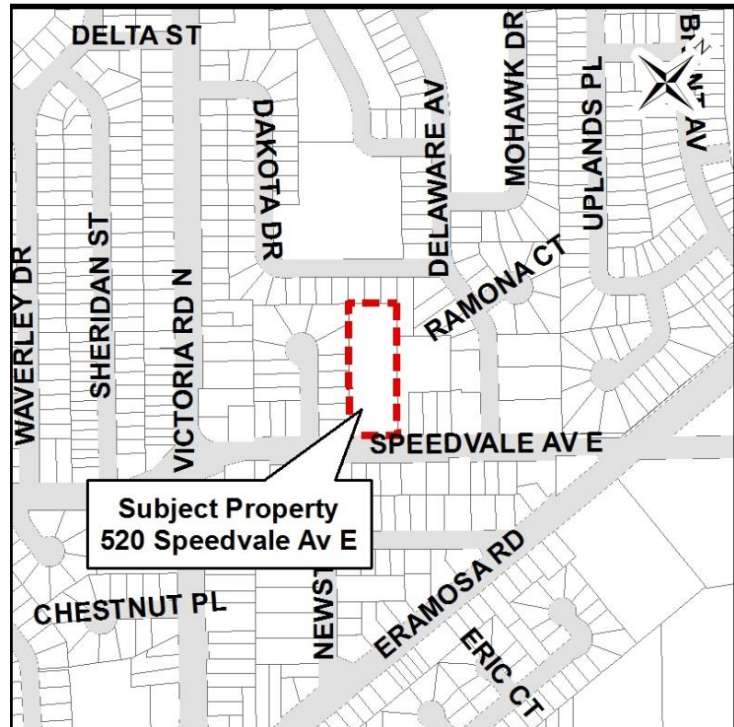
## Public Meeting:

Tuesday, October 13, 2020, 6:30  
p.m. This is a remote City Council  
meeting that can be watched online  
at [guelph.ca/live](http://guelph.ca/live).

## Application Details:

The property owner is proposing to  
redevelop the subject property to a  
cluster townhouse development with  
64 stacked, back-to-back units. 84  
parking spaces are provided in a  
surface lot. The development will be  
accessed off a private driveway from  
Speedvale Avenue East.

## Key Map:



To permit the proposed redevelopment, the applicant has applied to amend the Official Plan from the existing "Low Density Residential" designation to the "Medium Density Residential" designation.

The applicant has also applied to change the zoning from the "Institutional – Educational, Spiritual, and Other Services" (I.1) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone. The applicant is proposing a number of specialized regulations to the Residential Cluster Townhouse Zone. Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with these applications.

A conceptual site plan of what the cluster townhouse development is proposed to look like is included in Schedule 1 of this Notice.

## Additional Information

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

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

For additional information please contact the planner managing the file:

Michael Witmer, Senior Development Planner  
Planning and Building Services  
Phone: 519-822-1260, ext. 2790  
TTY: 519-826-9771  
Email: michael.witmer@guelph.ca

### **Other Applications**

The subject lands do not have any other applications under the Planning Act at this time.

### **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](http://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](mailto:clerks@guelph.ca) and [michael.witmer@guelph.ca](mailto:michael.witmer@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, October 9, 2020**, they will be included in the City Council Agenda (attachments must not exceed 20 MB).

### **To speak to the applications:**

If you wish to speak to the applications, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, October 9, 2020** in any of the following ways:

- Register online at [guelph.ca/delegation](http://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 public meeting. Instructions will also be provided during the meeting to ensure that those watching the remote public meeting will be given the opportunity to speak.

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

If you wish to be notified of the Council decision on these applications, when one is made, you must make a written request to the City Clerk by way of email, 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.

September 15, 2020

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 asked to post this Notice of 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:**

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](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 – Concept Plan

