

Notice of Public Meeting

Subject Lands:

1242-1260 Gordon Street and 9 Valley Road

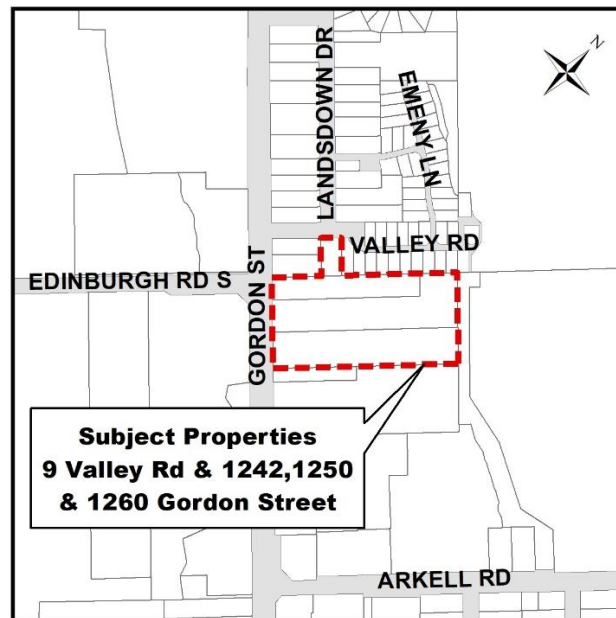
Legal Description: Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph

File No.: OZS20-004 and 23T-20001

Public Meeting:

Monday September 14, 2020, 6:30 p.m. This is a remote City Council meeting that can be watched online at guelph.ca/live.

Key Map:



Application Details:

A draft plan of subdivision is proposed on the subject lands. The applicant is proposing a residential block with two, 12-storey apartment buildings with a total of 377 apartment units, a municipal park block and an open space block. The proposed Draft Plan of Subdivision is included in Schedule 1.

1242-1260 Gordon Street is designated as "High Density Residential" and "Significant Natural Areas" in the Official Plan and 9 Valley Road is designated as "Low Density Residential". The purpose of the Official Plan Amendment is to redesignate a portion of the property designated as "High Density Residential" and "Low Density Residential" to the "Open Space and Park" land use designation to permit a municipal park. The applicant is also requesting to add site specific Official Plan policies that would allow a maximum height of 12 storeys and a maximum density of 271 units per hectare. The "High Density Residential" land use designation permits a maximum height of 10 storeys and a maximum net density of 150 units per hectare.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized High Density Apartment" (R.4B-?) Zone, a "Conservation Land" (P.1) Zone and a "Neighbourhood Park" (P.2) Zone to implement the proposed draft plan of subdivision.

Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with these applications.

Additional Information

Documents relating to these planning applications are available online at guelph.ca/development.

The Staff Report will be available **Friday September 4, 2020** 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 11, 2020**, your comments will be included in the City Council Agenda (attachments must not exceed 15 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, September 11, 2020** in 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 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.

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.

Accessibility:

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

Schedule 1 – Proposed Draft Plan of Subdivision

