

# NOTICE OF DECISION MEETING TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

## Subject Lands:

105 Elmira Road North

## Legal Description:

Plan 61M-68, Block 180, City of Guelph

**File No.:** OZS25-003

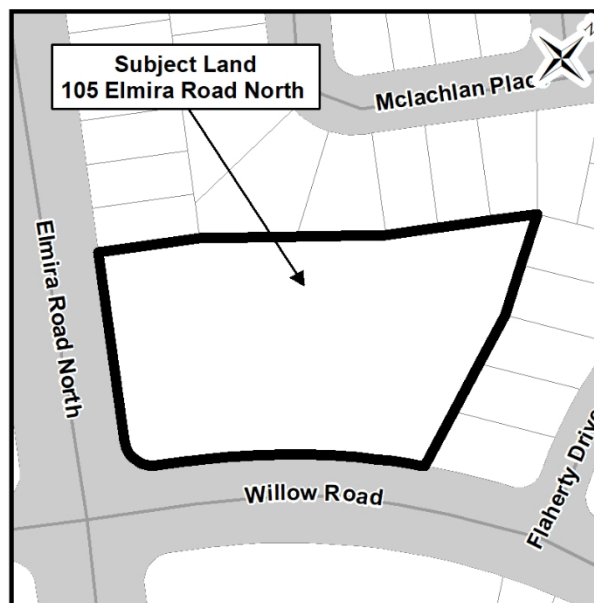
## Public Meeting:

6:00pm Tuesday, July 15, 2025

This is a hybrid City Council meeting that can be watched online at [guelph.ca/live](https://guelph.ca/live) or in-person in the Council Chambers at Guelph.

City Hall, 1 Carden Street, Guelph, Ontario.

## Key Map:



## Application Details:

An application for an Official Plan Amendment and Zoning By-law Amendment has been received from GSP Group for the lands municipally known as 105 Elmira Road North on behalf of the owners, 8 Killam Apartment Subsidiary II Limited Partnership and HIP Investments Inc. to redesignate the subject lands from "Neighbourhood Commercial Centre" to a specialized "Medium Density Residential" designation. The proposal would also rezone the subject lands from "Neighbourhood Commercial Centre" (NCC) to a site-specific "Medium Density Residential" (RM.6-30) zone under City of Guelph Zoning By-law (2023)-20790, to permit the development of a six-storey apartment building with 126 dwelling units.

Further details of the requested Zoning By-law Amendment can be found in the supporting documents submitted with this application.

The proposed conceptual site plan is shown in Schedule 1.

## Additional Information

Documents relating to these planning applications are available online at [guelph.ca/development](https://guelph.ca/development). Alternate document formats are available upon request.

The Staff Report will be available **Friday July 4, 2025**, after 12:00 p.m. online at [guelph.ca/development](https://guelph.ca/development).

For additional information please contact the planner managing the file:

Eric Rempel, Development Planner II  
Planning and Building Services  
Phone: 519-822-1260, ext. 2617  
TTY: 519-826-9771  
Email: [eric.rempel@guelph.ca](mailto:eric.rempel@guelph.ca)

**To submit written comments:**

You can submit written comments any time via email to [clerks@guelph.ca](mailto:clerks@guelph.ca) and [eric.rempel@guelph.ca](mailto:eric.rempel@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, July 11, 2025**, 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, July 11, 2025** by 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 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, when one is made on these applications, you must make a written request to the City Clerk by way of email, in person or regular mail/courier as listed above.

**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 in a location that is clearly visible to all tenants (i.e. building or community notice board).

**Notice of Collection of Personal Information:**

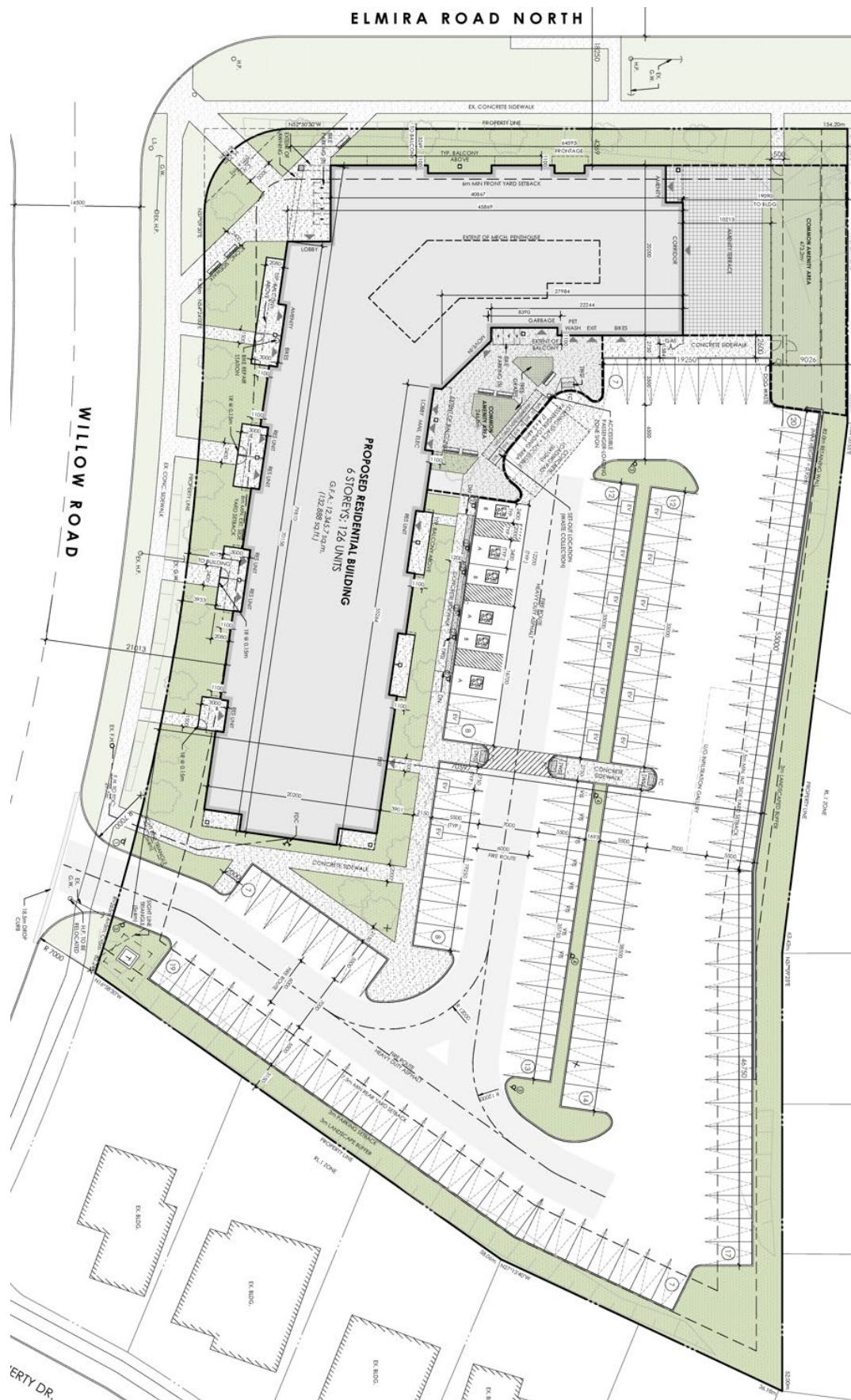
Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

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](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



June 19, 2025