

Notice of Decision Meeting for an Official Plan Amendment and Zoning By-law Amendment

Subject Lands:

1373-1389 Gordon Street

File No.: OZS22-001

Council Meeting:

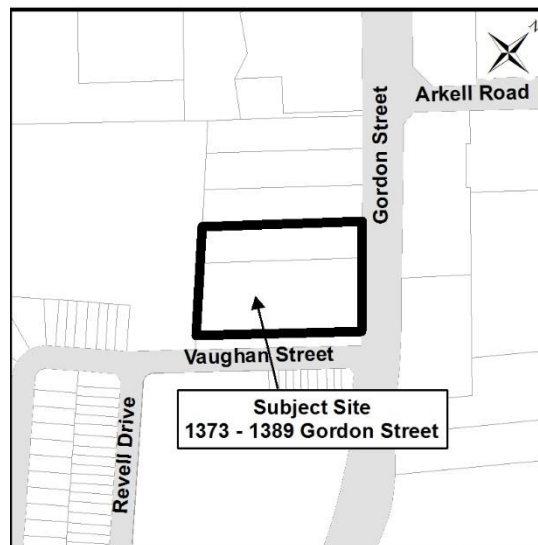
June 13, 2023, 6:30 p.m.

This is a hybrid City Council meeting that can be watched online at guelph.ca/live or in-person in Council Chambers, 1 Carden Street, Guelph.

Proposal:

To redevelop the site with a four to seven storey mixed-use building with two wings: a 7 (seven) storey west wing and a four (4) storey east wing. This building will contain 99 apartment dwelling units and 850 square metres of commercial space.

Key Map:



Application Details:

A decision will be made on Official Plan and Zoning By-law Amendment applications received from GSP Group on behalf of the owner, Vaughan St GP Corp. for the subject lands, 1373-1389 Gordon Street.

The Official Plan Amendment application proposes to add a site-specific policy to permit a maximum building height of seven (7) storeys.

The Zoning By-law Amendment application proposes to rezone the site from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Neighbourhood Commercial" (NC-14) Zone in By-law (1995)-14864 and the "Neighbourhood Commercial Centre with a Parking Adjustment Suffix and Holding Symbol" ((NCC(PA)(H12)) Zone and "Medium Density Residential 5 with a Parking Adjustment Suffix and Holding Symbol" ((RM.5(PA)(H12)) to a new "Specialized Neighbourhood Commercial Centre with Parking Adjustment Suffix" ((NCC-18)(PA)) Zone in By-law (2023)-20790 with specialized regulations to permit the development of a 4 to 7 storey mixed-use apartment building with 99 apartment units and 850 square metres of commercial space.

The current Concept Plan and a rendering is included in Schedule 1.

Purpose of Meeting:

City staff will be providing a recommendation to Council on these applications. You have received a copy of this notice as you either provided comments on the applications, requested to be added to the mailing list, or provided your contact information on the Public Meeting sign-in sheet.

May 23, 2023

Additional Information:

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

The Staff Report will be available on **June 2, 2023**, after 12:00 p.m. at guelph.ca/development.

For additional information please contact the City planner managing the file:

Michael Witmer

Planning and Building Services

Phone: 519-822-1260, extension 2790

TTY: 519-826-9771

Email: michael.witmer@guelph.ca

How to Get Involved:

Any person may participate in the meeting by registering in advance and/or providing verbal or written comments on the application.

If you wish to speak to the applications, notify the Clerk's Department no later than **10:00 a.m. on Friday June 9th, 2023**, 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

To be included in the Council Agenda, we request written comments no later than **10:00 a.m. on Friday June 9th, 2023**, by any of the following ways:

- By Email to clerks@guelph.ca & michael.witmer@guelph.ca
- In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

How to Stay Informed:

If you wish to be notified of the City Council decision on these applications, you must make a written request to the City Clerk by way of email or regular mail as listed above.

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 Ontario Land 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-laws are 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-laws are 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.

Notice of Collection of Personal Information:

Personal information is being collected 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@quelp.ca.

Accessibility:

Alternative accessible formats are available by contacting planning@quelp.ca, 519-822-1260 extension 2790 or TTY 519-826-9771.

Schedule 1– Proposed Site Concept Plan and Building Rendering

View from Gordon Street/Vaughan Street, looking northwest.



Schedule 1 (continued) – Proposed Site Concept Plan and Building Rendering

