

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

## Subject Lands:

1373 and 1389 Gordon Street

File No.: OZS22-001

## Public Meeting:

March 21, 2022, 6:30 p.m.

This is a remote City Council meeting that can be watched online at [guelph.ca/live](http://guelph.ca/live)

## Proposal:

The property owner is proposing to redevelop the subject lands to a 9 storey, 98-unit mixed-use apartment building with ground floor commercial space and 9<sup>th</sup> floor office uses.

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

## Application Details:

A complete application from GSP Group Inc., on behalf of Vaughan Street GP Corp., has been received to amend the Official Plan and Zoning By-law for the lands municipally known as 1373 and 1389 Gordon Street.

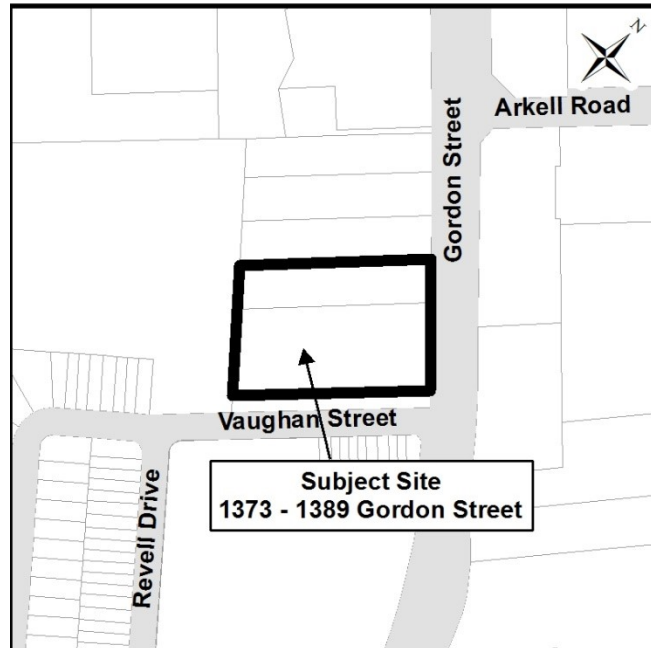
To permit the proposed redevelopment, the applicant has applied to add a site-specific Official Plan policy to allow for a maximum building height of nine storeys, whereas a maximum of six is currently permitted.

The applicant has also submitted a concurrent Zoning By-law Amendment application to change the current zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Neighbourhood Shopping Centre" (NC-?) Zone. The applicant is proposing specialized regulations to the specialized NC Zone to facilitate the proposed 9 storey, 98-unit mixed-use apartment building. Details on the requested specialized zoning regulations can be found in the supporting documents submitted with these applications.

## Additional Information

The Staff Report will be available **Friday March 11, 2022** after 12:00 p.m. online at [guelph.ca/development](http://guelph.ca/development). Additional information and documents related to this planning application are also available online at [guelph.ca/development](http://guelph.ca/development). Alternate document formats are available upon request.

## Key Map:



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](mailto:michael.witmer@guelph.ca)

### **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, March 18, 2022**, 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, March 18, 2022** 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 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 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 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-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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

February 14, 2022

## **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:**

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.

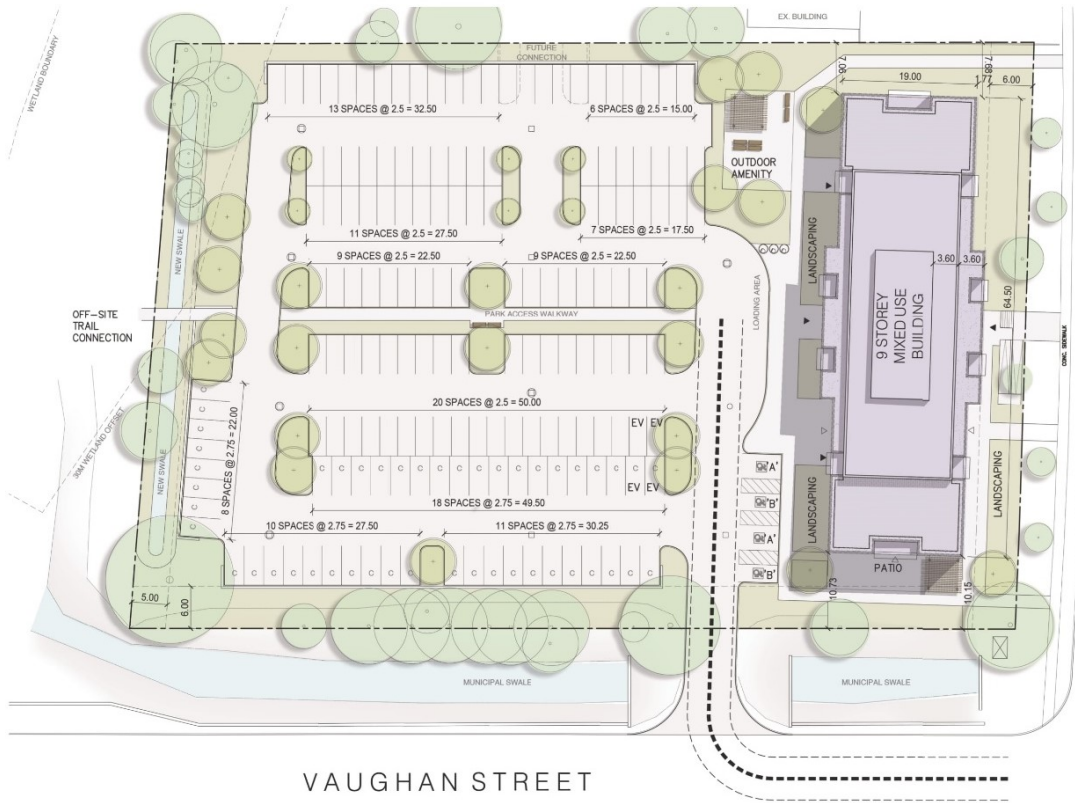
This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or [privacy@guelph.ca](mailto:privacy@guelph.ca).

## **Accessibility:**

Alternative accessible formats are available by contacting [planning@guelph.ca](mailto:planning@guelph.ca) or TTY 519-826-9771.

# Schedule 1 – Proposed Site Concept Plan and Rendering

Reid's Heritage Properties  
 1373-1389 Gordon St.  
 Mixed-Use Development  
 Guelph, ON



GORDON STREET

Site Statistics	
Site Area	10,083 m <sup>2</sup>
Building Footprint	1,303 m <sup>2</sup>
Gross Floor Area	
Residential	8,984 m <sup>2</sup>
Commercial	1,076 m <sup>2</sup>
Amenity	202 m <sup>2</sup>
Services Etc.	375 m <sup>2</sup>
<b>Total</b>	<b>10,637 m<sup>2</sup></b>
Residential Suites	
Suite Count	98 Suites
14/floor x 7 floors	98 Suites
Suite Density	98 suites / 1,008 hectares
	97.2/hect.
Residential Parking	
Required 1.1/unit	108 Spaces
	Provided 113 Spaces
Commercial Parking	
Ground Floor Retail	425 m <sup>2</sup>
Required 1 Space/18m <sup>2</sup>	24 Spaces
Office Area	650 m <sup>2</sup>
Required 1Space/33m <sup>2</sup>	20 Spaces
	Provided 49 Spaces
Barrier-Free Parking	
Type A	2 Spaces
Type B	2 Spaces

  
 Schematic Site Plan  
 Scale 1:500



February 14, 2022