



SHAPING GREAT COMMUNITIES

September 11, 2025

File No. 24186

Guelph City Hall  
1 Carden Street  
Guelph, ON  
N1H 3A1

(sent via e-mail)

**Re: Application for Zoning By-law Amendment  
55 Baker Street / 152 & 160 Wyndham Street North, Guelph  
Baker District**

Dear Ms. Sulatycki:

GSP Group Inc. ("GSP") is pleased to submit the attached complete formal application for a Zoning By-law Amendment ("ZBA") on behalf of Baker Street Development Inc ("Windmill"). The property is currently owned by the City of Guelph with an executed purchase and sale agreement with Windmill for a portion that will become privately owned lands. The requested ZBA will facilitate development proposed for the properties known municipally as 55 Baker Street and 152 & 160 Wyndham Street North (hereafter referred to collectively as the "Site").

The Proposed Development consists of two mixed-use towers with ground floor commercial space with underground and podium parking. The North Tower will be 17-storeys and the South Tower will be 19 storeys in height. A total of approximately 401 residential units are proposed across the two towers, and 595m<sup>2</sup> of commercial space on the ground level of the towers. A mix of studio, 1-bedroom, 1-bed den, 2-bedroom, and 2-bed den units is proposed. Common amenity spaces are shared between the towers and include a mix of indoor and rooftop space. Approximately 205 parking spaces are proposed. Two public urban squares are also proposed which will remain in the ownership of the City.

A pre-consultation was held for the Proposed Development which informed the list of submission materials.

The electronic submission includes the following:

- Development Application Form;
- Planning Justification Report, including draft text of the requested Zoning By-law Amendment, and Neighbourhood Meeting Report;
- Site Plan;
- Conceptual Landscape Plans;
- Elevations/Sections/Floor Plans;

**PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE**

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[gspgroup.ca](http://gspgroup.ca)

- Transportation Study including Traffic Geometrics Plan and Swept Path Analysis, and response matrix to traffic engineering comments from the pre-consultation;
- Grading Plans;
- Site Screening Questionnaire; and
- Hydrogeological Study.

A Wind Study was identified as a submission requirement but is not included in the submission package at this time. Through discussions with City staff, it was determined that the Wind Study could be submitted through the Site Plan Approval stage.


Confirmation was provided from L. Lefler on May 26, 2025 that 0.5m separation distance from the seasonal high groundwater elevation to the bottom elevation of the underground parking is sufficient. L. Lefler also confirmed that the groundwater monitoring completed to date and the Hydrogeology Assessment Report submitted in 2022 is sufficient for establishing the seasonal high groundwater elevation of 323 masl. Lowest elevation of the North Tower is 324.27masl, and lowest elevation of the South Tower is 323.62masl, therefore a minimum 0.5m separation is achieved. The hydrogeological report is included with the submission package.

The Pre-consultation comments also note that an updated UDMP must be endorsed by Council prior to formal submission of the ZBA application. Through discussions with City staff, it was determined that the updated UDMP be submitted at the same time as the ZBA application so that Council can endorse the UDMP at the same time as receiving the formal ZBA application.

In addition to the electronical submission, an EFT in the amount of \$21,063.00 has been provided for the formal application fee.

We look forward to working with the City of Guelph on this application. Should you have any questions or require any further information, please do not hesitate to contact me or Charlotte Lewington of our office.

Yours truly,  
GSP Group



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Stacy Laughlin, City of Guelph