

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

Subject Lands:

70 Fountain Street East

Legal Description: All of Lots 19 & 20, Registered Plan 8, City of Guelph

File No.: OZS19-015

Council Meeting:

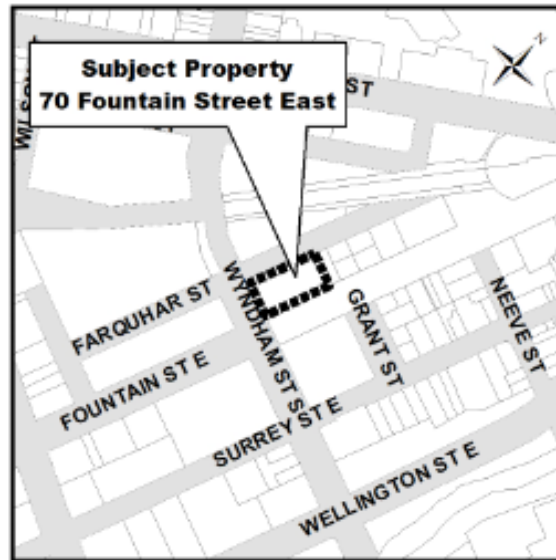
July 13, 2020, 6:30 p.m.

This is a remote City Council meeting that can be watched online at guelph.ca/live

Proposal:

A 25 storey mixed use building, with ground floor commercial units, office space and a total of 180 apartment units on the upper floors. See Schedule 1.

Key Map:



Application Details:

A complete application from Skydevco Inc. to amend the Official Plan and Zoning By-law for the lands municipally known as 70 Fountain Street East.

The Official Plan amendment application proposes changing the land use designation from "Institutional or Office" to "Mixed Use 1", to change the height permissions from 3-6 storeys to up to 25 storeys and to add a site specific policy that limits the building tower floorplate above 4 storeys to 700 square metres in size. The zone change application proposes that the specialized "Central Business District" (CBD.1-1) Zone be changed to a specialized "Downtown 1" (D.1-?) Zone. A specialized Downtown 1 Zone is required to permit the proposed mixed use building to be 25 storeys instead of the 3 storeys allowed in the standard zone.

Purpose of Meeting

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

Additional Information:

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

The Staff Report will be available on **July 3rd, 2020** after 12:00 p.m. at guelph.ca/development.

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

Katie Nasswetter

Planning and Building Services

Phone: 519-822-1260, extension 2356

TTY: 519-826-9771

Email: katie.nasswetter@guelph.ca

How to Get Involved:

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 via email to clerks@guelph.ca and katie.nasswetter@guelph.ca no later than 10:00 a.m. on Friday, July 10th, 2020 to ensure your comments are included in the City Council Agenda (attachments must not exceed 20 MB)
- You can mail written comments 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 no later than 10:00 a.m. on Friday, July 10th, 2020

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 10th, 2020 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

When we receive your registration, we will send you a confirmation message and instructions for participating in the remote Council meeting.

How to Stay Informed:

If you wish to be notified of the City Council decision on this application 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 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.

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.

June 24, 2020

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.

Accessibility:

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

Schedule 1– Concept Plan and Proposed Building from Wyndham Street

