

Notice of Decision Meeting for a Zoning By-law Amendment

Subject Lands:

785 Gordon Street

File No.: OZS22-005

Council Meeting:

September 12, 2022, 6:30 p.m.

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

Proposal:

To redevelop the site as a (10) ten-storey mixed use building containing 389 residential units and 600 square metres of commercial space. The applicant's Concept Plan is included in Schedule 1.

Application Details:

A decision will be made on the Official Plan and Zoning By-law Amendment applications from GSP Group for the subject site, 785 Gordon Street.

The Official Plan Amendment application proposes to redesignate the site from the Neighbourhood Commercial designation to the High-Density Residential designation with site specific policies to permit a maximum residential density of 615 bedrooms per hectare and allow convenience commercial uses to a maximum of 600 square metres.

The Zoning By-law Amendment application proposes to rezone the site from the SC.1-11 (Specialized Service Commercial) Zone to a new R.4B-?? (Specialized High Density Residential) Zone, with specialized regulations requested to permit "Post-Secondary School Residence" as a use, several commercial uses, increases to maximum density and a change in how density is measured (bedrooms rather than dwelling units), increased Floor Space Index, increased angular planes, reduced parking provision, reduced front and rear yard setbacks, reduced common amenity and landscaped open space requirements.

Purpose of Meeting:

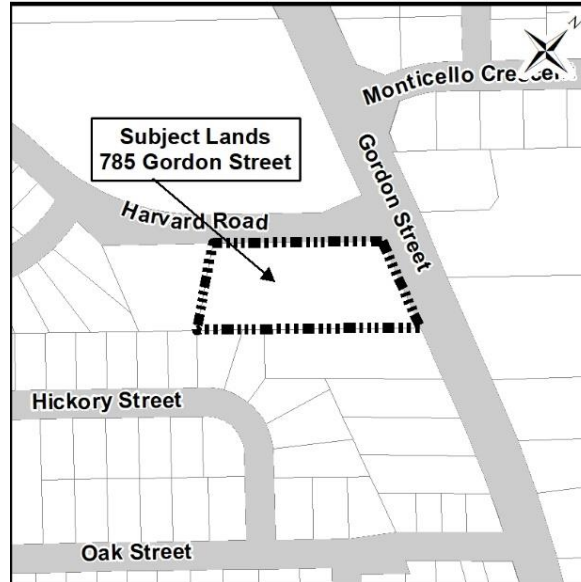
City staff will be providing a recommendation to Council on this application. You have received a copy of this notice as you either provided comments on the application or provided your contact information on the Public Meeting sign-in sheet.

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 **September 2, 2022** after 12:00 p.m. at guelph.ca/development.

Key Map:



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:

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

When we receive your registration, we will send you a confirmation message and instructions for participating in the virtual decision meeting either by phone or video.

If you wish to speak to the application, notify the Clerk's Department no later than 10:00 a.m. on Friday September 9th, 2022 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 September 9th, 2022, by any of the following ways:

- By Email to clerks@guelph.ca & katie.nasswetter@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 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 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.

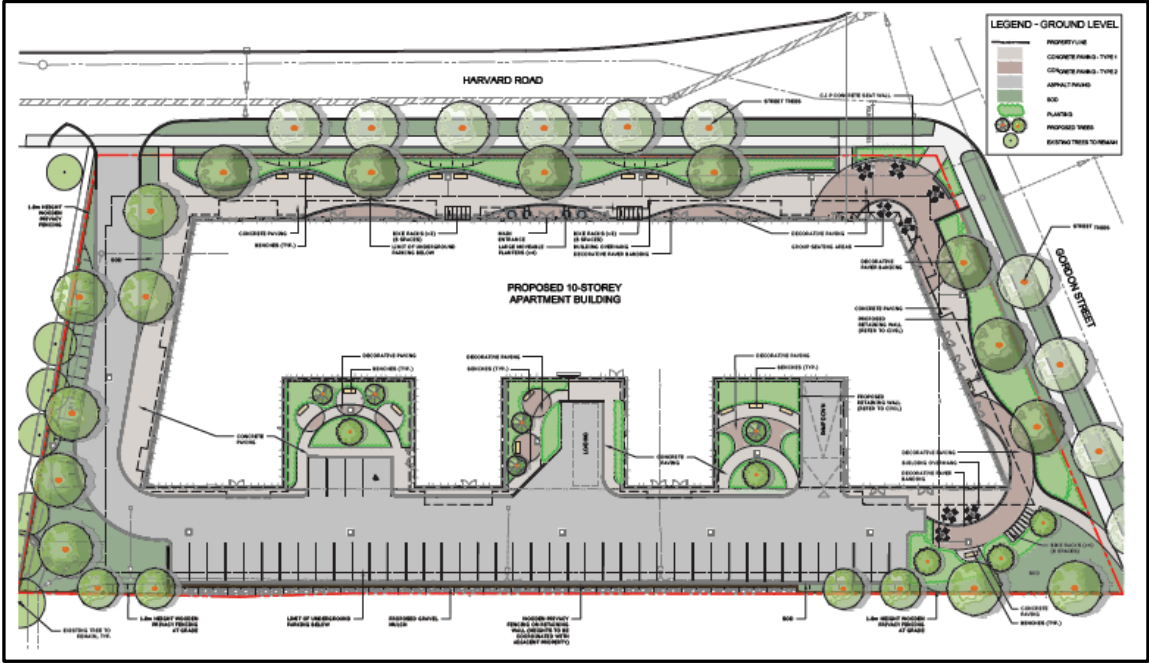
August 24, 2022

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– Proposed Site Concept Plan and Building



Looking southwest across the intersection of Gordon Street and Harvard Road:

