

NOTICE OF PUBLIC MEETING TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW (rescheduled)

Please note that the public meeting originally scheduled for June 13th was cancelled due to technical issues.

Subject Lands:

785 Gordon Street

File No.: OZS22-005

Public Meeting:

July 11, 2022, 6:00 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 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:

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.

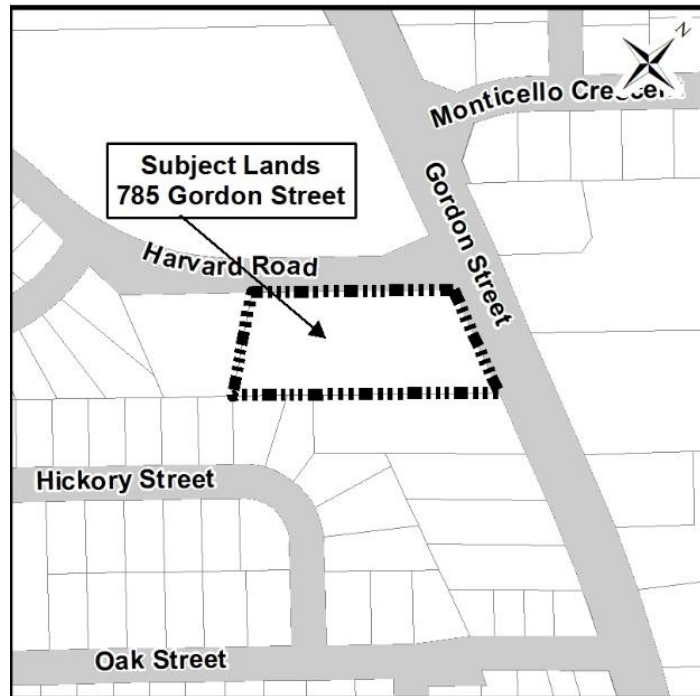
Additional Information

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 Thursday June 30, 2022 after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Key Map:



Katie Nasswetter, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 2356
TTY: 519-826-9771
Email: katie.nasswetter@guelph.ca

How to Get Involved:

The purpose of a Public Meeting is to share information and consider public comments regarding the development applications which can be reviewed by staff and applicants prior to Council's decision at a future meeting.

Any person may attend the meeting in person or online, and/or provide verbal or written comments on the application.

To speak to the application:

If possible, please contact the Clerk's Department no later than 10:00 a.m. on Friday, July 8th, 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

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

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 8th, 2022 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 8th, 2022

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 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.

June 21, 2022

Notice of Collection of Personal Information:

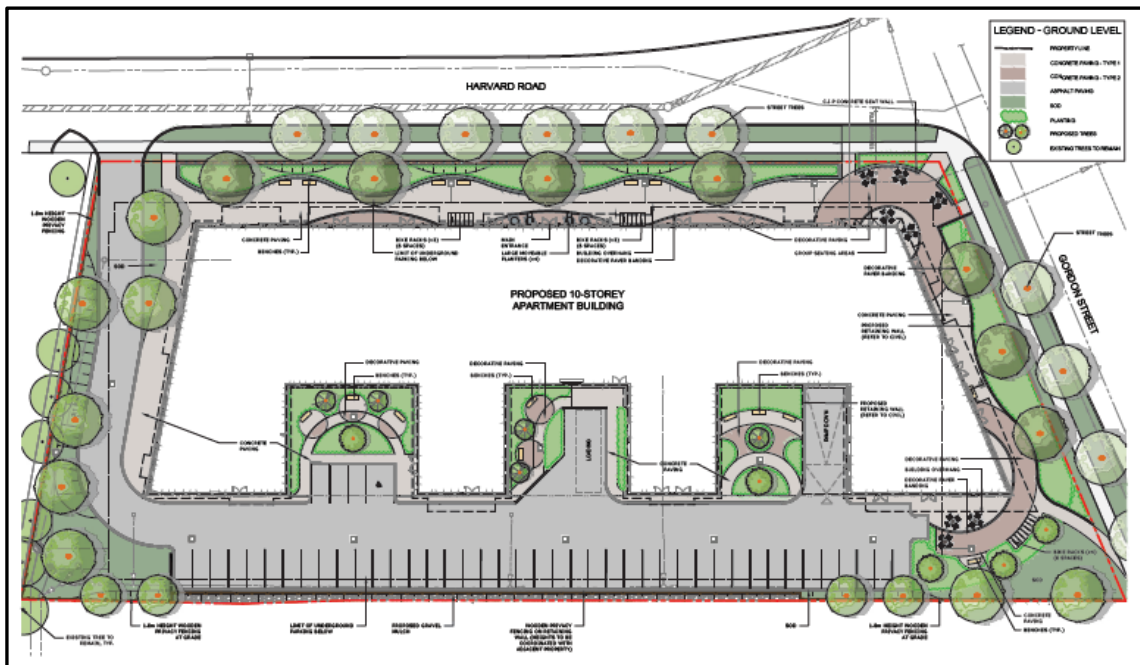
Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

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.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Proposed Site Concept and Building Concept



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



June 21, 2022