

# Notice of Complete Application & Public Meeting to Amend the Official Plan & Zoning Bylaw

## Subject Lands:

70 Fountain Street East

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

File No.: OZS19-015

## Public Meeting:

February 10, 2020, 6:30 p.m., City Hall Council Chambers, 1 Carden Street, Guelph

## Proposal:

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

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

## 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.

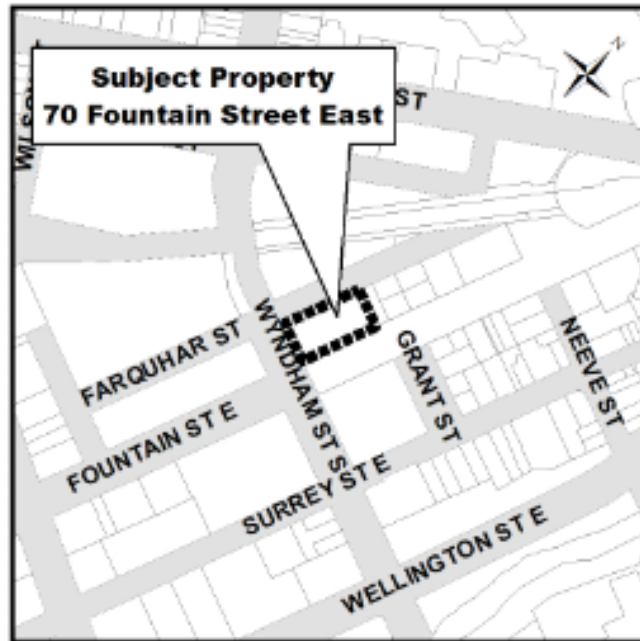
## Additional Information

Documents relating to this planning application are available online at [guelph.ca/development](http://guelph.ca/development). Printouts of these documents are available to review by scheduling an appointment with the planner during regular office hours.

The Staff Report will be available January 31, 2020 after 12:00 p.m. at Development Planning, 3rd floor, or online at [guelph.ca/development](http://guelph.ca/development). For additional information please contact the planner managing the file:

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

## Key Map:



## **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. All those present at the public meeting will be given the opportunity to speak, however; it is requested that those who wish to speak to the application notify the Clerk's Department no later than 10:00 a.m. on Friday February 7, 2020 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)
- 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

To be included in the Council Agenda, we request written comments no later than 10:00 a.m. on Friday February 7, 2020 by any of the following ways:

- By Email to [clerks@guelph.ca](mailto:clerks@guelph.ca) & [project.planner@guelph.ca](mailto:project.planner@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 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.

## **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 – Concept Plan and Proposed Building from Wyndham Street**

