

# **Notice of Complete Applications and Public Meeting – Proposed Official Plan Amendment and Zoning By-law Amendment**



**68-76 Wyndham Street South  
File: OZS19-013  
Date: December 23, 2019**

City Council will hold a Statutory Public Meeting in accordance with the Planning Act on Official Plan Amendment and Zoning By-law Amendment applications received from JL Cox Planning Consultants Inc. on behalf of the owner, M. Flaman Productions Ltd. for the lands municipally known as 68-76 Wyndham Street South.

**Meeting Date:** Monday, January 27, 2020

**Location:** Council Chambers, City Hall, 1 Carden Street

**Time:** 6:30 p.m.

## **Subject Lands**

The subject lands are located at the southeast corner of the intersection of Wyndham Street South and Howitt Street. The subject lands are approximately 0.1455 hectares in size with a frontage of 58.3 metres along Wyndham Street South and 14 metres along Howitt Street (see Schedule 1 - Location Map).

## **Purpose and Effect of Applications**

The Official Plan Amendment and Zoning By-law Amendment applications have been submitted as part of a proposal to redevelop the subject lands to permit a 4-storey apartment building with 9 units as well as a separate duplex building.

The intent of the Official Plan Amendment Application is to add a site specific policy to the existing "Residential 1" land use designation in the Downtown Secondary Plan to permit a maximum net density of 93 units per hectare.

The intent of the Zoning By-law Amendment Application is to change the zoning from the current specialized "Single Detached Residential" (R.1B-10) Zone to a specialized "Residential Infill Apartment" (R.4D-?) Zone with site specific provisions for the southern portion of the site and to a specialized 'Residential Semi-Detached/Duplex' (R.2-?) zone with site specific provisions for the northern portion of the site.

Further details on the Official Plan Amendment and Zoning By-law Amendment will be provided in the Public Meeting information report to Council.

The proposed conceptual site plan is included in Schedule 2.

## **Purpose of the Meeting**

The purpose of the meeting is to provide more information about the applications and is an opportunity for public input. No recommendations are provided at the

Public Meeting and City Council will not be making any decision at this meeting. A recommendation report will be prepared and presented at a subsequent meeting of City Council following a full review of the applications.

## **Other Applications**

The subject lands are not subject to any other application under the Planning Act.

## **To Speak at Council or Provide Written Comments**

Any person may attend the meeting and provide written or verbal comments and/or be notified of any future public meetings or decisions on the application(s).

1. To speak to Council on the application, you may register as a delegation by contacting the City Clerk's Office, City Hall, no later than 10:00 a.m. on Friday, January 24, 2020 in any of the following ways:
  - Register online at [guelph.ca/delegations](http://guelph.ca/delegations)
  - By Phone at 519-837-5603 or TTY 519-826-9771
  - By Email at [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
2. You may attend the meeting and request to speak at the meeting.
3. To submit written comments to Council on the application, you must submit them to the City Clerk's Office, City Hall, no later than 10:00 a.m. on Friday, January 24, 2020 in any of the following ways:
  - By Email at [clerks@guelph.ca](mailto:clerks@guelph.ca)
  - In person at the ServiceGuelph Counter at City Hall, 1 Carden St, Guelph
  - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

If you wish to be notified of the decision of the City of Guelph on the proposed Official Plan Amendment and Zoning By-law Amendment applications (when a future decision is made), you must make a written request to the City Clerk. The City Clerk's contact information is provided above.

## **Notice of Information Collection**

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

Personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and the Planning Act, R.S.O. 1990, c.P. 13, and in accordance with the provisions of MFIPPA. For questions regarding the collection, use, and disclosure of this information please contact the Information and Access Coordinator at 519-822-1260 extension 2349 or [privacy@guelph.ca](mailto:privacy@guelph.ca)

## **Appeals Information**

Information about the LPAT and rights of appeal can be found on their website at: [LPAT Website](#)

- i. If a person or public body would otherwise have an ability to appeal the decision of Guelph City Council 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.
- ii. 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.

## **Requirement for Owners of Multi-tenant Buildings**

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are required under the Planning Act to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The Notice shall remain posted until the day after the Public Meeting (January 2, 2020).

## **Additional Information**

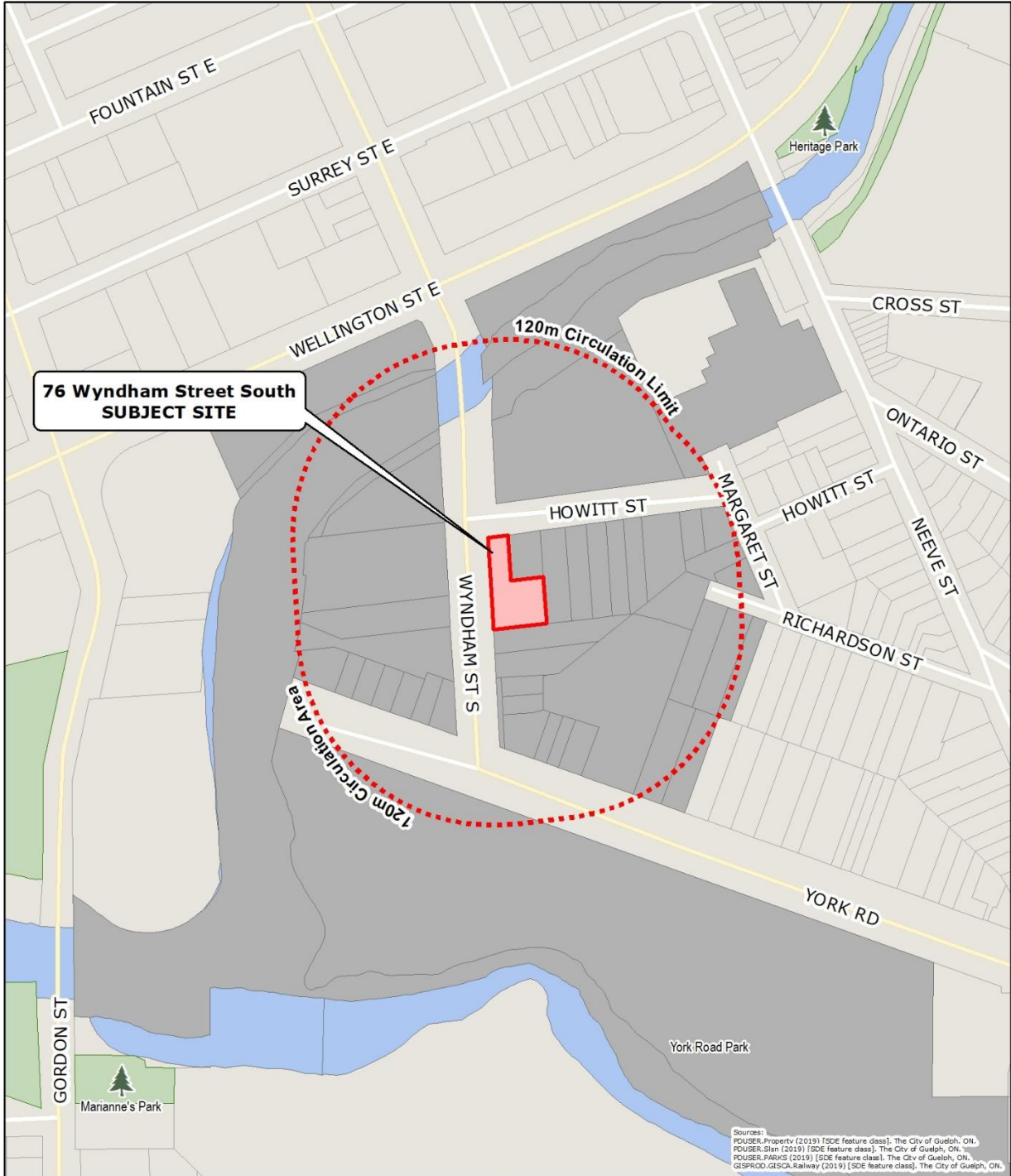
Documents relating to the planning application are available online at [guelph.ca/development](http://guelph.ca/development) under **68-76 Wyndham Street South**. Printouts of these documents are available to review by scheduling an appointment with the Planner during regular office hours.

Please note that copies of the Staff Report will be available on January 17, 2020 after 12:00 p.m. and will be posted online or may be picked up at Planning and Building Services, 3rd floor, 1 Carden Street on, or after this date.

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

Michael Witmer, MCIP, RPP  
Senior Development Planner  
Planning and Building Services  
Phone: 519-837-5616, ext. 2790  
Email: michael.witmer@guelph.ca


# Schedule 1 – Location Map and Notice Circulation Area



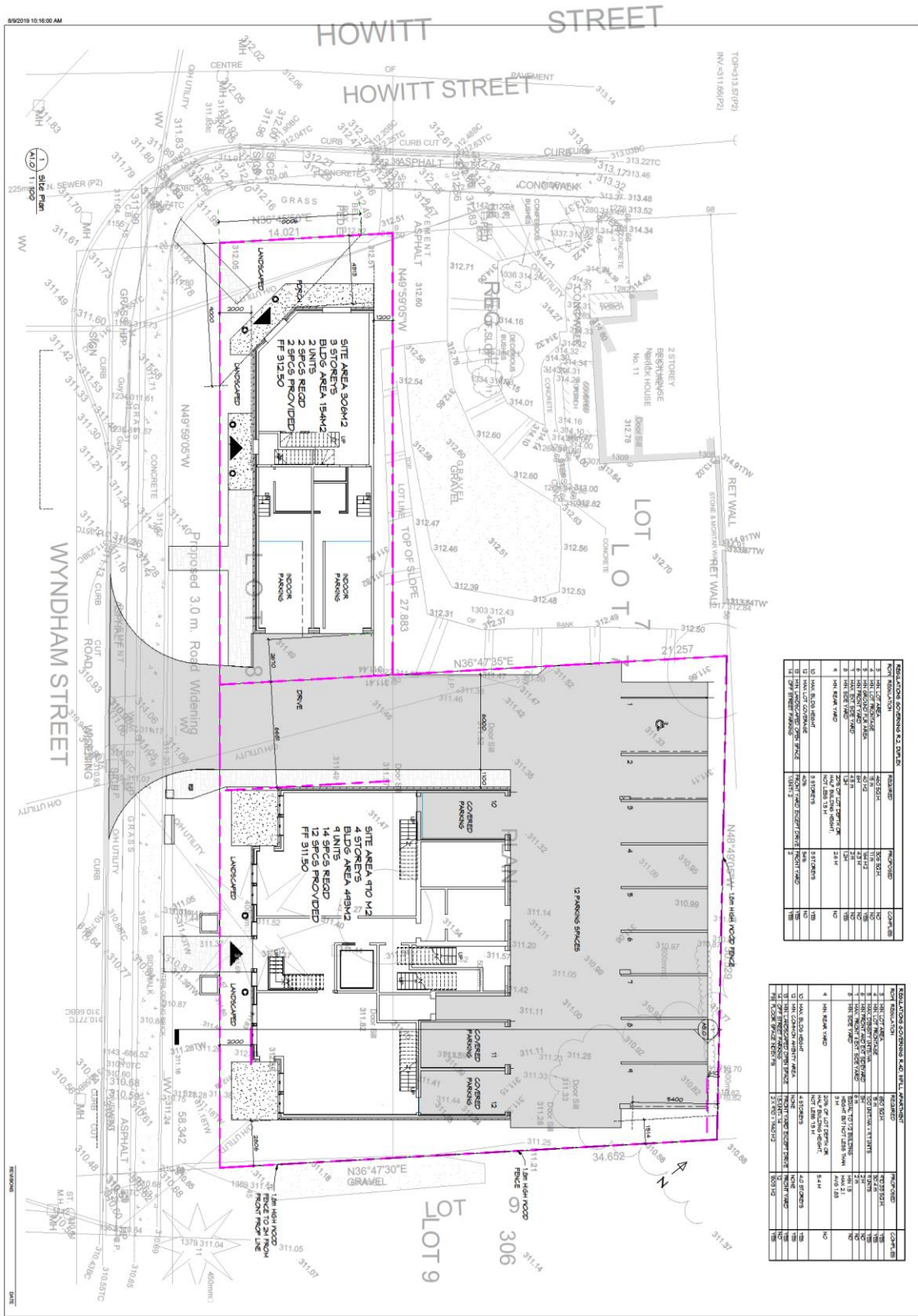
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Produced by the City of Guelph  
Planning and Building Services - Development Planning  
December 2019

**LOCATION MAP and  
120m CIRCULATION AREA  
76 Wyndham Street South**



# Schedule 2 – Conceptual Site Plan



NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	100	m <sup>3</sup>	FOR FOUNDATION
2	ASPHALT	50	m <sup>2</sup>	FOR DRIVEWAY
3	GRAVEL	20	m <sup>3</sup>	FOR DRIVEWAY
4	LANDSCAPING	10	sqm	FOR PLANTING
5	PAVING	100	m <sup>2</sup>	FOR PARKING
6	CONCRETE	50	m <sup>3</sup>	FOR SLAB
7	ASPHALT	20	m <sup>2</sup>	FOR DRIVEWAY
8	GRAVEL	10	m <sup>3</sup>	FOR DRIVEWAY
9	LANDSCAPING	5	sqm	FOR PLANTING
10	PAVING	50	m <sup>2</sup>	FOR PARKING
11	CONCRETE	20	m <sup>3</sup>	FOR SLAB
12	ASPHALT	10	m <sup>2</sup>	FOR DRIVEWAY
13	GRAVEL	5	m <sup>3</sup>	FOR DRIVEWAY
14	LANDSCAPING	2	sqm	FOR PLANTING
15	PAVING	20	m <sup>2</sup>	FOR PARKING
16	CONCRETE	10	m <sup>3</sup>	FOR SLAB
17	ASPHALT	5	m <sup>2</sup>	FOR DRIVEWAY
18	GRAVEL	2	m <sup>3</sup>	FOR DRIVEWAY
19	LANDSCAPING	1	sqm	FOR PLANTING
20	PAVING	10	m <sup>2</sup>	FOR PARKING

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1	CONCRETE	100	m <sup>3</sup>	FOR FOUNDATION
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**WYNDHAM ST DEVELOPMENT**  
 76 Wyndham St S Guelph  
**Site Plan**

DATE: 11/03/2019  
 SCALE: As Indicated  
 DRAWN: BRM  
 CHECKED: A1.0

**JAMES FRYETT ARCHITECT INC.**

ALL DIMENSIONS AND SPECIFICATIONS REFERRED BY THE ARCHITECT SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO THE CONTRACT DOCUMENTS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE HELD RESPONSIBLE FOR ANY INACCURACIES.

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