

# NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

## Subject Lands:

58 Wellington Street East

File No.: OZS23-001

## Public Meeting:

February 14, 2023, 6:30 p.m.

This is a hybrid City Council meeting that can be watched online at [guelph.ca/live](http://guelph.ca/live) or in-person in Council Chambers, 1 Carden Street Guelph

## Proposal:

To redevelop the site as a (23) twenty-three-storey mixed use building. The applicant's Concept Plan is included in Schedule 1.

## Application Details:

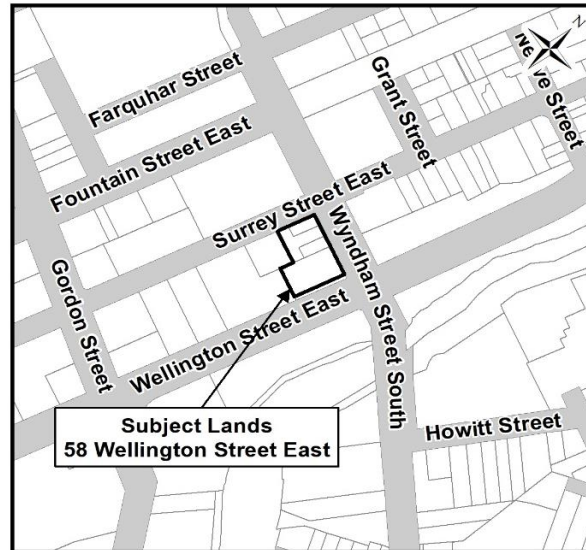
A complete application has been submitted from GSP Group on behalf of 2278560 Ontario Inc. (Fusion Homes) to amend the Official Plan and Zoning By-law for the lands municipally known as 58 Wellington Street East. The applicant proposes to develop a 23-storey mixed use containing 250 residential units, 3 commercial/residential units and 714 square metres of retail commercial space.

The Official Plan Amendment application proposes to add a site-specific Official Plan policy that would allow a maximum height of 23-storeys where up to 18-storeys is permitted.

The Zoning By-law Amendment application proposes to rezone the site from the D.1-25 (H30) (Specialized Downtown) Zone to a new D.1-?? (Specialized Downtown) Zone, with specialized regulations requested to permit the following.

- Increased building height to 23-storeys.
- Permit a dwelling unit as an active use along Wyndham Street South.
- Removed requirement for active entrances be at or within 0.2 metres above or below finished grade along Wyndham Street South.
- Reduced minimum active entrances to the first storey along Wyndham Street South.
- Increased floorplate for the 7<sup>th</sup> and 8<sup>th</sup> storey.
- Increased floorplate ratio for any storey above the 8<sup>th</sup> floor.
- Increased maximum Floor Space Index.
- Remove setback for a dwelling unit contained within the main floor of a mixed-use building.
- Reduced minimum setback from Wellington Street East.

## Key Map:



- A 3 metre setback requirement above the 5<sup>th</sup> storey instead of the 4<sup>th</sup> storey.
- Reduced parking rate for apartment units.
- Removed parking requirement for non-residential uses (commercial and retail).

### **Additional Information**

Documents relating to this planning application are available online at [guelph.ca/development](http://guelph.ca/development). Alternate document formats are available upon request.

The Staff Report will be available Friday February 3<sup>rd</sup>, 2023, after 12:00 p.m. 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)

### **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, February 10<sup>th</sup>, 2023, 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)

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](mailto:clerks@guelph.ca) and [katie.nasswetter@guelph.ca](mailto:katie.nasswetter@guelph.ca) no later than 10:00 a.m. on Friday, February 10<sup>th</sup>, 2023 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, February 10<sup>th</sup>, 2023

### **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.

January 19, 2023

**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 –Proposed Site Concept and Building Concept**



Looking south from Surrey Street East and Wyndham Street South:

