

Notice of Complete Application and Public Meeting for a Proposed Zoning By-law Amendment and Decision on Endorsement of Revised Urban Design Master Plan

Subject Lands:

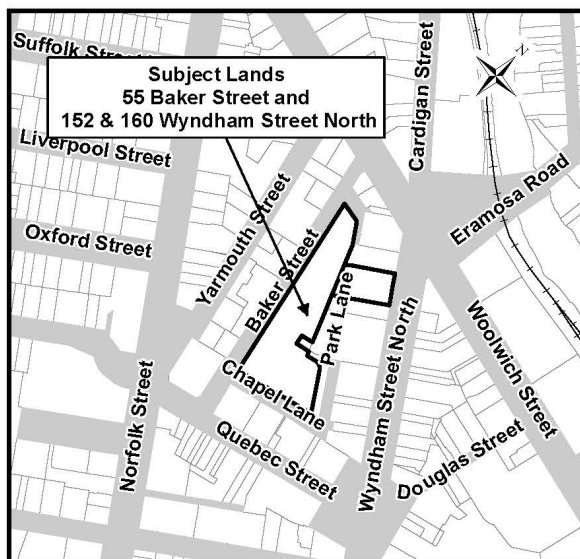
55 Baker Street, 152 and 160
Wyndham Street North

File No.: OZS25-016

Public Meeting:

Wednesday, November 12, 2025,
4:00 p.m. This is a hybrid City
Council meeting that can be watched
online at guelph.ca/live or in-person
in the Council Chambers at Guelph
City Hall, 1 Carden Street, Guelph,
Ontario.

Key Map:



Application Details:

A complete application for a Zoning By-law Amendment has been received for the subject lands from GSP Group Inc., on behalf of Baker Street Development Inc. (Windmill). A Statutory Public Meeting will be held to discuss the proposed Zoning By-law Amendment submitted to facilitate the development of two mixed-use towers (with proposed building heights of 17 and 19 storeys), containing approximately 401 residential dwelling units with ground floor commercial, and underground and podium parking. The Zoning By-law Amendment proposes to establish site-specific zoning regulations through a Site-specific Downtown 1 (D.1-xx) Zone generally relating to building heights, floorplate ratios, and exterior finishes.

The applicant has also submitted a revised Urban Design Master Plan and City staff will be providing a recommendation to Council regarding endorsement of the revised Urban Design Master Plan at this meeting.

Further details of the requested Zoning By-law Amendment including specialized zoning regulations can be found in the supporting documents submitted with this application that are posted on the City's website.

The proposed conceptual site plan is shown in Schedule 1.

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 **Friday October 31, 2025** after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

October 15, 2025

Lindsay Sulatycki, Senior Planner
Planning and Building Services
Phone: 519-822-1260, ext. 3313
TTY: 519-826-9771
Email: lindsay.sulatycki@guelph.ca

Other Applications

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

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. The public is invited to watch the hybrid meeting on guelph.ca/live or attend in-person and participate by submitting written comments and/or speaking to the application.

To submit written comments:

You can submit written comments any time via email to clerks@guelph.ca and lindsay.sulatycki@guelph.ca or by mail 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.

If you submit comments by 10:00 a.m. on **Friday, November 7, 2025**, your comments will be included in the City Council Agenda (attachments must not exceed 20 MB).

To speak to the application:

If you wish to speak to the application, you may register in advance by contacting the Clerk's Department no later than 10:00 a.m. on **Friday, November 7, 2025** 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 public meeting will be provided. Instructions will also be provided during the meeting for those watching online and attending in-person who wish to speak, but have not registered in advance.

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, or regular mail as listed above. Please note Council will not make a decision on the Zoning By-law Amendment at the Public Meeting.

Appeals Information:

Only the applicant, specified persons and public bodies as defined in the Planning Act, and registered owners of lands to which the by-law will apply and who made oral submissions at the public meeting or who have made written submissions to the City before the by-law is passed, will be able to appeal the decision of the City of Guelph to the Ontario Land Tribunal.

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 Ontario Land 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 asked to post this Notice of Complete Application and Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board).

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 Conceptual Site Plan

