

# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

## Subject Lands:

210, 214 and 222 College Avenue East

## Legal Description:

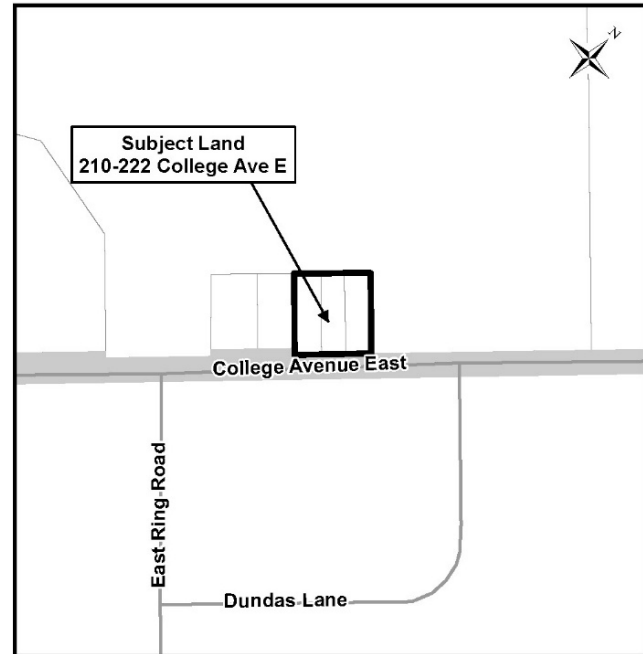
PT LT 5, CON 2, DIV G, TWSHP OF GUELPH, AS IN ROS157850, ROS524942, & ROS666478

**File No.:** OZS26-003

## Public Meeting:

Wednesday, April 15, 2026, 6:00 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 the Council Chambers at Guelph City Hall, 1 Carden Street, Guelph, Ontario.

## Key Map:



## Application Details:

Complete applications for an Official Plan Amendment and Zoning By-law Amendment have been received for the lands municipally known as 210, 214 and 222 College Avenue East, from GSP Group Inc., on behalf of EM Guelph Developments Limited Partnership to facilitate a 10-storey, 153-unit purpose-built housing development with 65 parking spaces and 2,477 square metres of common amenity area.

The Official Plan Amendment proposes to redesignate the subject lands from "Low Density Residential" to "High Density Residential" with a site-specific policy to permit a maximum net density of 425 units per hectare for a Post-Secondary School Residence.

The purpose of the Zoning By-law Amendment is to rezone the lands municipally known as 222 College Avenue East, zoned "Low Density Residential 1", with Holding Provision 1 (RL.1(H1)), along with the lands municipally known as 210 and 214 College Avenue East, zoned "Low Density Residential 1" (RL.1), to "Specialized High Density Residential" (RH.7-XX) with a number of site-specific zoning regulations, including adding Post-Secondary School Residence as a permitted use.

The Zoning By-law Amendment also seeks to remove the existing Holding Provision (H1) from the lands municipally known as 222 College Avenue East.

Further details of the requested zoning and site-specific zoning regulations can be found in the supporting documents submitted with this application that are posted on the City's website.

The conceptual site plan of the proposed development is shown in Schedule 1

The conceptual rendering of the proposed development is shown in Schedule 2.

## **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 **Thursday, April 2, 2026**, after 12:00 p.m. online at [guelph.ca/development](http://guelph.ca/development).

For additional information please contact the planner managing the file:

Kelley McCormick, Senior Development Planner

Planning and Building Services

Phone: 519-822-1260, ext. 2359

TTY: 519-826-9771

Email: [kelley.mccormick@guelph.ca](mailto:kelley.mccormick@guelph.ca)

## **Other Applications**

The subject lands will be subject to a future Site Plan Control application 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 remote meeting on [guelph.ca/live](http://guelph.ca/live) and participate by submitting written comments and/or speaking to the application.

## **To submit written comments:**

You can submit written comments any time in one of the following ways:

- By email to [clerks@guelph.ca](mailto:clerks@guelph.ca) and [kelley.mccormick@guelph.ca](mailto:kelley.mccormick@guelph.ca)
- In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
- By regular 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, April 10, 2026**, 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, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, April 10, 2026**, 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 public meeting will be provided. Instructions

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will also be provided during the meeting to ensure that those watching online and attending in-person will be given the opportunity to speak.

## **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 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.

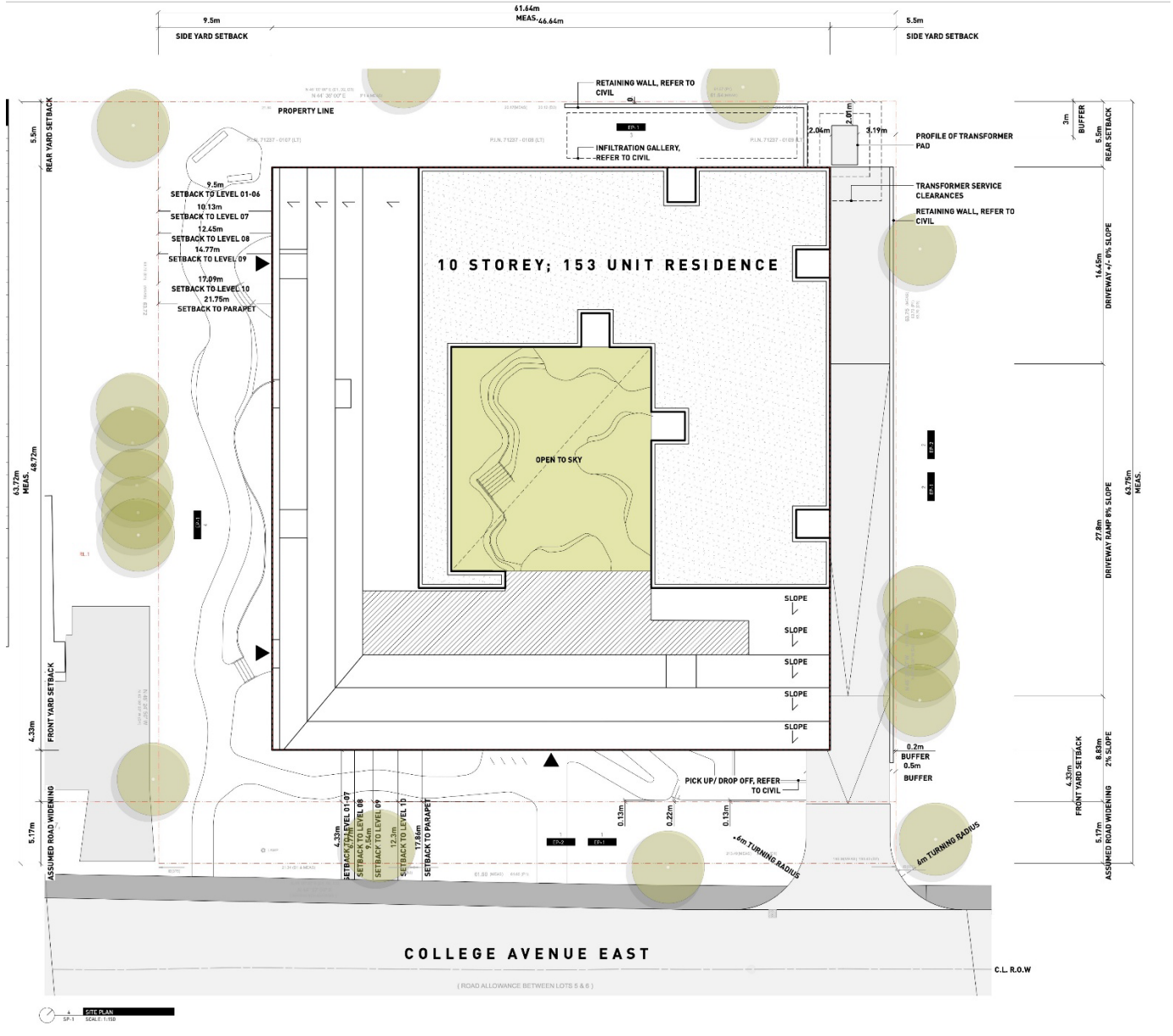
This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or [privacy@guelph.ca](mailto:privacy@guelph.ca).

## **Accessibility:**

Alternative accessible formats are available by contacting [planning@guelph.ca](mailto:planning@guelph.ca) or TTY 519-826-9771.

# Schedule 1 – Proposed Site Plan

Figure 1: Proposed Site Plan



## Schedule 2 – Conceptual Rendering of Proposed Development

Figure 2: Conceptual Rendering of the Proposed Development

