

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Subject Lands:

70 Fountain Street E

Legal Description:

Lots 19 & 20, Registered Plan 8, City of Guelph

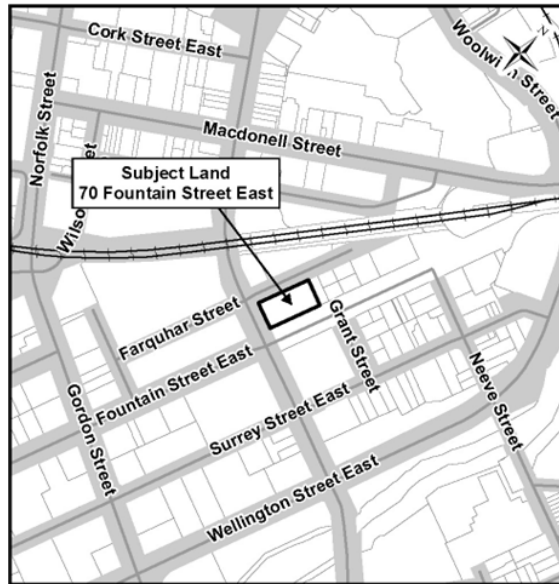
File No.: OZS26-0001

Public Meeting:

Tuesday, March 10, 2026, 10:00 a.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:

An Official Plan Amendment and Zoning By-law Amendment applications have been received for the subject lands from UP Consulting, on behalf of Fitzrovia Residential Inc. The Official Plan Amendment is proposed to retain the existing 'Mixed Use 1' land use designation as shown in Schedule C of the Official Plan; however, proposes site-specific Official Plan amendment to delete Subsection 11.1.7.3.9.1 of the Official Plan in its entirety with the intent to remove the requirement of a minimum office space of 1,550 square metres. The Official Plan Amendment also requests to delete the minimum height requirement of 16 storeys which is no longer applicable due to OPA 106 that increased the permitted height to 24 storeys on the subject property. The existing condominium conversion policy in Subsection 11.1.7.3.9.1 would also no longer apply, as the proposed development is specifically for purpose built rental.

The application also requests a Zoning By-law Amendment to rezone the subject property from D.1-27(H28) to D.1-XX with the Site-Specific Provisions to permit a twenty-four-storey, mixed-use building comprising of 440 square metres retail spaces on the ground floor, with five stacked townhouse-style units within the building's podium at the lower and upper ground floor, and 419 purpose-built rental dwellings units which range from studio, one-bedroom, two-bedroom, and three-bedroom units on the subject lands.

Vehicular access is proposed from both Farquhar Street and Fountain Street, with parking accommodated internally above grade and below grade. Access from Farquhar Street will serve the loading area, while access from Fountain Street will lead to the internal ramp system connecting to the underground residential parking structure.

The Zoning By-law Amendment is also seeking to remove/lift the existing Holding Provision.

Further details of the requested zoning and specialized 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, February 27, 2026** after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Kanchan Ghadge, Project Manager, Planning

Planning and Building Services

Phone: 519-822-1260, ext. 2563

Email: kanchan.ghadge@guelph.ca

Other Applications

The subject lands will be subject to 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 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 and kanchan.ghadge@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, March 6, 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, March 6, 2026**, 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

February 6, 2026

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 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.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

