

# Notice of Decision Meeting for an Official Plan and Zoning By-law Amendment

## Subject Lands:

58 Wellington Street East

File No.: OZS23-001

## Council Meeting:

May 9, 2023, 6:30 p.m.

This is a **virtual** City Council meeting that can be watched online at [guelph.ca/live](https://guelph.ca/live).

## Proposal:

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

## Application Details:

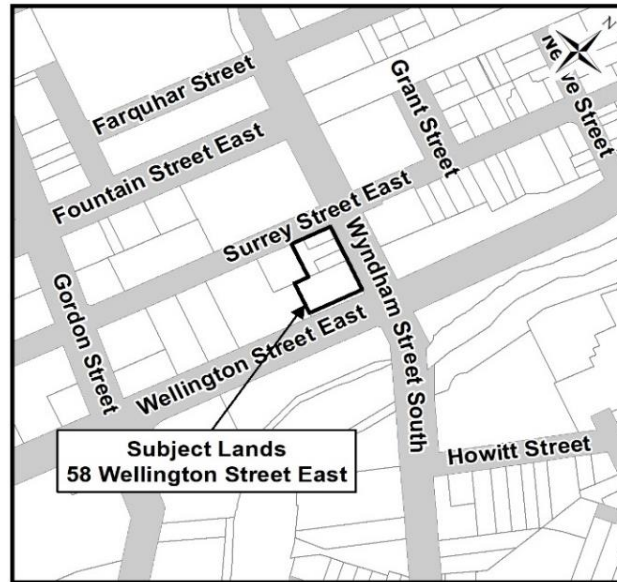
A decision will be made on the Official Plan and Zoning By-law Amendment applications from GSP Group on behalf of 2278560 Ontario Inc. (Fusion Homes) for the subject site, 58 Wellington Street East.

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.
- A 3 metre stepback requirement above the 5<sup>th</sup> storey instead of the 4<sup>th</sup> storey.
- Reduced parking rate for apartment units.

## Key Map:



- Removed parking requirement for non-residential uses (commercial and retail).

### **Purpose of Meeting:**

City staff will be providing a recommendation to Council on this application. You have received a copy of this notice as you either provided comments on the application or provided your contact information on the Public Meeting sign-in sheet.

### **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 on April 28, 2023, after 12:00 p.m. at [guelph.ca/development](http://guelph.ca/development).

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

#### **Katie Nasswetter**

Planning and Building Services

Phone: 519-822-1260, extension 2356

TTY: 519-826-9771

Email: [katie.nasswetter@guelph.ca](mailto:katie.nasswetter@guelph.ca)

### **How to Get Involved:**

Any person may participate in the meeting by registering in advance and/or provide verbal or written comments on the application.

When we receive your registration, we will send you a confirmation message and instructions for participating in the virtual decision meeting either by phone or video.

If you wish to speak to the application, notify the Clerk's Department no later than 10:00 a.m. on Friday May 5<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)

To be included in the Council Agenda, we request written comments no later than 10:00 a.m. on Friday May 5<sup>th</sup>, 2023, by any of the following ways:

- By email to [clerks@guelph.ca](mailto:clerks@guelph.ca) & [katie.nasswetter@guelph.ca](mailto:katie.nasswetter@guelph.ca)
- In person at the Service Guelph Counter at City Hall, 1 Carden Street, Guelph
- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

### **How to Stay Informed:**

If you wish to be notified of the City 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.

### **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 Ontario Land 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-laws are passed, the person or public body is not entitled to appeal the decision.

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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-laws are 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.

### Notice of Collection of Personal Information:

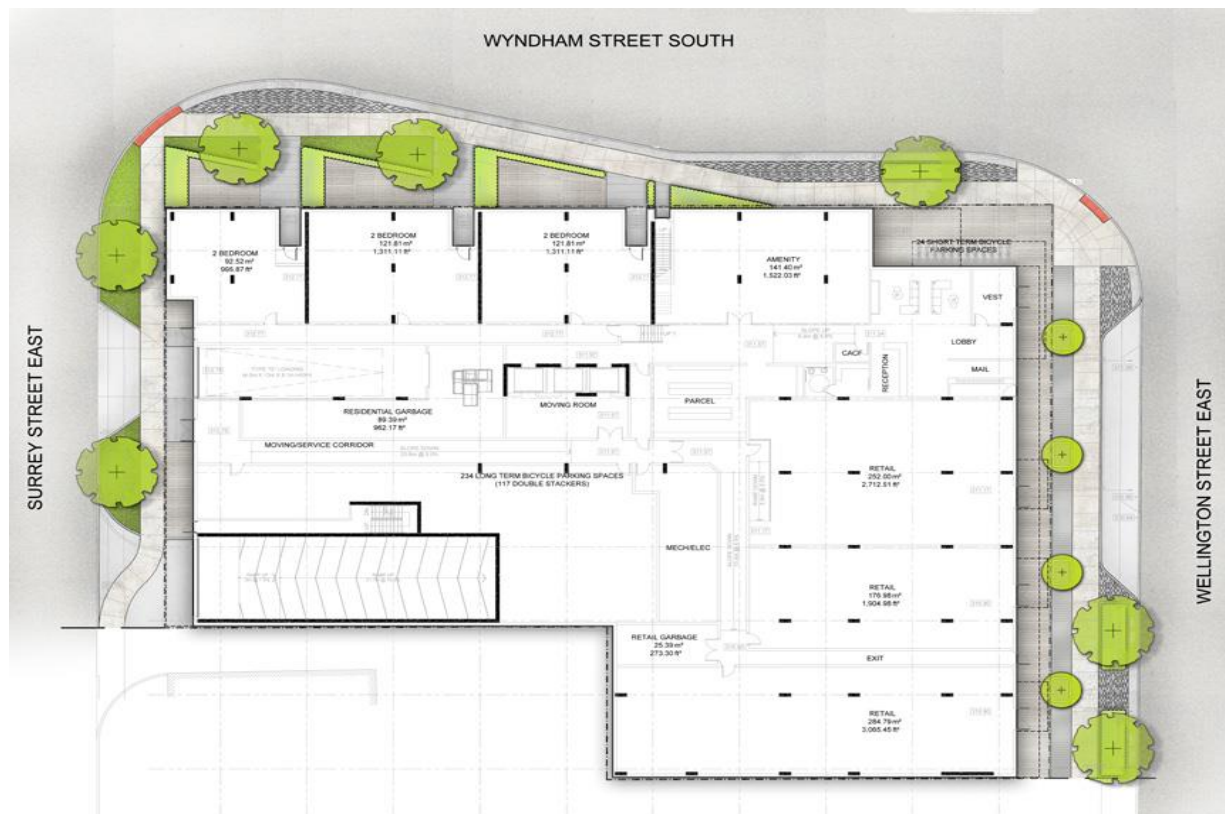
Personal information is being collected to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

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), 519-822-1260 extension 2790 or TTY 519-826-9771.

### Schedule 1– Proposed Site Concept Plan and Building



Looking south from Surrey Street East and Wyndham Street South:



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