

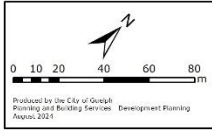
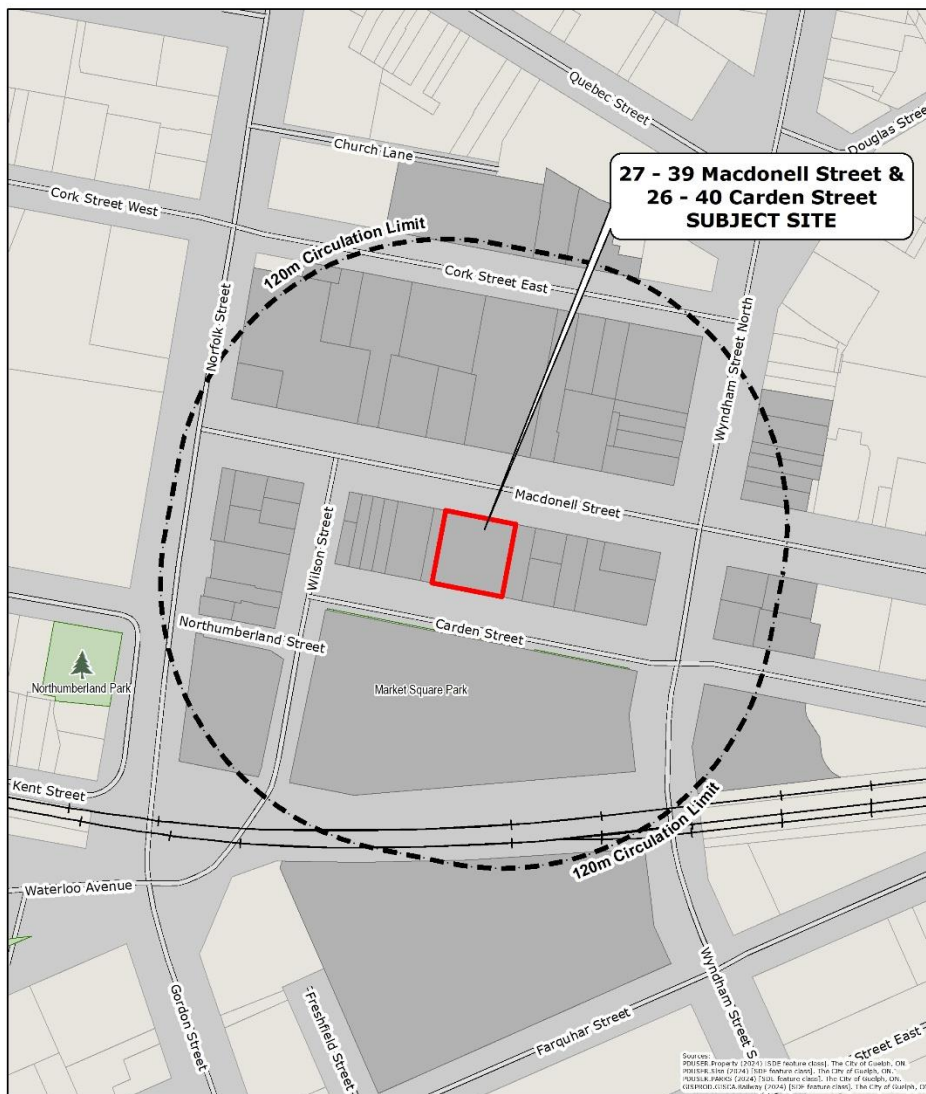
26-40 Carden Street and 27-39 Macdonell Street

Statutory Public Meeting for Proposed Official Plan and Zoning By- law Amendment Applications

File: OZS24-012

September 10, 2024

Location

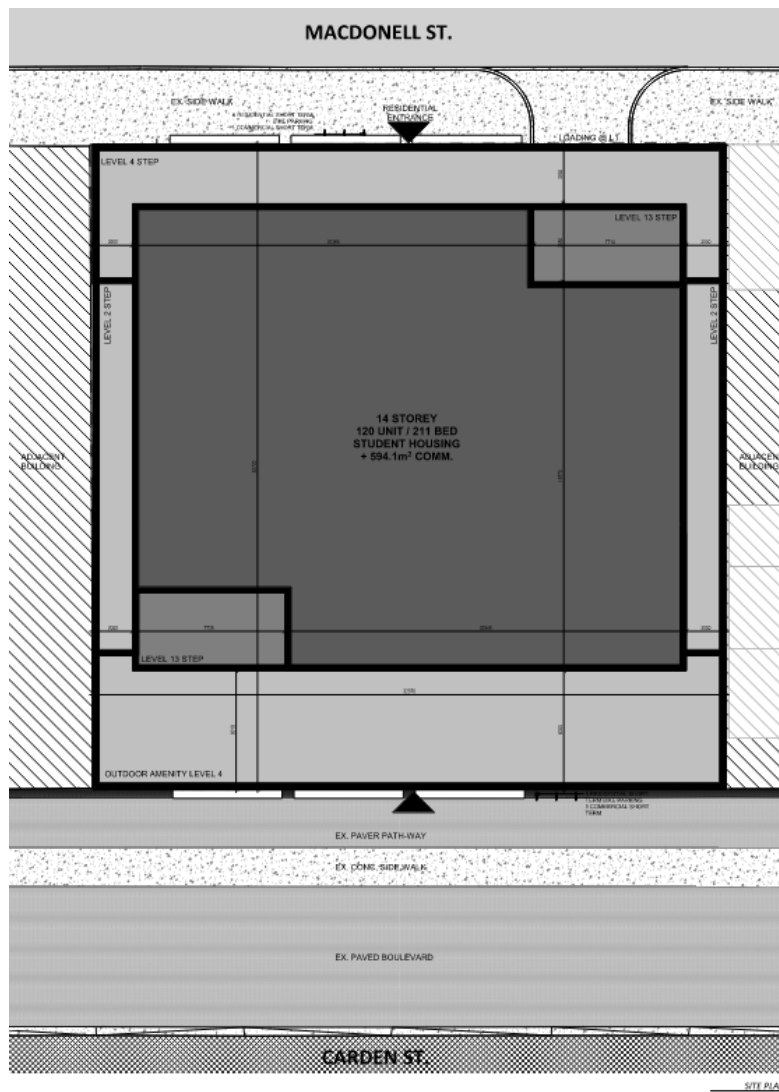


**LOCATION MAP and
CIRCULATION AREA**
**27 - 39 Macdonell Street and
26 - 40 Carden Street**

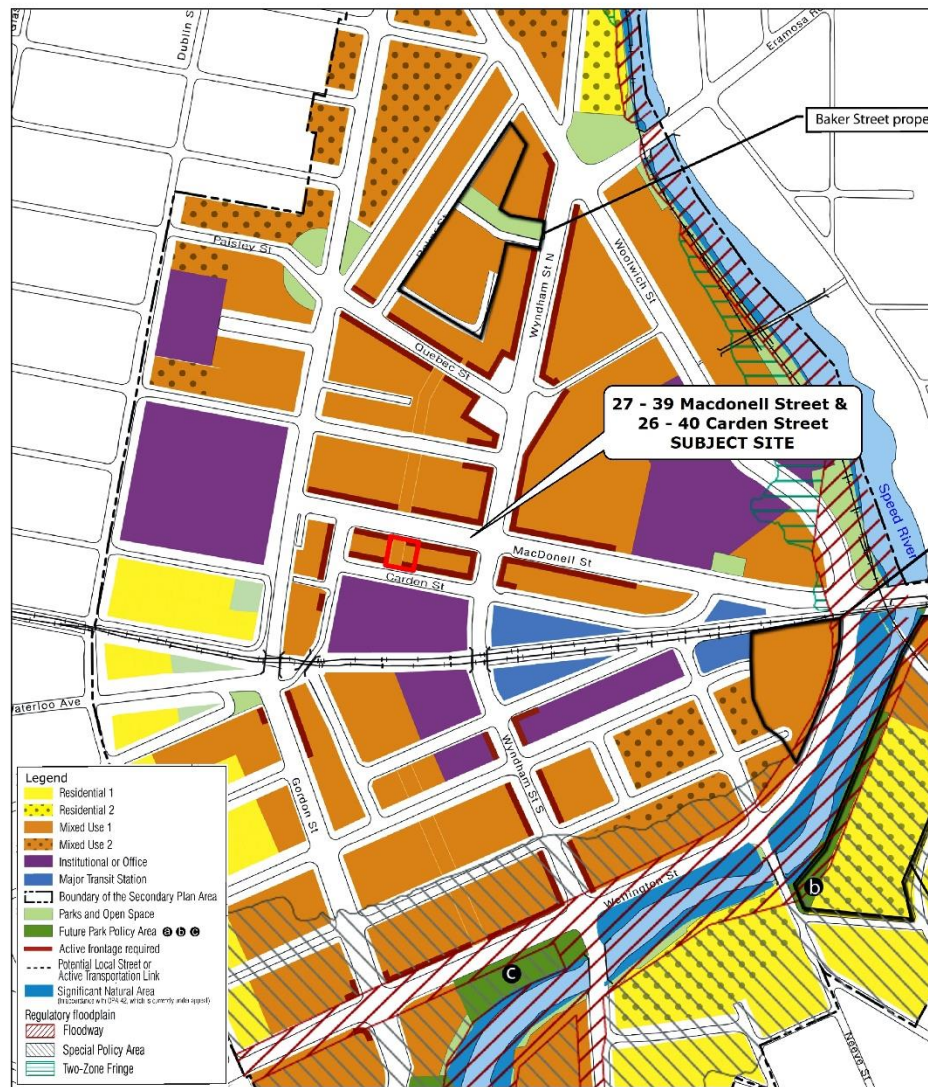
Proposed Development

- The applicant is proposing a 14-storey building containing 595 square metres of at grade commercial space and 120 residential dwelling units.
- The proposed development contemplates a large commercial unit which extends the entirety of the Carden Street façade and the western half of the Macdonell Street facing façade. The ground floor of the development proposes a loading space, provided/accessed off the site's Macdonell Street frontage.
- 120 residential units are proposed, which will include a mix of three-bedroom suites (27), two-bedroom suites (18), one-bedroom plus den suites (19), one-bedroom suites (54), and studio apartments (2).
- 0 parking spaces proposed.

Proposed Conceptual Site Plan



Official Plan Land Use Designations

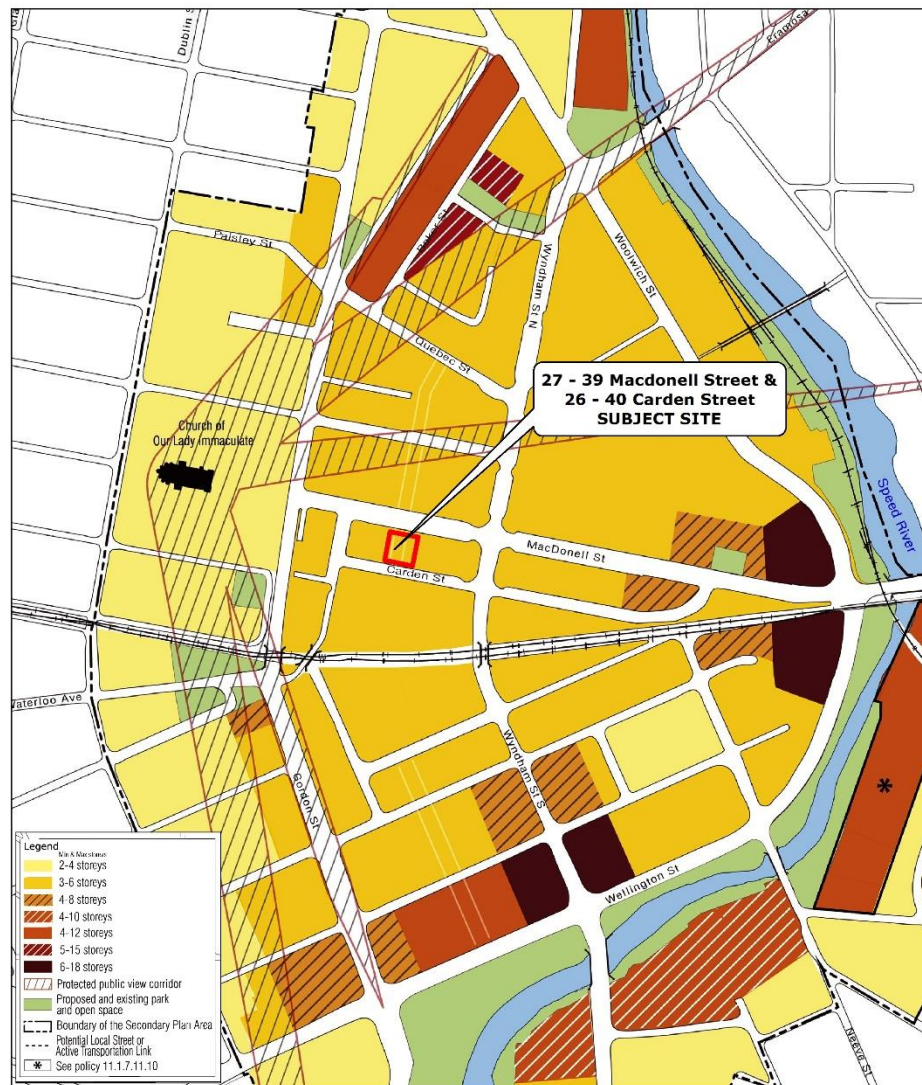


**Schedule 'C' - Downtown Secondary Plan
Existing Land Use
27 - 39 Macdonell Street &
26 - 40 Carden Street**

0 15 30 60 90 120 150
Produced by the City of Guelph Planning and Building Services - Development Planning August 2014

Schedule D – Downtown Secondary Plan

Proposed Official Plan
Amendment to add site-
specific policy to
Downtown Secondary Plan



**Schedule 'D' - Downtown Secondary Plan
Minimum and Maximum Building Heights
27 - 39 Macdonell Street &
26 - 40 Carden Street**

Produced by the City of Guelph Planning and Building Services - Development Planning August 2014

Existing Zoning (2023 ZBL)



EXISTING ZONING DESIGNATION
Zoning By-law (2023) - 20790
27 - 39 Macdonell Street &
26 - 40 Carden Street

0 5 10 20 30 40 50 m
 Produced by the City of Guelph
 Planning and Building Services - Development Planning
 August 2024

CITY OF Guelph
Making a Difference

Proposed Zoning (2023 ZBL)

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790 as amended, through a Site-specific Downtown 1 (D.1-xx) Zone.



Proposed Zoning (2023 ZBL) Cont'd

Specialized regulations are requested to facilitate the proposal, specifically:

- To permit a maximum building height of 14 storeys, whereas Section 9.3 (c) and Schedule B-4 Downtown Height Overlay require the building height to be 3 to 6 storeys;
- To permit a minimum interior side yard of 2 metres for the building above the fourth floor, whereas Section 9.3 (b) (ii) requires the minimum tower setback of 6 metres from the side lot lines; and,
- To permit a minimum stepback of 3 metres for the building above the fourth floor from the Macdonell frontage, whereas Section 18.14.1 (b) requires a stepback of 6 metres for all portions of the building above the fourth storey.

How to stay informed:

If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca