

# Committee of Adjustment Notice of Public Hearing

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**An Application for Minor Variances has been filed with the Committee of Adjustment**

## Application Details

### Location:

716 Gordon Street

### Proposal:

The applicant is proposing to construct a 532 unit (1149 bedroom) apartment building, ranging in height from 6 to 11 storeys and connected with a 3 to 4 storey podium.

The proposed minor variances do not introduce any changes to the plans submitted with the 2023 Official Plan Amendment and Zoning By-law Amendment approval (File OZS23-003). The purpose of this application is to rectify an oversight by ensuring that the maximum building length and active entrance as shown in the 2023 plans are accurately reflected in the new Zoning By-law.

### By-Law Requirements:

The property is located in the Specialized High Density Residential 7 (RH.7-4(PA)(H)) Zone with parking adjustment and holding provisions. Variances from Table 6.34 of Zoning By-law (2023)-20790, as amended, are being requested.

The By-law requires:

- a) a maximum building length of 75 metres for buildings located within 15 metres of a street for the portion of the building adjacent to the street; and
- b) when a building(s) or portion thereof is within 15 metres of a street line, a minimum number of 1 active entrance for every 30 metres of street line shall be required for the portion of the building facing the street [total of 7 active entrances required along Gordon Street, and 4 active entrances required along Stone Road East].

### Request:

The applicant is seeking relief from the requirements of Zoning By-law (2023)-20790, as amended, to permit:

- a) a maximum building length along Gordon Street of 184 metres for the proposed apartment building;
- b) a maximum building length along Stone Road East of 96 metres for the proposed apartment building;
- c) a minimum of 3 active entrances along Gordon Street for the proposed apartment building, without equal spacing between entrances; and
- d) a minimum of 1 active entrance for every 30 metres of street line along Stone Road East for the proposed apartment building, without equal spacing between entrances.

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## Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, March 13, 2025**  
Time: **4:00 p.m.**  
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,  
1 Carden Street**  
Application Number: **A-27/25**

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If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

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## Providing Comments

Any person may watch the public hearing at [guelph.ca/live](https://guelph.ca/live) or in-person and participate by submitting written comments and/or speaking to the application. You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, address, application number or address of the property you are providing comments on, and any other relevant information in your submission. Written comments received by **March 6, 2025 at 12:00 p.m.** will be circulated to the Committee members and included with the staff comments document that is posted online prior to the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. the day before the hearing.** Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the hybrid public hearing. Instructions will also be provided during the hearing to ensure those watching online or in-person will be given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260 extension 2349.

## Additional Information

Agendas and comments related to this application will be available online at [guelph.ca/cofa](https://guelph.ca/cofa). Alternative document formats are available upon request. Additional information related to this application may be obtained by contacting Committee of Adjustment staff between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

## Notice of the Decision

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal.

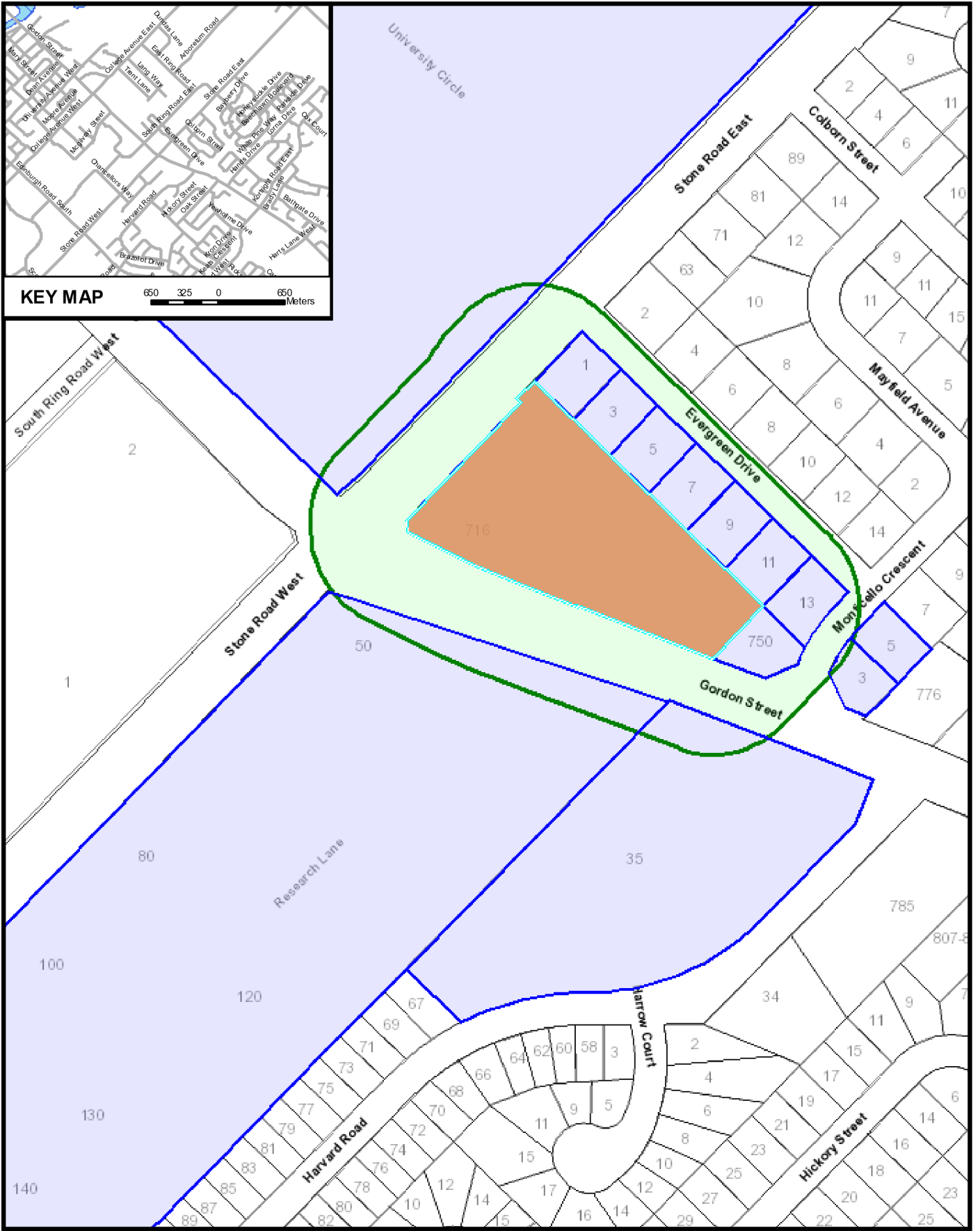
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## Notice Details

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
February 26, 2025

## Contact Information

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1  
519-822-1260 Extension 2524 [cofa@guelph.ca](mailto:cofa@guelph.ca)  
**TTY:** 519-826-9771 [guelph.ca/cofa](https://guelph.ca/cofa)



**A-27/25 (716 Gordon Street)  
60m Circulation Area**

Produced by the City of Guelph  
City Clerk's Office-Committee of Adjustment  
Date Printed: 2025-02-24, 2:52:38 p.m.



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