

# **70 Fountain Street East**

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

**March 10, 2026**

## Site Context

- Lot area: 2,030 square metres (0.2 ha).
- Frontage of 65 metres along Fountain Street East and Farquhar Street
- Frontage of 33 metres along Wyndham Street South



**2025 Aerial Photograph  
70 Fountain Street East**

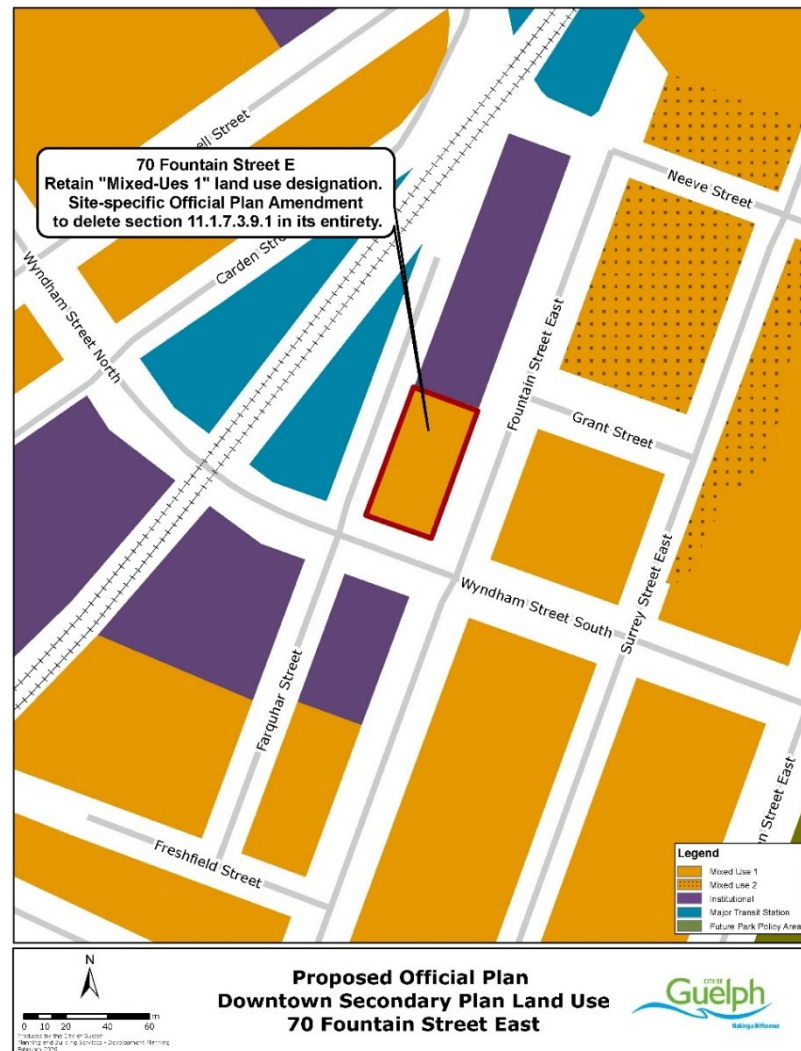
## Existing Official Plan Designation

- Mixed Use-1 in Schedule 2 (Land Use Plan) of Guelph Official Plan and within the Downtown Secondary Plan Area
- within a Major Transit Station Area, on Schedule 1A
- permits building heights of up to 24 storeys as per OPA 106.



# Proposed Official Plan Designation

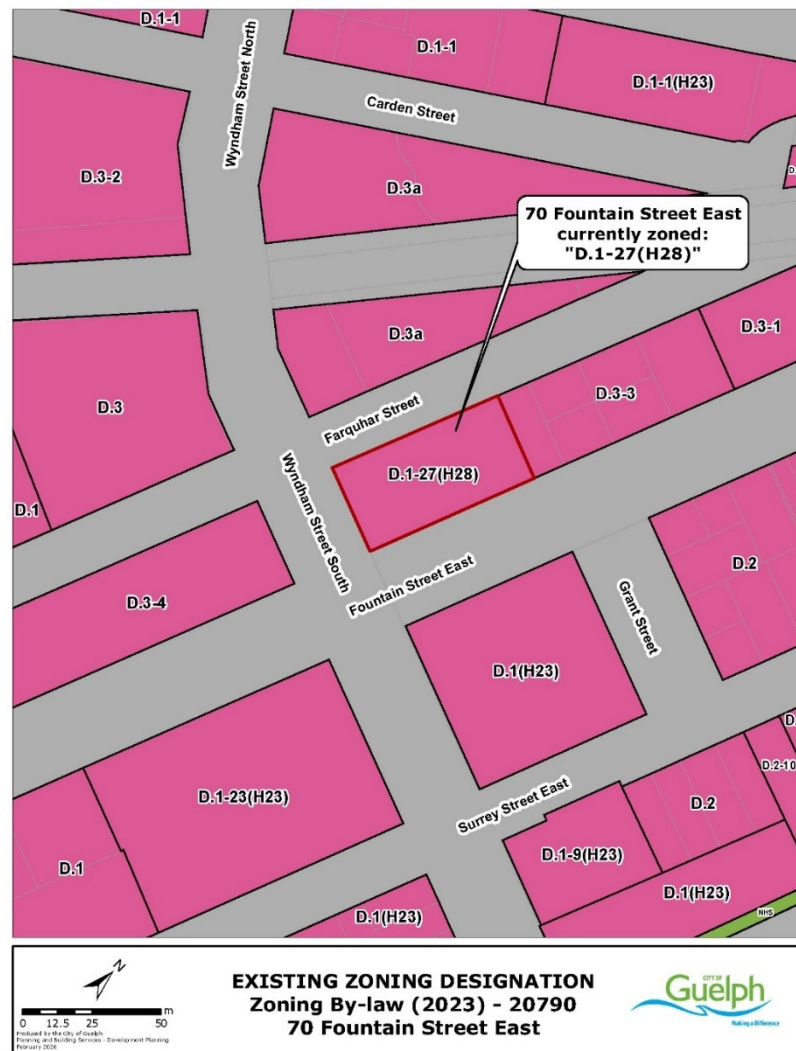
- Retain the existing Mixed Use-1 land use designation
- With a site-specific amendment to delete Subsection 11.1.7.3.9.1 of the Official Plan in its entirety which includes:
  - requirement for a minimum of 1,550 square metres of office space,
  - the maximum building height limit of 16 storeys.
  - the condominium conversion policy



# Existing Zoning

- Downtown.1 Zone with Site-Specific Special Provisions and an Holding (H28) Provision

**“(D.1-27(H28))”**

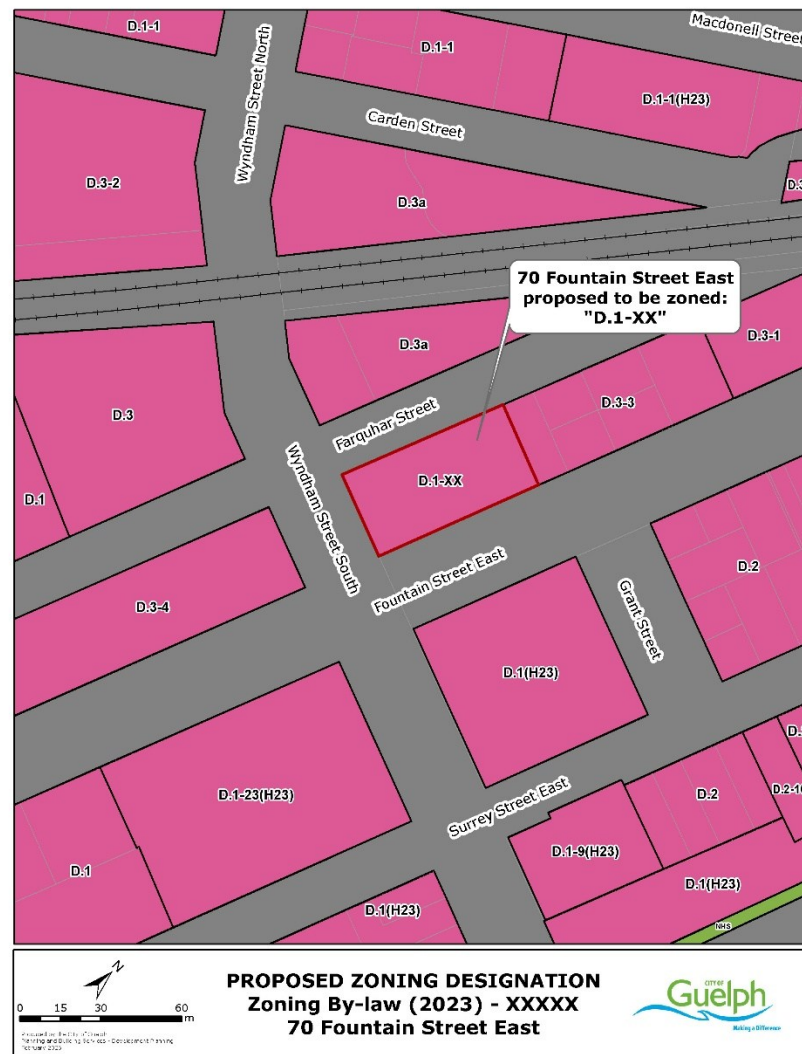


# Proposed Zoning

- Proposed Zoning in the City of Guelph Zoning By-law (2023)-20790, as amended:

## “D.1-XX with Site-Specific Provisions”

- Removal/Lifting of Holding Provision H28



## Requested Specialized Zoning Regulations

The following specialized regulations are requested to facilitate the proposed development:

- Permit a Maximum Floorplate (7th & 8th floors) of 1,228 square metres, whereas the 1,200 square metres is required
- Permit a Maximum Tower Floorplate (above 8th floor) of 1,059 square metres and length to width ratio of 2.2:1, whereas 1,000 square metres and 1.5:1 is required
- Permit a Minimum one (1) Active Entrance for Wyndham Street, whereas one (1) entrance per 15 metres of street line is required

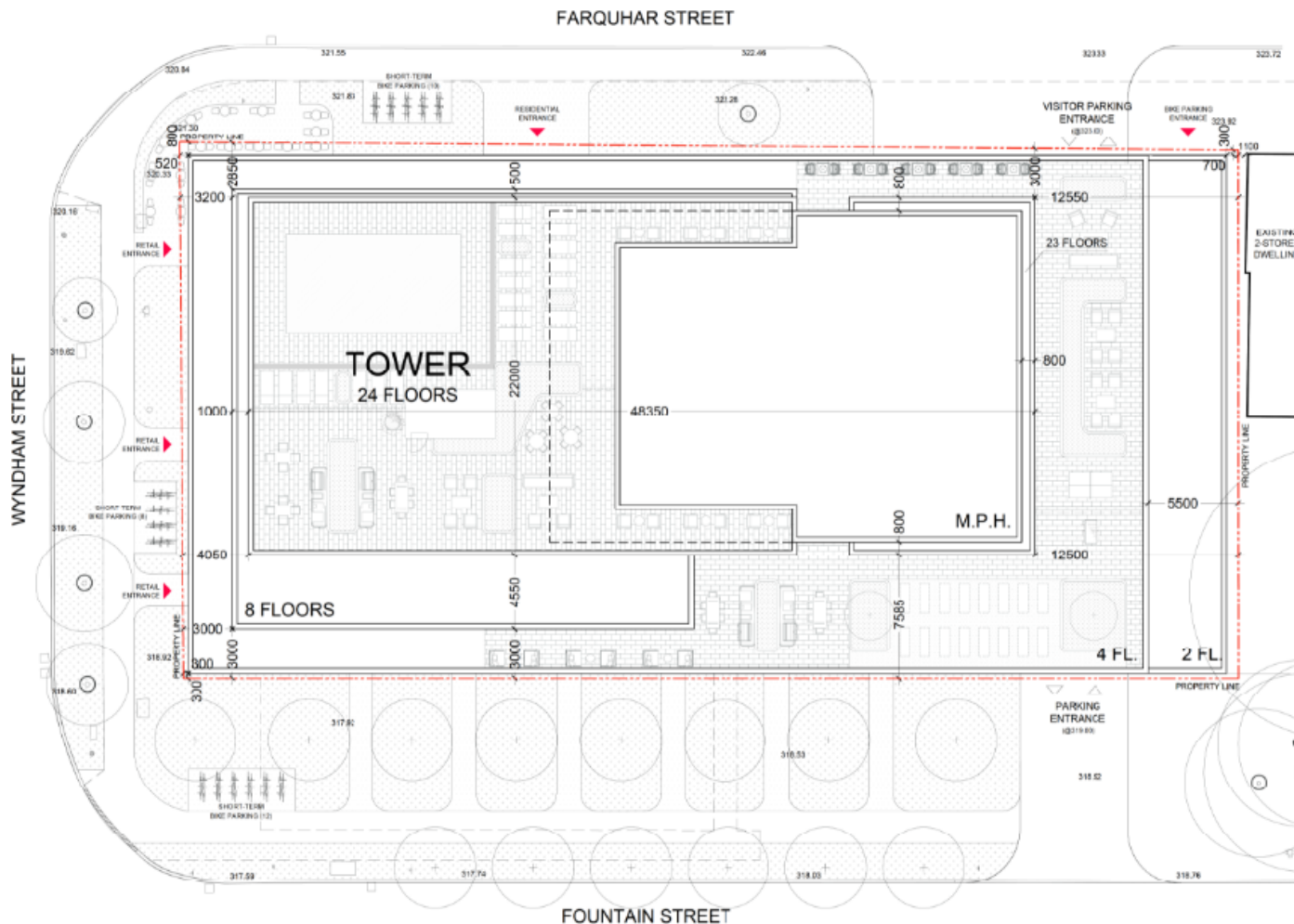
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## **Requested Specialized Zoning Regulations (continued)**

The following specialized regulations are requested to facilitate the proposed development (Continued):

- Permit a Minimum Glazing of 56% of the façade up to 4.5 m above grade, whereas the 60% glazing is required
- Permit Rooftop Amenity Space
- Permit a maximum building height of 24 storeys, with the building height being measured from the Farquar Street frontage
- 'Lower Ground Floor' shall not be considered as a storey

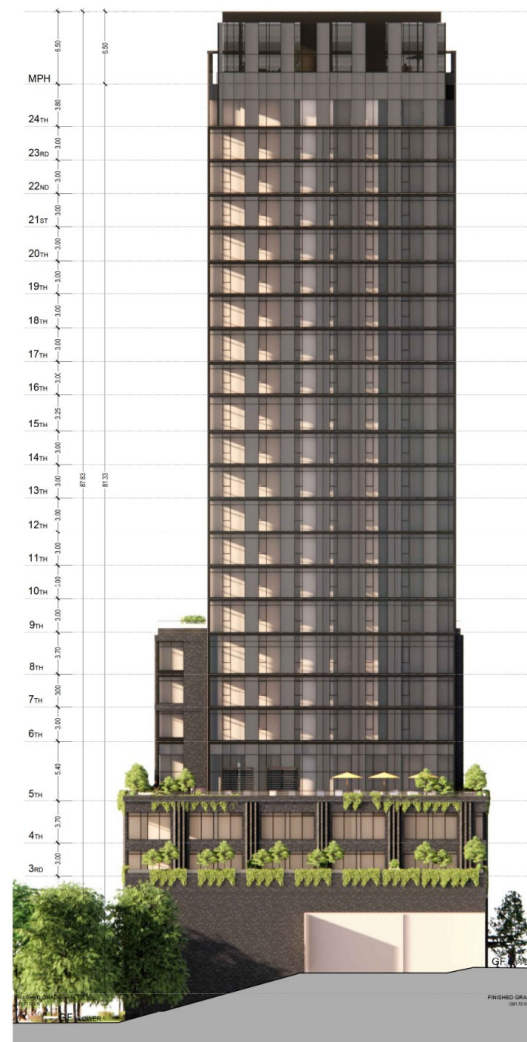
# Proposed Site Plan



# Proposed Building Elevation

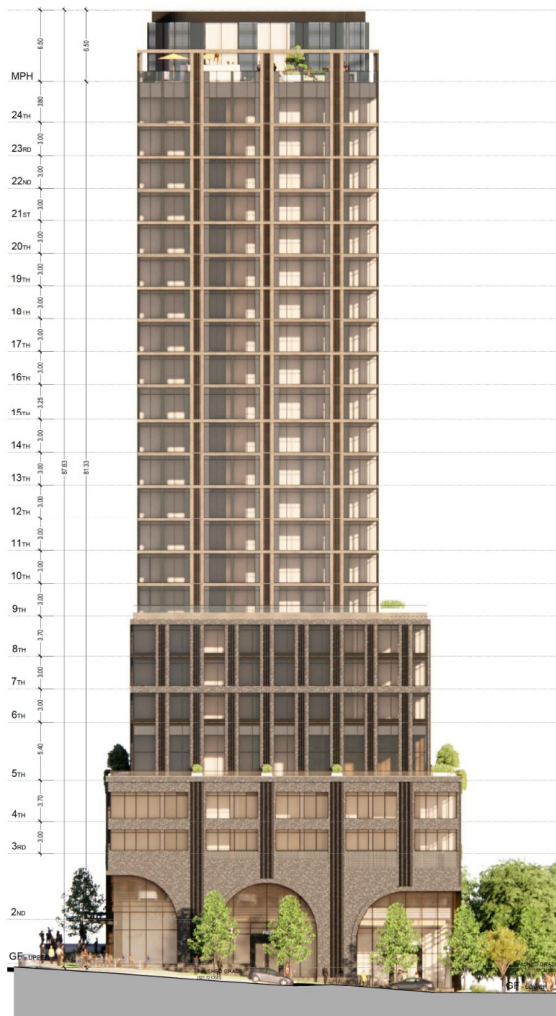


EAST ELEVATION



NORTH ELEVATION

# Proposed Building Elevation (continued)



SOUTH ELEVATION



WEST ELEVATION

# Conceptual Rendering of the Proposed Development



# How to stay informed:

**If you wish to be notified of the decision on this application, please email [clerks@guelph.ca](mailto:clerks@guelph.ca)**