



**WESTON  
CONSULTING**

planning + urban design

Planning and Building Services  
City of Guelph  
Guelph City Hall  
1 Carden Street  
Guelph, ON N1H3A1

September 28, 2021  
File: 9373

**Attn: Michael Witmer, Senior Development Planner**

Dear Sir,

**RE: Resubmission - Revised Official Plan Amendment and Zoning By-law Amendments  
1354 Gordon Street, City of Guelph  
File OZS19-008**

We are pleased to provide the following revised materials to address the comments received from City and agency staff, the public and Councillors, regarding the original applications filed on August 31, 2019 and the interim design discussed in 2020:

- Matrix of Responses to City and Agency Comments dated September 26, 2021 by Weston Consulting;
- Architectural Drawing Package dated September 2021 by SRM Architects Inc.;
- Shadow Studies dated September 2021 by SRM Architects Inc.;
- Landscape Plan dated September 27, 2021 by MHBC;
- Planning Justification Addendum dated September 27, 2021 by Weston Consulting to our original Planning Justification Report dated August 2019;
- Draft Official Plan Amendment dated Sept. 2021 by Weston Consulting;
- Draft Zoning By-law Amendment dated Sept. 2021 by Weston Consulting;
- Urban Design and Sustainability Brief dated September 2021 by Weston Consulting;
- Phase One Environmental Site Assessment Update dated August 2021 by G2S Consulting Inc.;
- Development Transportation Impact Study Update dated Sept. 27, 2021 by R.J. Burnside and Associates Limited;
- Parking Review dated September 27, 2021 by R.J. Burnside and Associates Limited; and,
- Functional Servicing and Stormwater Management Report dated Sept. 27, 2021 by WalterFedy.

The revised design has removed the previous gas bar and convenience store at the rear of the site and extended the apartment building. We are requesting a rezoning to a Specialized

Neighbourhood Shopping Centre - Holding Zone and have added a provision to require common amenity area based on the R4A regulations which the plans slightly exceed. The Holding provision is for the implementation of the sanitary sewer superpipe within Gordon Street. Other planning rationale for the changes to the design and draft amendments is found in the Addendum to the Planning Justification Report.

I trust this resubmission will allow you to circulate the enclosed materials to the relevant City staff and public bodies in a timely manner. If you have any questions, please do not hesitate to contact the undersigned at extension 232 or Raj Lamichhane of our office at extension 330.

Yours truly,

**Weston Consulting**

Per:



Robert Walters, M.PL., MCIP, RPP  
Senior Associate

- c. Michael Bedrosian, 1354 Gordon Street Inc.  
Charles Dyer, President, Sovereign Asset Management Inc.