



**WESTON
CONSULTING**

planning + urban design

Planning and Building Services
City of Guelph
Guelph City Hall
1 Carden Street
Guelph ON N1H 3A1

August 30, 2019
File 9373

Attn: Michael Witmer, Senior Development Planner

Dear Sir

**RE: Applications for Official Plan Amendment and Zoning By-law Amendment
1354 Gordon Street
City of Guelph**

Weston Consulting has been retained by 1354 Gordon Street Inc. for the redevelopment of the lands located at 1354 Gordon Street in the City of Guelph (herein referred to as the 'subject property'). The enclosed application submission is for an Official Plan Amendment and Zoning By-law Amendment in support of the proposed redevelopment of an 8-storey mixed-use apartment building and gas service station with a convenience store use.

The subject property is located on the northwest corner of Gordon Street and Arkell Road, in the City of Guelph. The subject property municipally known as 1354 Gordon Street is currently occupied by a one storey building, known as Hamilton's Corner Garage, which is to be demolished in order to facilitate the proposed redevelopment. The total lot area is approximately 0.65 hectares (1.62 acres), with a total lot frontage of approximately 118 metres on Gordon Street and 43 metres on Arkell Road.

The subject property is designated "*Neighbourhood Commercial Centre*" as per the City of Guelph Official Plan. The subject property is zoned as "*Urban Reserve (UR)*" as per the City of Guelph Zoning By-law (1995)-14864. The "*Urban Reserve*" permits a limited range of uses, including livestock based agriculture uses, conservation area, and wildlife management area.

The proposed development consists of an 8 storey mixed use building with residential units and ground floor retail and commercial units. The subject property is also proposing a gas service station with a convenience store on the west portion of the site. The proposed apartment building provides 88 residential units, consisting of one-bedroom and two-bedroom units. The ground floor will incorporate a mix of commercial and retail uses and the lobby of the building. The development proposal provides for two levels of underground parking with surface level parking for the retail, commercial uses and the gas service station for a total parking for the entire site will be 212 spaces.

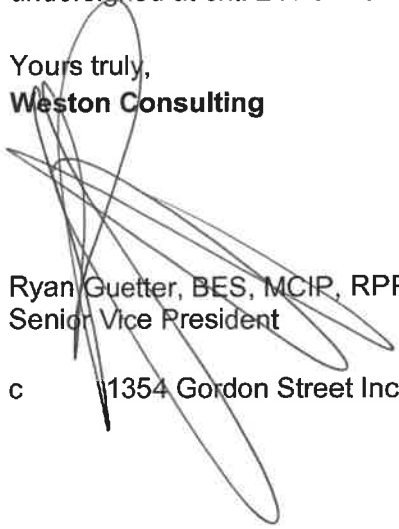
Based on the Pre-Application Consultation Meeting with the City of Guelph staff on October 17, 2018 and subsequent email correspondence conveying the requirements for the Official Plan Amendment application, the following materials are submitted in support of the Official Plan Amendment and Zoning By-law Amendment applications:

Deliverable	Consultant	Date	Copies
Official Plan & Zoning By-law Amendment Application Fee \$16,353.36	-	-	
Official Plan and Zoning By-law Amendment Application Forms	Weston Consulting	2019.08.30	1
Draft Official Plan Amendment	Weston Consulting	2019.08.30	8
Draft Zoning By-law Amendment	Weston Consulting	2019.08.30	8
Survey	BSR&D	2019.06.26	2
Conceptual Site Plan	Daniel Johnson Architect Inc.	2019.08.29	24
Building Elevations/Renderings	Daniel Johnson Architect Inc.	2019.08.29	8
Sun and Shadow Drawings	Daniel Johnson Architect Inc.	2019.08.29	8
Sun Shadow Letter	Daniel Johnson Architect Inc.	2019.08.29	8
Planning Justification Report	Weston Consulting	2019.08.30	8
Urban Design Brief	Weston Consulting	2019.08.30	8
Functional Servicing and Stormwater Management Report	Counterpoint Engineering Inc.	Aug 26, 2019	12
Site Grading Plan	Counterpoint Engineering Inc	Aug 26, 2019	12
Site Servicing Plan	Counterpoint Engineering Inc	Aug 26, 2019	12
Arborist Report	MHBC	2019.08.29	6
Landscape Concept Plan	MHBC	2019.08.29	6
Tree Preservation Plan (TP-1 & TP-2)	MHBC	2019.08.29	6
Transportation Impact Study	R.J. Burnside & Associates Ltd.	2019.08.30	8
Parking Review	R.J. Burnside & Associates Ltd.	2019.08.30	8
Noise Study	HGC Engineering Ltd.	2019.08.27	6
Archaeological Assessment (Stages 1-2)	Detritus Consulting Ltd.	Aug 23, 2019	6
Phase I Environmental Site Assessment	G2S Environmental Consulting Inc.	Oct 27, 2019	6
Phase II Environmental Site Assessment	G2S Environmental Consulting Inc.	Nov 27, 2017	6

Supplemental Soil and Groundwater Investigation	G2S Environmental Consulting Inc.	Aug 2, 2019	6
Designated Substances Survey	G2S Environmental Consulting Inc.	Aug 13, 2019	6
Reliance Letter for Environmental Reports	G2S Environmental Consulting Inc.	Aug 26, 2019	6
Digital Submission	Weston Consulting	-	1 USB

Should you have any questions or require any additional information, please contact the undersigned at ext. 241 or AJ Taylor (ext. 274).

Yours truly,
Weston Consulting


 Ryan Guetter, BES, MCIP, RPP
 Senior Vice President

c 1354 Gordon Street Inc.