



December 17, 2021

File No. 21244

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

Attn: Katie Nasswetter, MCIP, RPP  
Senior Development Planner

**Re: 1373 and 1389 Gordon Street  
Minor Official Plan Amendment Application  
Major Zoning By-law Amendment Application  
Vaughan St. GP Corp.**

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Dear Ms. Nasswetter,

We are the planning consultants for Vaughan St. GP Corp., the owners of 1373 and 1389 Gordon Street. On behalf of our client, we are pleased to submit applications for a Minor Official Plan Amendment and a Major Zoning By-law Amendment to facilitate redevelopment of the aforementioned properties with a nine-storey mixed-use building.

The Minor Official Plan Amendment would permit an increased height of nine storeys, whereas the Neighbourhood Commercial Centre and Medium Density Residential designations permit a maximum height of 6 storeys.

The Major Zoning By-law Amendment would rezone the Site from Single Detached Residential (R.1B) and Wetland (WL) to a site-specific Neighbourhood Shopping Centre (NC) zone and would realign the portion of the Site designated Wetland to align with the recommendations of the Environmental Impact Assessment. The requested site-specific provisions would permit:

- a maximum height of 9 storeys whereas 6 storeys is permitted;
- an increased angular plane of 52 degrees whereas 45 degrees is the maximum;
- a convenience store and micro-brewery or brew pub as additional permitted uses;
- an increased maximum gross floor area of 10,650 square metres whereas a maximum of 1,875 square metres is permitted;
- an increased maximum gross floor area per unit of 650 square metres whereas a maximum of 625 square metres is permitted;

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162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9  
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- a reduced minimum side yard of 7 metres whereas a minimum of 16 metres (half of building height) is required;
- a reduced parking rate of:
  - 1.0 space per dwelling unit for residents plus 0.1 spaces per dwelling unit for visitors, whereas 1.25 – 1.5 spaces per unit are required;
  - 2.3 spaces per 100 square metres of GFA for an office use whereas 1 space per 33 square metres is required; and
  - 3.0 spaces per 100 square metres of GFA for a commercial use, whereas 1 space per 18 square metres is required.

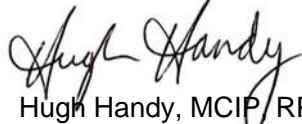
In support of the proposed Amendments and in accordance with the Pre-application Consultation held on August 18, 2021, we have enclosed four copies of each of the following and provided the same digitally:

- Completed Official Plan Amendment and Zoning By-law Amendment application forms;
- A cheque in the amount of \$17,685.32, payable to the City of Guelph, being the required application fee (please note the cheque was provided separately by mail early December directly from the Owner);
- A cheque in the amount of \$9,950, payable to the Grand River Conservation Authority, being the required review fee (please note the cheque was provided separately by mail early December directly from the Owner);
- Planning Justification Report with Affordable Housing Report and draft proposed Official Plan and Zoning By-law Amendments, prepared by GSP Group;
- Urban Design Brief, prepared by GSP Group;
- Functional Servicing and Stormwater Management Report, prepared by MTE;
- Noise Study, prepared by HGC;
- Traffic Impact Study, prepared by Paradigm;
- Environmental Impact Study, prepared by LGL Limited;
- Tree Preservation Plan, prepared by LGL Limited;

- Phase One Environmental Site Assessment, prepared by CVD;
- Wind Study, prepared by RWDI;
- Energy Report, prepared by RWDI;
- Salt Management Plan, prepared by MTE;
- Hydrogeology Study, prepared by MTE;
- Geotechnical Study, prepared by MTE;
- Site Plan and Angular Plane Diagrams, prepared by Martin Simmons Architects;
- Elevations and Renderings; prepared by Martin Simmons Architects;
- Shadow Study, prepared by Martin Simmons Architects; and,
- Source Water Policy Applicability Review form prepared by GSP Group.

If you have any questions or concerns, please do not hesitate to contact me at (519) 569-8883 or by email at [hhandy@gspgroup.ca](mailto:hhandy@gspgroup.ca).

Sincerely,  
**GSP Group Inc.**



Hugh Handy, MCIP/RPP  
Senior Associate

cc Scott Hannah  
Melissa MacGregor  
Garrett Bender  
Andrew Arklie  
Jennifer Gaudet