



June 29, 2022

File No. 21244

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

Attn: Michael Witmer, 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 Mr. Witmer,

On behalf of our client, Vaughan St. GP Corp, we are pleased to submit revised materials in support of the Official Plan Amendment and Zoning By-law Amendment Application(s) for the properties municipally known as 1373 and 1389 Gordon Street (the "Site").

The original submission in December 2021 proposed to redevelop the Site with a 9-storey mixed-use apartment building fronting onto Gordon Street. Commercial uses were proposed on the ground floor and office uses were proposed on the top floor, with the intervening 2<sup>nd</sup> to 8<sup>th</sup> floors consisting of 98 residential dwelling units, 162 parking spaces (including 4 accessible spaces) at the rear of the Site accessed from Vaughan Street.

The Applications were subject to a statutory Public Meeting held on March 21, 2022 and discussed at two (2) focused Community Working Group Meetings held on April 20, 2022 and May 4, 2022. Based on feedback provided from the Public Meeting and the Community Working Group Meetings, the proposed development has been redesigned as follows:

- The building height has been reduced from 9-storeys with a 10<sup>th</sup> storey mechanical penthouse to 7-storeys inclusive of the mech penthouse. With the mechanical penthouse being incorporated into the 7th storey, the building height has been reduced by 3 storeys from the original concept.
- A mix of apartments and townhouses proposing 99 dwelling units whereas the original concept proposed 98 apartment dwellings.

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162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9  
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- A proposed parking supply of 139 spaces with the location of the access shifted westerly to align with the driveway on the south side of Vaughan Street.
- The modified design also incorporates ground floor retail space (602.8sq. m) and office space (540.3 sq. m).

Based on the Revised Development, the Official Plan Amendment and draft Zoning By-law have been revised to reflect the following:

- The draft Official Plan Amendment is requesting an increased height of 7 storeys, whereas the Neighbourhood Commercial Centre and Medium Density Residential designations permit a maximum height of 6 storeys.
- The draft Zoning By-law is proposing to 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 with the recommendations of the Environmental Impact Assessment. The requested site-specific provisions would permit:
  - a maximum height of 7 storeys whereas 6 storeys is permitted;
  - a convenience store and micro-brewery or brew pub as additional permitted uses;
  - an increased maximum lot area of 10,073 square metres whereas a maximum of 7,500 square metres is permitted;
  - a reduced minimum side of yard of 7.5 metres (north) and 7.5 metres (south) whereas the minimum of 12.7 metres (half of the building height) is required;
  - an increased maximum gross floor area of 10,723 square metres whereas a maximum of 1,875 square metres is permitted;
  - a reduced parking rate of:
    - 1.0 space per dwelling unit for residents inclusive of visitor parking, whereas 1.25 – 1.5 spaces per unit are required;
    - 3.5 spaces per 100 square metres for non-residential uses.
  - No requirement for an off-street loading space whereas commercial uses shall be adequate loading spaces provided.
  - To permit a maximum angular plane from Gordon Street of 46 degrees whereas the Zoning By-law limits the maximum angular plane to 45 degrees.

The City of Guelph is currently undergoing a Comprehensive Review of the Zoning By-law to reflect the updated Official Plan. The first draft of the zoning by-law is available for review on the City's website. According to the draft new zoning by-law, the site is zoned Neighbourhood Commercial Centre [NCC(PA)(H13)] along the Gordon Street frontage and Medium Density Residential 5 [RM.5(PS)(H13)] in the rear of the Site. The split zoning reflects the split Official Plan designations that apply to the Site. The (PA) suffix denotes lots subject to alternate parking requirements due to proximity to transit, while the H13 holding provision requires that municipal services are adequate and available to service intensified development. Removal of the holding provision requires a municipal services review that determines services are adequate and available to service intensified development.

In contrast between the current NC zone in By-law (1995) and the first draft of the NCC zone, the largest proposed changes include:

- Increased commercial GFA sizes in the new bylaw
- Increased height in the new by-law that conforms to the Official Plan
- Reduced side and rear yard setbacks in the new by-law
- Increased landscape open space requirements in the new by-law.

The proposed development generally complies to the new regulations as per the draft *zoning by-law* with exemptions to the maximum height, required building step-back, common amenity area, angular plane, and parking space dimensions for residential units.

### Planning Policy

The scale, intensity and mix of unit types in the redesigned development remains consistent with the 2020 PPS and conforms to the 2020 Growth Plan and Guelph Official Plan. The Site is located within Guelph's built-up area and within an intensification corridor that is well-served by public transit. The proposed redesign will contribute to the intensification targets of the 2020 Growth Plan as implemented through the Guelph Official Plan in respect to the built-up area of Guelph.

The redesigned development continues to protect adjacent natural heritages features and is consistent with the natural heritage policies of the 2020 PPS and conforms to the natural heritage policies of the 2020 Growth Plan and Guelph Official Plan. The portion of the Site that is within the 30-metre buffer is proposed to be rezoned to Wetland (WL), while the portion of the Site that is currently zoned WL will be rezoned to NC to reflect the Environmental Impact Study.

From a housing diversity perspective, the proposed redesign will diversify Guelph's housing stock with 61- one-bedroom, 31- two-bedroom units within the mixed-use building. With the redesign, 7 – three-

bedroom units will be provided on the ground floor in the form of stacked townhouses. All the residential units are intended to be offered as primary rental apartments. It is our opinion that the proposed development will contribute to the broad housing objectives and policies of the 2020 PPS, 2020 Growth Plan and Guelph Official Plan with contributions to a diverse housing supply in Guelph, including the provision of purpose-built rental units.

The Functional Servicing and Stormwater Management that was prepared to assess servicing options for the Site concluded that the proposed development can be adequately serviced with municipal water and sanitary services. Stormwater management will achieve a pre-development balance and maximize infiltration using infiltration galleries and low impact development techniques.

The revised design continues to provide for a compact development that is well-served by public transit, commercial activities, and community facilities. The placement of the townhome buildings along Vaughan Street provides for a gradual transition from the existing single detached and semi-detached dwellings to the proposed 7-storey mixed-use building. The design continues to accommodate parking and services at the rear of the building that is screened from the public realm. It is our opinion that the proposed redesign supports the intent of the Official Plan policies and guidelines of the Urban Design Manual.

In support of the proposed Amendments and on-going review the original submitted package, we have enclosed two (2) copies of each of the following updated documents and provided the same digitally:

- Revised copies of the draft Official Plan and Zoning By-law Amendments, prepared by GSP Group;
- Revised Site Plan, Perspectives, Floor Plans, Angular Plane Study, and Shadow Study dated June 24, 2022 prepared by Martin Simmons Sweers.
- Revised Urban Design Brief dated June 28, 2022 prepared by GSP Group;
- Revised Existing Conditions Plan, Functional Grading and Servicing Plan dated June 24, 2022 prepared by MTE;
- Functional Servicing and Stormwater Management Report Addendum dated May 19, 2022 prepared by MTE;
- Environmental Impact Study Addendum dated June 10, 2022 prepared by LGL Ltd;
- Traffic Impact Study Update dated June 7, 2022 prepared by Paradigm Transportation Solutions Ltd;
- Hydrogeological Addendum dated June 7, 2022 prepared by MTE;

- Geotechnical Investigation Addendum dated May 31, 2022 prepared by MTE;

The updated Wind Study is being prepared by RWDI will be forwarded immediately to your attention upon receipt (expected the week of July 4<sup>th</sup>).

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

Sincerely,  
**GSP Group Inc.**



Valerie Schmidt, MCIP, RPP  
Senior Planner

cc Scott Hannah  
Melissa MacGregor  
Anthony Vecchiarelli  
Garrett Bender  
Hugh Handy