



SHAPING GREAT COMMUNITIES

November 30, 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.

Based on feedback provided from the Public Meeting and the Community Working Group Meetings, the proposed development was redesigned to reduce the building height 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 was reduced by 3 storeys from the original concept. The proposed residential apartment units went from 98 to 99 dwelling units. The location of the parking area access shifted westerly to align with the driveway on the south side of Vaughan Street. The modified design also included ground floor retail space (602.8sq. m) and office space (540.3 sq. m). This was included as part of our resubmission submitted in June 2022.

Based on recent comments provided by staff, the development has been revised to push back the 4-storey south wing to accommodate a wider pedestrian connection with enhanced

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landscaping. The 4-storey wing consists of apartment dwellings, not townhouses as previously indicated. Additional outdoor amenity space is also being provided on the north side of the mixed-use building that is accessible from Gordon Street. To accommodate the larger outdoor amenity space, the 7-storey section of the mixed-use building was shifted 0.6 metres, while leaving adequate patio space for the commercial space. An off-site trail connection is also proposed to the natural area adjacent to the site. The amount of commercial and office space being provided has also been reduced since the last submission, thus requiring fewer parking spaces on the Site. There are now 130 parking spaces being provided on the Site. In support of the revised development proposal, the following documents have been included:

- A draft Official Plan Amendment requesting an increased height of 7 storeys, whereas the Neighbourhood Commercial Centre and Medium Density Residential designations permit a maximum height of 6 storeys.
- A draft Zoning By-law proposing to rezone the Site from Single Detached Residential (R.1B) and Wetland (WL) to a site-specific Neighbourhood Shopping Centre (NC-XX) zone, Wetland (WL) and Conservation Land (P.1) zone based on recommendations in 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 as an additional permitted use.
  - 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. These setbacks allow for flexibility with the final built-out of the development. No exterior yard is being provided as the Site is located adjacent to a city owned parcel (municipal swale) to the south. As we understand, the Site is defined as an interior lot.
  - 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 as recommended by the Traffic Impact Study prepared by Paradigm Transportation Solutions Ltd.

- no requirement for an off-street loading space whereas commercial uses shall be adequate loading spaces provided.
- a maximum angular plane from Gordon Street of 46 degrees whereas the Zoning By-law limits the maximum angular plane to 45 degrees.
- a minimum Common amenity area to be provided at 1,516 square metres or 15.3 square metres per dwelling unit where no common amenity space is required.

We look forward to working with staff on refining the draft zoning by-law to include any additional site-specific provisions and revised wording as deemed necessary.

In support of the proposed Amendments, we have enclosed two (2) copies of each of the following updated documents and provided the same digitally:

- Revised Comment Response Matrix prepared by GSP Group Inc.
- 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 November 16, 2022 prepared by Martin Simmons Sweers.
- Revised Urban Design Brief dated November 23, 2022 prepared by GSP Group.
- Revised civil drawings dated November 18, 2022 prepared by MTE.
- Functional Servicing and Stormwater Management Report Addendum dated November 18, 2022 prepared by MTE.
- Hydrogeological Addendum dated November 26, 2022 prepared by MTE.
- Preliminary Landscape Plans dated November 18, 2022 prepared by Hill Design Studio Inc.
- Environmental Impact Study dated November 2022 prepared by LGL Ltd.
- Revised Phase One ESA prepared by Chung & Vander Doelen.

We look forward to receiving confirmation from staff when the resubmission has been circulated.

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

Sincerely,

**GSP Group Inc.**

A handwritten signature in black ink that reads "V. Schmidt". The signature is written in a cursive style with a large, stylized "V" and a long, sweeping tail.

Valerie Schmidt, MCIP, RPP  
Senior Planner

cc    Melissa MacGregor, RHP  
      Scott Hannah, RHP  
      Garrett Bender, RHP  
      Hugh Handy, GSP Group Inc.