



Notice of Revised Planning Application

1871 and 1879 Gordon Street

Files: OZS19-011

Date: May 13, 2021

Purpose and Effect of Planning Application

The applicant is proposing to redevelop the subject lands and build a six (6) storey, 43 unit apartment building at 1871-1879 Gordon Street.

A Zoning Bylaw Amendment has been submitted to the City to rezone the lands from "Agricultural" (A) to a new Specialized High Density Apartment (R.4B-?) Zone. The Zoning By-law Amendment application has also requested specialized regulations related to interior side yard, common amenity area and landscaped open space.

The initial application submission was deemed complete on October 30, 2019, and a statutory Public Meeting was held before Council on December 9, 2019.

Application Revisions

Minor changes and revised supporting information for the Zoning By-law Amendment application have been received.

Key changes include:

- The main access to the site has be moved from the north to the south end of the building.
- Access to the underground parking garage has been moved from the north end to the south end of the building.
- New site-specific zoning regulation requests for:
 - A minimum side yard of 4.5 m, where 8.6 m is required on the north side of the building;
 - A minimum common amenity area of 912 square metres, where 1060 square metres is required; and
 - A minimum landscaped open space of 36%, where 40% of the lot area is required.

New Materials Submitted

On March 10, 2021, the following items were submitted to the City for review:

- Second Submission Cover Letter, prepared by Astrid Clos Planning Consultants, dated March 10, 2021;

- Phase 1 Environmental Site Assessment, prepared by GMBLuePlan Engineering, revised February 2021;
- Letter of Reliance; prepared by GMBLuePlan Engineering, revised February 2021;
- Hydrogeological Study, prepared by GMBLuePlan Engineering, dated February 2021;
- Noise Feasibility Study, prepared by HGC Engineering, dated March 2021;
- Traffic Impact Study Addendum, prepared by Paradigm Transportation Solutions Limited, dated March 2021;
- Stormwater Management and Functional Servicing Report, prepared by GMBLuePlan Engineering, dated March 9, 2021;
- Civil Engineering Plans, prepared by GMBLuePlan Engineering, dated March 9, 2021;
- Urban Design Brief; prepared by Grinham Architects, dated March 2021;
- Concept Design Package; prepared by Grinham Architects, dated March 2021;
- 3D Conceptual Renderings; prepared by Grinham Architects, dated March 2021; and
- Shadow Study; prepared by Grinham Architects, dated March 2021.

These documents as well as previous submission materials are available online at **guelph.ca/development** under **1871 and 1879 Gordon Street**. For additional information please contact the planner managing the file:

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Schedule 1 - Proposed Concept Plan Renderings (Revised):



Figure 1: View from Gordon Street looking north.



Figure 2: View from Gordon Street looking south.