



Notice of Revised Planning Applications

1354 Gordon Street

File: OZS19-008

Date: October 18, 2021

Purpose and Effect of Planning Applications

The applicant is proposing to redevelop 1354 Gordon Street (the 'subject lands') to a mixed use development. The original development proposal included an eight (8) storey mixed use building with 88 apartment units, commercial uses on the ground floor and a standalone gas service station with convenience store.

An Official Plan Amendment application was originally submitted for a new, site-specific policy to permit a maximum building height of eight (8) storeys and to recognize a proposed maximum net density of 139 units per hectare. The existing 'Neighbourhood Commercial Centre' land use designation would remain.

A Zoning Bylaw Amendment application was originally submitted to the City to rezone the lands from the 'Urban Reserve' (UR) Zone to a new 'Specialized General Apartment' (R.4A-?) Zone. The Zoning By-law Amendment application has also requested specialized regulations related to also permitting retail, office, restaurant, personal service establishment and vehicle gas bar uses. In addition, specialized zoning regulations were also requested for maximum density, reduced minimum front yard setback, reduced setback between buildings, reduced minimum common amenity area, an increased floor space index and a combined parking space ratio for all uses proposed.

These applications were originally submitted to the City on August 30, 2019. The applications were deemed complete on September 27, 2019 and a statutory Public Meeting was held before Council on November 12, 2019.

Application Revisions

Changes to the Official Plan Amendment and Zoning By-law Amendment, including revised supporting information was received by the City.

Key changes include:

- Eliminating the standalone vehicle gas bar and associated convenience store uses from the development.
- Extending the mixed-use, eight (8) storey building south (where gas station was previously proposed) and increasing the total number of apartment dwelling units to 110 apartment dwelling units from 88, now a net density of 172 units per hectare.

- Revising the Official Plan Amendment to introduce a new site specific policy to permit an eight-storey building at the new above noted height and density.
- Reducing the overall retail and residential gross floor area within the mixed use building.
- Increasing the provision of common amenity area and landscape open space.
- Revising the Zoning By-law Amendment to now request changing the existing 'Urban Reserve' (UR) Zone to a 'Specialized Neighbourhood Commercial Centre' (NC-?) Zone with a Holding Provision.
 - Holding Provision related to full water and sewer services being available for the development.
- Site specific zoning regulation requests for:
 - Reduced/minimum off-street parking of:
 - 125 parking spaces (including visitor) for 110 apartment dwelling units, whereas a minimum of 143 are required; and
 - 34 parking spaces for 421 square metres of commercial space, whereas a minimum of 57 parking spaces are required.
 - Overall: Providing a minimum 159 off-street parking spaces for the entire development whereas a minimum 200 off-street parking spaces are required.
 - Increasing maximum angular plane from Arkell Road centreline to 47 degrees.
 - Increasing maximum gross floor area for all uses (entire building/development) to 12,500 square metres, and reducing the minimum commercial area to 425 square metres.
 - Reducing minimum side yard to 8 metres.
 - Requiring a minimum common amenity area provision per dwelling unit of:
 - 30 square metres for the first 20 dwelling units and 20 square metres per each dwelling unit thereafter.
 - Each common amenity area to be aggregated into minimum areas of 50 square metres.

New Materials Submitted

On September 28, 2021, the following items were submitted to the City for review:

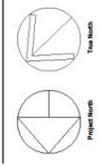
- Matrix of Responses to City and Agency Comments, prepared by Weston Consulting, dated September 26, 2021;
- Planning Justification Report Addendum, prepared by Weston Consulting, dated September 27, 2021;
- Urban Design and Sustainability Brief, prepared by Weston Consulting, dated September 2021;
- Architectural Drawing Package, including updated Conceptual Site Plan, prepared by SRM Architects Incorporated, dated September 28, 2021;
- Sun and Shadow Study, prepared by SRM Architects Incorporated, dated September 27, 2021;
- Revised Landscape Plan, prepared by MHBC Planning, dated September 27, 2021;
- Functional Servicing and Stormwater Management Report, prepared by WalterFedy, dated September 27, 2021;

- Revised Engineering Plans, prepared by WalterFedy, dated September 21, 2021;
- Updated Transportation Impact Study, prepared by R.J. Burnside and Associates Limited, dated, September 27, 2021;
- Parking Review, prepared by R.J. Burnside and Associates Limited, dated, September 27, 2021; and
- Updated Phase One Environmental Site Assessment, prepared by G2S Consulting Incorporated, dated August 13, 2021.

These documents as well as previous submission materials are available online at **guelph.ca/development** under **1354 Gordon Street**. For additional information please contact the planner managing the file:

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Planning and Building Services
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Schedule 1 - Conceptual Site Plan (Revised)



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL APPLICABLE REGULATIONS.
2. ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL APPLICABLE REGULATIONS.
3. ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL APPLICABLE REGULATIONS.
4. ALL CONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
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No.	Date	Revision
1	2024-01-15	ISSUE FOR PERMITTING
2	2024-01-15	ISSUE FOR PERMITTING
3	2024-01-15	ISSUE FOR PERMITTING
4	2024-01-15	ISSUE FOR PERMITTING
5	2024-01-15	ISSUE FOR PERMITTING
6	2024-01-15	ISSUE FOR PERMITTING
7	2024-01-15	ISSUE FOR PERMITTING
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9	2024-01-15	ISSUE FOR PERMITTING
10	2024-01-15	ISSUE FOR PERMITTING

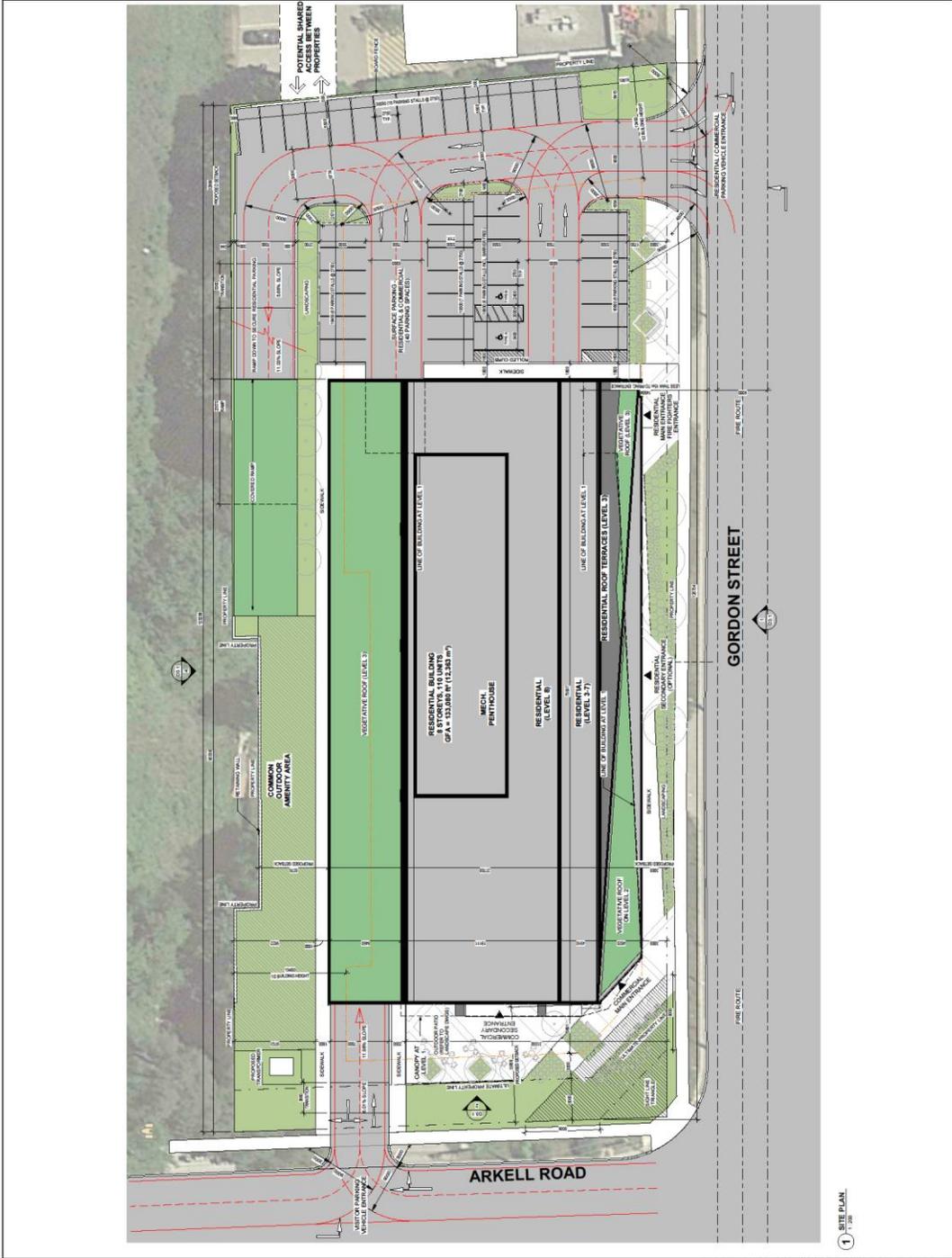
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ARCHITECTS INC.

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SITE PLAN

1354 GORDON STREET

SCALE: 1:200
 DATE: 2024-01-15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 24-001
 SHEET NO.: D1.1 - r6



1 SITE PLAN 1:200