



## **Notice of Revised Planning Applications**

### **1373 and 1389 Gordon Street**

**File: OZS22-001**

**Date: August 8, 2022**

### **Purpose and Effect of Planning Applications**

The applicant is proposing to redevelop 1373 and 1389 Gordon Street (the 'subject lands') to a mixed-use development. The original development proposal included an nine (9) storey mixed use building with 98 apartment units and commercial uses on the ground and top floor.

An Official Plan Amendment application was originally submitted for a new, site-specific policy to permit a maximum building height of nine (9) storeys. 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 'Residential Single Detached' (R.1B) Zone to a new 'Specialized Neighbourhood Commercial' (NC-?) Zone. The Zoning By-law Amendment application has also requested specialized regulations related to specific commercial uses, building height, size, setbacks, amenity space and parking.

These applications were originally submitted to the City on December 17, 2021 and revised January 21, 2022. The applications were deemed complete on January 31, 2022 and a statutory Public Meeting was held before Council on March 21, 2022.

### **Application Revisions**

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

Key changes include:

- Revising Official Plan Amendment to add site-specific policy to permit a maximum building height of seven (7) storeys instead of nine (9) storeys as previously proposed.
- Addition of 3-storey townhouse units along Vaughan Street.
- Increasing number of dwelling units proposed by one (1), from 98 to 99.
- Reducing minimum number of parking spaces from 162 to 139.

## **New Materials Submitted**

On June 29, 2022, the following items were resubmitted to the City for review:

- 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 Architects.
- 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; and
- Pedestrian Wind Assessment dated July 5, 2022, prepared by RWDI.

These documents as well as previous submission materials are available online at **[guelph.ca/development](http://guelph.ca/development)** under **1373 and 1389 Gordon Street**. For additional information please contact the planner managing the file:

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