



Notice of Revised Planning Applications

1373 and 1389 Gordon Street

File: OZS22-001

Date: December 22, 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 a nine (9) storey mixed use building with 98 apartment units and commercial uses on the ground and top floors.

An Official Plan Amendment application was originally submitted to add a new, site-specific policy to permit a maximum building height of nine (9) storeys. The existing 'Neighbourhood Commercial Centre' and 'Medium Density Residential' land use designations would remain.

A Zoning Bylaw Amendment application was originally submitted to rezone the subject lands from the 'Residential Single Detached' (R.1B) Zone to a new 'Specialized Neighbourhood Commercial' (NC-?) Zone. The Zoning By-law Amendment application also requested specialized regulations related to permitting specific commercial uses, building height, size (floor area), setbacks, common amenity space and off-street parking.

A second submission was received by the City on June 29, 2022. This revised the initial development proposal to reduce the maximum building height from nine (9) storeys to seven (7) storeys, added a four (4) storey apartment wing along the south property line/Vaughan Street, increased the total number of dwelling units by 1, from 98 to 99, and reduced the number of parking spaces from 162 to 139.

The 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. A previous Notice of Revised Planning Applications for the second submission was made August 8, 2022.

Application Revisions

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

Key changes in the third submission include:

- Increasing the exterior side yard setback of the 4-storey south apartment wing by an additional 2.65 m to Vaughan Street (an exterior side yard setback increase from a total 10.5 m to 13.15 m)
- Increasing the side yard setback of the 7-storey north apartment wing and decreasing the exterior side yard setback to Vaughan Street by 0.6 m (i.e. shifting the northerly wing 0.6 m to the south);
- Reduction to non-residential floor space (office and commercial) by 272 square metres (1,143.1 m² to 730.1 m² currently proposed);
- Reduction to total off-street parking by 9 spaces (139 spaces to 130 spaces currently proposed);
- Increase to common amenity area per dwelling unit by 7.94 m² per unit (total increase in common amenity space by 786.1 m² for a grand total of 1,516.2 m² of common amenity area); and
- Addition of off-site trail connection to the Natural Heritage Lands to the west.

New Materials Submitted (Third Submission)

On November 30, 2022, the following items were resubmitted to the City:

- Updated Site Plan, prepared by Martin Simmons Sweers Architects, dated November 14, 2022;
- Revised Architectural Package - including Building Renderings, Floor Plans and Angular Plane diagrams, prepared by Martin Simmons Sweers Architects, dated November 16, 2022;
- Updated Shadow Study, prepared by Martin Simmons Sweers Architects, dated November 15, 2022;
- Revised Urban Design Brief, prepared by GSP Group, dated November 23, 2022;
- Updated Landscaping Plan, prepared by Hill Design Studio Inc., dated November 16, 2022;
- Revised Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., dated November 28, 2022;
- Updated Engineering Civil Plans - including Existing Conditions Plan, Functional Grading and Stormwater Management Plan, and Functional Servicing Plan, prepared by MTE Consultants Inc., dated November 18, 2022;
- Updated Environmental Impact Study, prepared by LGL Limited - Environmental Research Associates, dated November 30, 2022;
- Hydrogeological Assessment Addendum, prepared by MTE Consultants Inc., dated November 26, 2022; and
- Revised Phase 1 Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Ltd., dated November 2022.

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

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