



SENT DIGITALLY & BY COURIER

March 29, 2022

File No. 21110

City of Guelph
Planning and Building Services
1 Carden Street
Guelph, ON N1H 3A1

Attn: Katie Nasswetter, MCIP, RPP
Senior Development Planner

**Re: 785 Gordon Street
Major Official Plan Amendment Application
Major Zoning By-law Amendment Application
2371633 Ontario Inc.**

Dear Ms. Nasswetter,

On behalf of 2371633 Ontario Inc., (“Owners”) I am pleased to submit the enclosed Major Official Plan Amendment and Major Zoning By-law Amendment for the lands known municipally as 785 Gordon Street (“Site”) in the City of Guelph. The applications are required to facilitate the redevelopment of the Site with a ten-storey mixed-use building that is proposed to have 389 post-secondary school residence units with 520 bedrooms and 587 m² of convenience commercial uses on the main floor.

The Major Official Plan Amendment would change the land use designation from a “Neighbourhood Commercial” to “High Density Residential” with a site-specific policy to permit a maximum density of 615 bedrooms per hectare and to allow up to 600 m² of convenience commercial uses on the main floor.

The Major Zoning By-law Amendment would rezone the Site from a Specialized Service Commercial SC.1-11 zone to a Specialized Residential Apartment (R.4B-XX) zone.

The site-specific provisions would permit a convenience store, financial establishment, medical office, office, post-secondary school residence, restaurant, retail establishment, service establishment and accessory uses with the following deviations to the regulations:

- Alter the maximum density from 150 units per hectare (uph) to a maximum of 615 bedrooms per hectare (bph);
- A reduction in the minimum front yard setback (Gordon Street) from 15.0 m to 9.0 m;
- A minimum interior side yard setback of:
 - 15 m for the 1st – 5th storey;

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- 17.7 m for the 6th storey;
 - 20 m for the 7th storey;
 - 23 m for the 8th storey;
 - 27 m for the 9th storey; and
 - 30 m for the 10th storey.
- To amend the minimum rear yard setback from 20% of the lot depth (27.38 m) to:
 - 15 m for the 1st to 5th storey;
 - 19 m for the 6th storey;
 - 22 m for the 7th storey;
 - 25 m for the 8th storey;
 - 28 m for the 9th storey; and
 - 29 m for the 10th storey;
- An increase in the maximum angular plane from 45 degrees to 52 degrees from the centreline of Harvard Road and 46 degrees from the centreline of Gordon Street;
- A reduction in the minimum common amenity area from 7980 m² (30 m² per dwelling unit for each unit up to 20 and for each additional dwelling unit 20 m² per dwelling unit) to 14 m² of common amenity areas (this includes private balconies and terraces) per dwelling unit but less than 50 m² collectively shall be provided;
- To allow common amenity areas within the required front and exterior side yard and a length that is 4 times the width or greater;
- To reduce the minimum landscaped open space required from 40% to 33%;
- A reduction to the interior side yard setback for surface parking from 3 m to 1.4 m;
- To apply a parking rate of 0.25 parking spaces per bedroom for the post-secondary school residence;
- To allow the 20% residential visitor parking to be provided at grade or underground;
- To apply a bicycle parking rate of:
 - Residential: 1 long term and 0.1 short term spaces per unit;
 - Office: 0.2 long term spaces per 100 m² GFA (2 spaces minimum) and 0.13 short term spaces per 100 m² GFA (minimum of 2 spaces);
 - Convenience store, financial establishment, medical office, retail establishment, service establishment: 0.1 long term per 100 m² GFA (2 spaces minimum) and 0.2 short term per 100 m² GFA (2 spaces minimum); and
 - Restaurant: 0.1 spaces long term per 100 m² GFA (2 spaces minimum) and short term 2 spaces per use;
- An increase of the FSI from a maximum of 1.5 to 2.55;
- To allow a maximum of 600 m² of convenience commercial uses on the first storey;
- To allow a maximum encroachment of 2.6 m for canopies into all yards;
- To permit an outdoor patio associated with a restaurant or licensed establishment on a property that abuts a residential zone along the front lot line and interior side yard lot line that is 6 m from the interior lot line and 9 m from the front lot line;
- To increase the maximum permitted encroachment for canopies from 1.8 m to 2.6 m in all yards; and
- To define a post-secondary school residence as “means the whole of an apartment building consisting of three or more Dwelling Units, each providing up to five bedrooms for hire or gain

directly or indirectly that may or may not have exclusive use of both a kitchen and a bathroom. For the purposes of the subject property, the definition of Lodging House Type 2 shall not apply.”

In support of the proposed Amendments and in accordance with the Pre-application Consultation held on November 24, 2021, we have enclosed the following and provided the same digitally:

- Completed Official Plan Amendment application form (2 copies);
- Completed Zoning By-law Amendment application form (2 copies);
- Zoning Sketch (2 copies);
- A photocopy of the cheque in the amount of \$23,184.87, payable to the City of Guelph, being the required application fees (1 copy);
- Source Water Policy Applicability Review Form (2 copies);
- Pre-Consultation Meeting Minutes (2 copies);
- Planning Justification Report with the Public Consultation Strategy, Affordable Housing Report and draft proposed Official Plan and Zoning By-law Amendments, prepared by GSP Group (4 copies);
- Sustainability Strategy, prepared by SRM Architects (4 copies);
- Commercial Function Assessment, prepared by Ward Land Economics (4 copies);
- Urban Design Brief, prepared by GSP Group (2 copies);
- Shadow Study, prepared by SRM Architects (2 copies);
- Pedestrian Level Wind Study, prepared by The Boundary Layer Wind Tunnel Laboratory (Western University) (2 copies);
- Road Traffic and Stationary Noise Impact Study, prepared by JJ Acoustics Engineering (4 copies);
- Transportation Impact and Parking Study, prepared by Salvini Consulting (4 copies);
- Geotechnical Investigation and Preliminary Hydrogeological Assessment Report, prepared by Chung & Vander Doelen Engineering (4 copies);
- Phase One Environmental Site Assessment, prepared by MTE Consultants (2 copies);
- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants (4 copies);
- Existing Conditions Plan (Site Survey), prepared by MTE Consultants (4 copies);
- Site Plan, prepared by SRM Architects (6 copies);
- P1 Floor Plan, prepared by SRM Architects (4 copies);
- Level 1 Floor Plan, prepared by SRM Architects (4 copies);
- Angular Plane Diagrams, prepared by SRM Architects (4 copies);
- Building Elevations, prepared by SRM Architects (4 copies);
- Garbage Truck Turning Plan, prepared by MTE Consultants (2 copies);
- Vegetation Management Plan, prepared by GSP Group (2 copies);
- Preliminary Landscape Concept Plan prepared by GSP Group (4 copies);
- Functional Site Grading and Servicing Plan, prepared by MTE Consultants (4 copies); and
- Level 1- Waste Management Plan, prepared by SRM Architects (2 copies).

Please note that city staff confirmed on February 15th, 2022, that a streetscape plan would not be required as the landscape plan fulfills this requirement.

A cheque in the amount of \$23,184.87 payable to the City of Guelph to cover the application fees was couriered to your attention under a separate cover on March 23, 2022.

We trust this constitutes a complete application. Should you have any questions, or require any additional information, please do not hesitate to reach out.

Sincerely,

GSP Group Inc.



Chris Pidgeon, MCIP, RPP
Principal Planner



Rachel Bossie, MCIP, RPP
Senior Planner

/ Enclosures

cc Mike Hendrie, Society Developments Inc.
Marc Villemaire, SRM Architects