

**NOTICE OF RESUBMISSION
1300 GORDON STREET**

Proposed Official Plan Amendment and Zoning By-law Amendment

A revised Official Plan and Zoning By-law Amendment application has been received from the applicant, Astrid J. Clos Planning Consultants on behalf of the owners, Carousel Estates Homes Inc. to permit a 6 storey residential building with approximately 32 residential units on the property municipally known as 1300 Gordon Street.

BACKGROUND

A combined "Notice of Complete Application and Public Meeting" on the original application was circulated to local boards, agencies and City service areas on August 24, 2017. The Statutory Public Meeting was held on October 10, 2017. The original proposal has been revised to address comments received from City service areas, agencies and the public.

SUBJECT LANDS

The subject property is approximately 0.242 hectares in size and lands are located on the east side of Gordon Street; between Arkell Road and Edinburgh Road South. (See Schedule 1- Location Map). The property currently contains a single detached dwelling.

PURPOSE AND EFFECT OF APPLICATIONS

The purpose of the proposed Official Plan Amendment is to designate the site to High Density Residential and increase the density from the allowable 100 units per hectare to 132 units per hectare.

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1B (Residential Single Detached) Zone to R.4A-? (Residential Apartment) with special regulations to permit the development of a 6 storey residential building containing a total of 32 apartment units.

The following **new** specialized zoning regulations are being requested through the proposed Zoning By-law amendment application:

- A maximum density of 132 units per hectare where the Zoning By-law requires a maximum Density of 100 units per hectare;

- A minimum side yard of 1.5m where the Zoning By-law requires a minimum side yard of 3.0m (half the building height);
- A minimum rear yard of 10m where the Zoning By-law requires a minimum rear yard of 11.05m (20% of the lot depth);
- 5 visitor parking spaces provided above grade enclosed within a building where the Zoning By-law requires that 9 visitor parking spaces be located above grade;
- A maximum floor space index of 1.9 where the Zoning By-law requires 1.0

The applicant's revised conceptual site plan is included in Schedule 2 and the original conceptual site plan is included in Schedule 3.

SUPPORTING DOCUMENTS

The following information was submitted in support of the revised application:

- Cover Letter, prepared by Astrid J. Clos Planning Consultants, dated May 7, 2018;
- Preliminary Site Plan, prepared by James Fryett Architect , dated May 4, 2018;
- Building Elevations, prepared by James Fryett Architects, dated May 4, 2018;
- Revised Tree Preservation Plan prepared by Natural Resource Solutions Inc. dated April 2018
- Environmental Impact Study Addendum prepared by Natural Resource Solutions Inc., dated April 30, 2018;
- Revised Functional Servicing and Stormwater management Report prepared by MTE dated April 25, 2018;

OTHER APPLICATIONS

The subject lands are not subject to any other application under the Planning Act.

FOR MORE INFORMATION

Details of the Official Plan and Zoning By-law amendment applications can be found on the City's website Guelph.ca Current Development Files. City staff reports and public notices will be added to this site as they become available.

Additional information and related background information will be available for review by visiting 1 Carden Street, 3rd Floor or contacting **Rino Dal Bello, Planner at 519-837-5616, ext. 2780** during regular office hours or by email at Rino.dalbello@guelph.ca

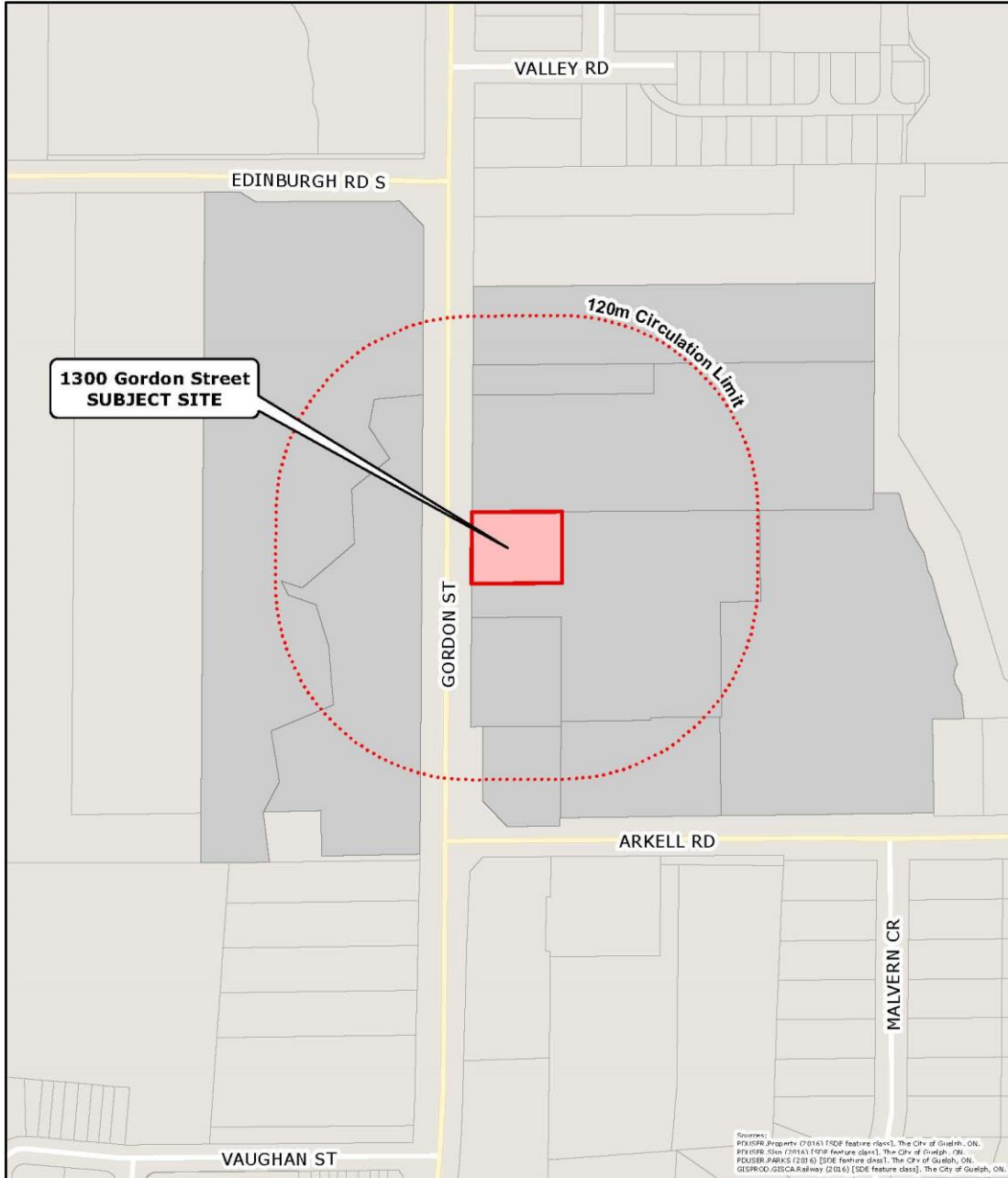
Notice of collection

Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided for or presented at a public meeting is considered a public record and may be posted to the City's website or made available to the public upon request.

Personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and the Planning Act, R.S.O. 1990, c.P. 13, and in accordance with the provisions of MFIPPA.

For questions regarding the collection, use, and disclosure of this information please contact the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca

Schedule 1 Location Map and 120m Circulation Area

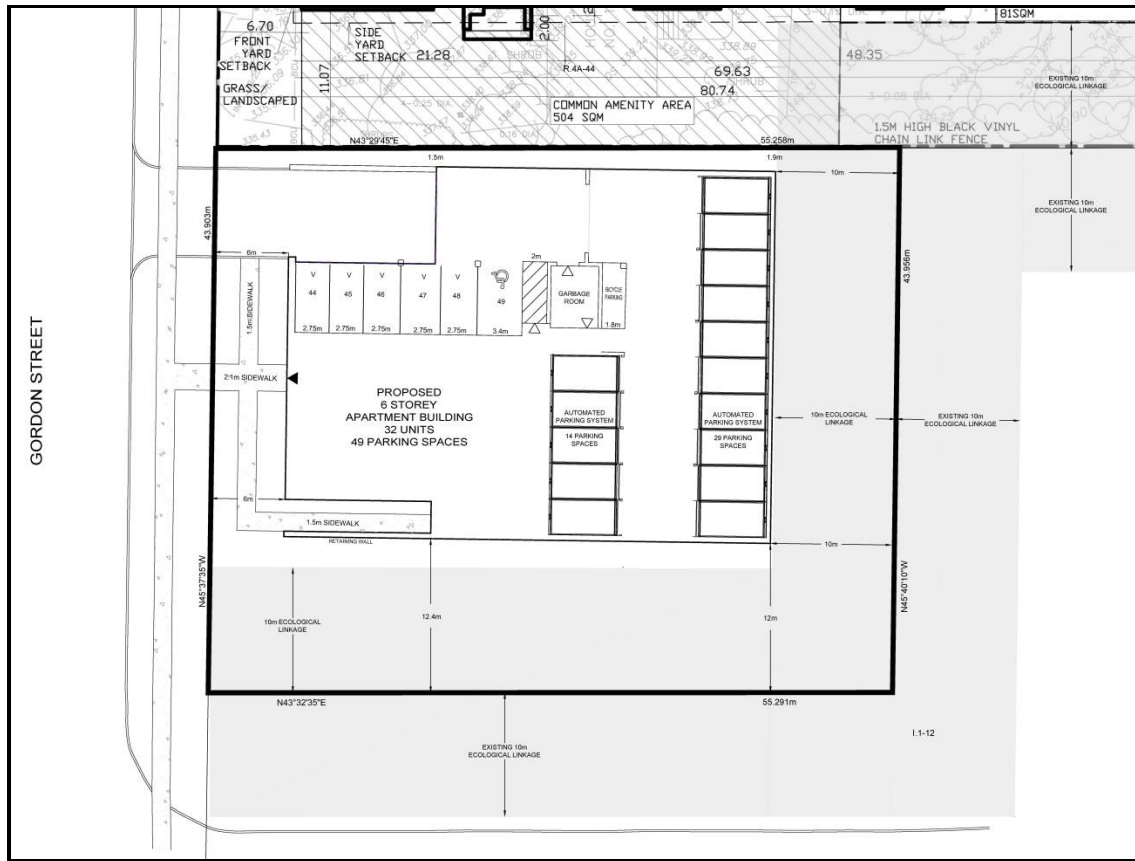


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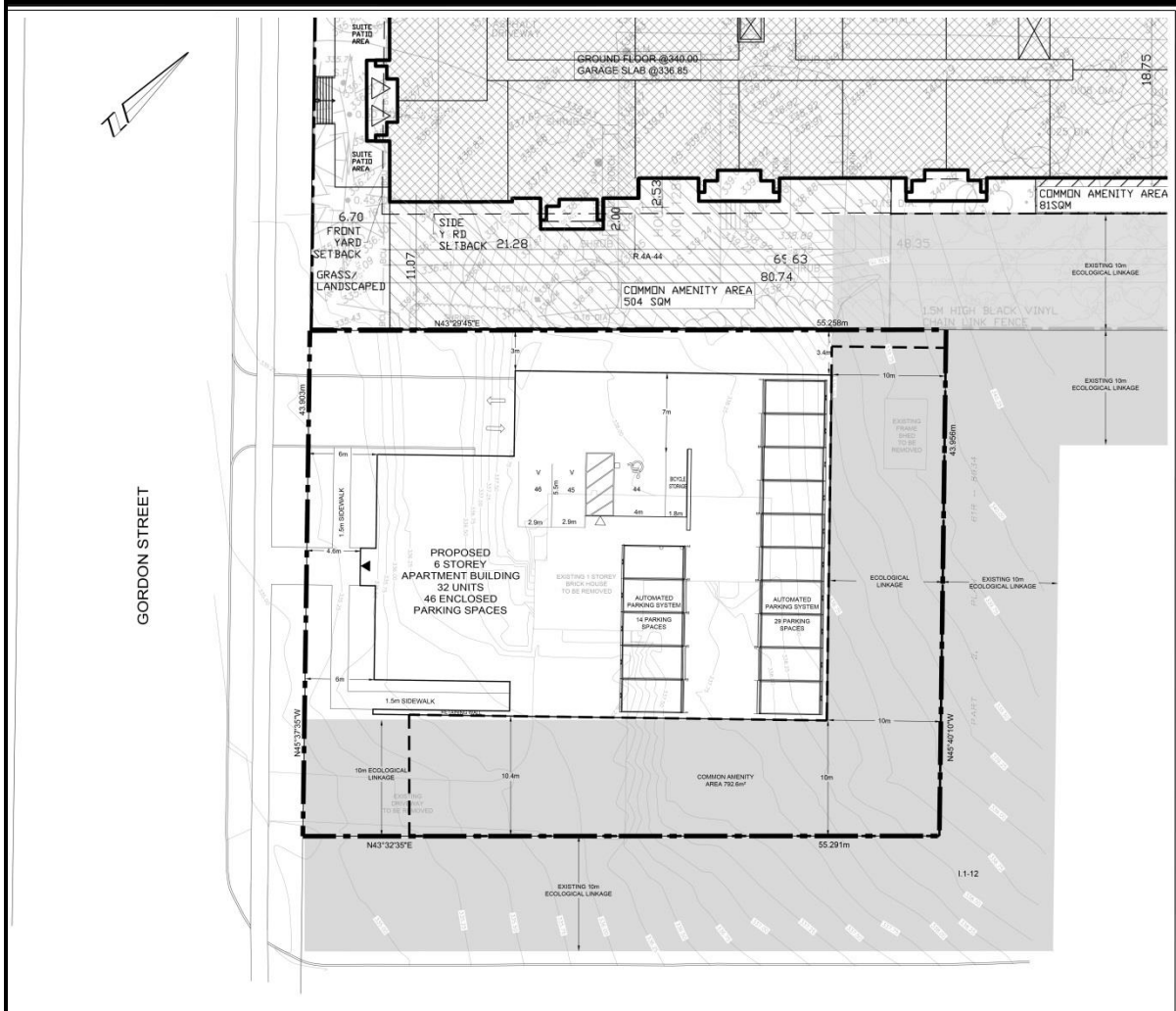
Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
August 2017

LOCATION MAP and 120m CIRCULATION AREA 1300 Gordon Street

Schedule 2 Revised Conceptual Site Plan



Schedule 3 Original Conceptual Site Plan



To: Agencies and Departments

The City of Guelph is currently reviewing the revised Zoning By-law Amendment application from Astrid J. Clos Planning Consultants for the property municipally known as 1300 Gordon Street.

Please submit your comments by **July 27, 2018**. If you have any questions or require further information, please call Rino Dal Bello at 519-837-5616 Extension #2780, or email at Rino.dalbello@guelph.ca.

If you have no comments or concerns regarding this application for **1300 Gordon Street (File OP1704 & ZC1707)**, please sign and submit this form to:

**Rino Dal Bello, Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1**

Email: Rino.dalbello@guelph.ca

Agency

Representative (Please Print)

Representative (Signature)

Date