

1373-1389 Gordon Street

**Statutory Public Meeting for
Proposed Official Plan Amendment
and Zoning By-law Amendment
Application**

File: OZS22-001

March 21, 2022

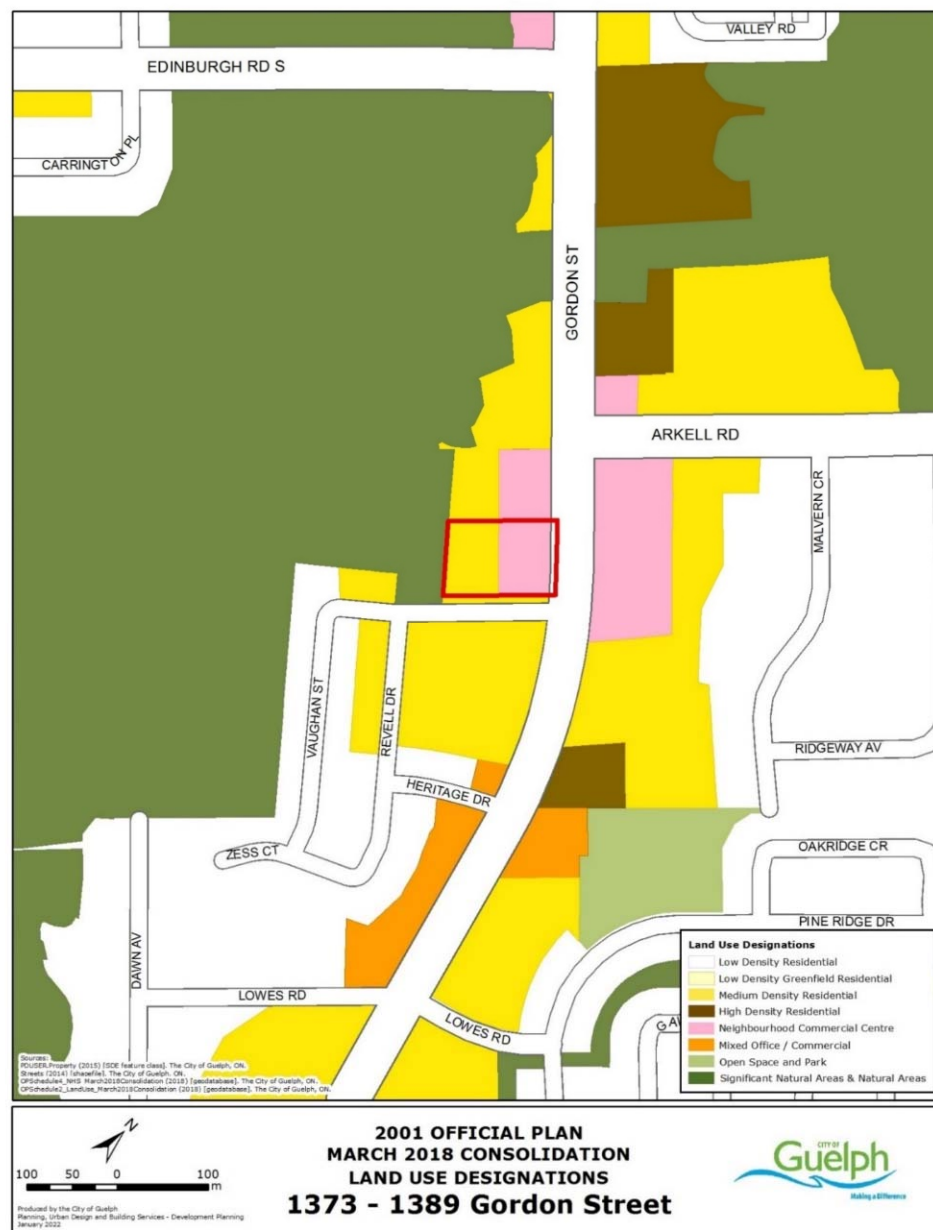
How to stay informed:

If you wish to be notified of any future revisions or decisions on these applications, please email planning@guelph.ca

Location



Existing Official Plan Land Use Designations



Official Plan Amendment

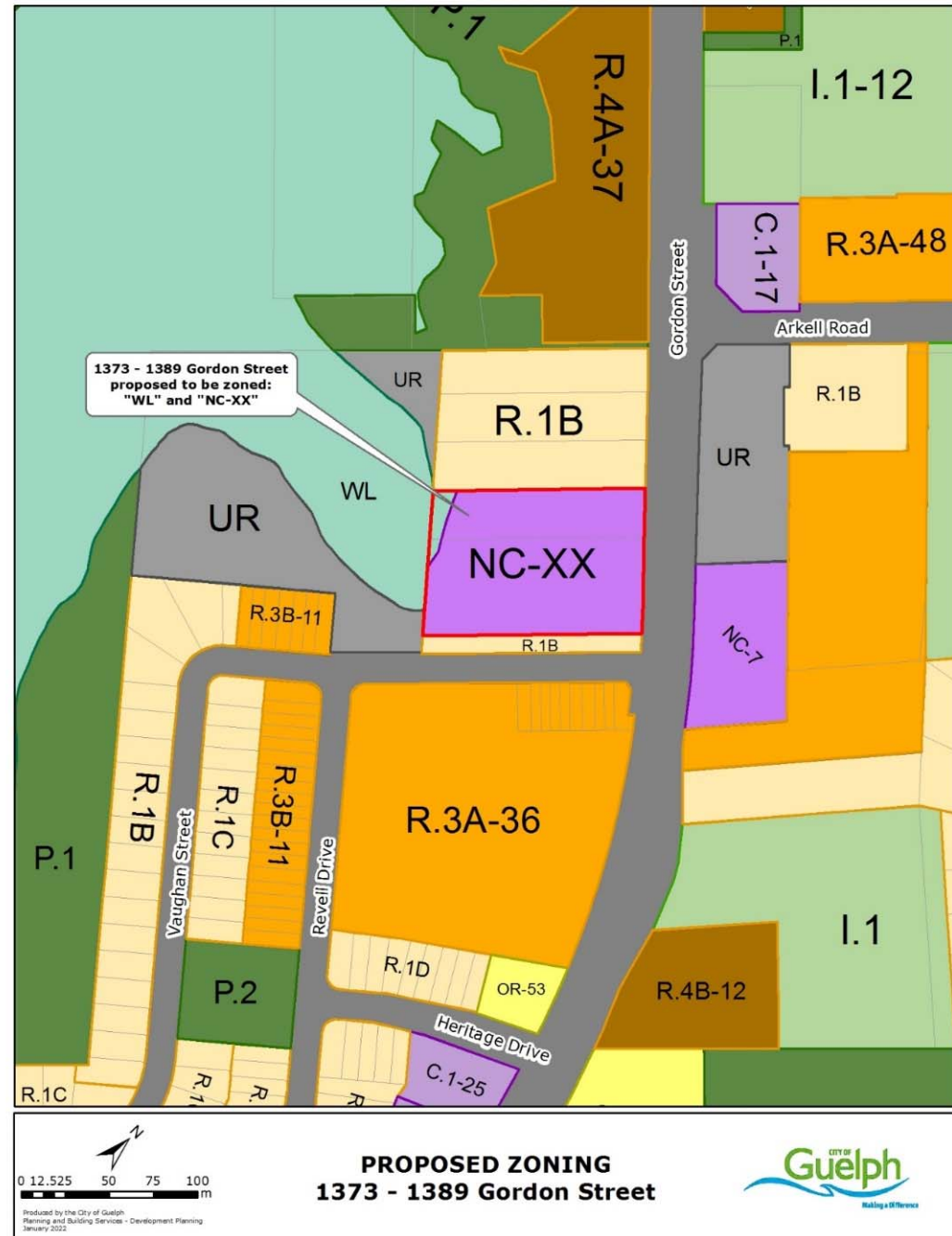
Proposed site-specific policy to be added to Section 9.13 (Site Specific Policies) regarding the existing “Medium Density Residential” and “Neighbourhood Commercial Centre” land use designations:

- Despite Sections 9.3.4.2 and 9.4.5.15, a mixed-use apartment building may be permitted at 1373 and 1387 Gordon Street at a maximum height of nine (9) storeys.

Existing Zoning



Proposed Zoning



Requested Specialized Zoning Regulations (1 of 3)

1. To permit commercial uses; specifically a convenience store and a micro-brewery or brew pub.
2. To permit a maximum height of nine (9) storeys whereas the Zoning By-law limits the maximum height to six (6) storeys.
3. To permit a maximum angular plane from Gordon Street of 52 degrees whereas the Zoning By-law limits the maximum angular plane measured to road centrelines to 45 degrees
4. To permit a maximum gross floor area of 10,650 square metres, whereas the Zoning By-law limits the maximum gross floor area to 1,875 square metres.

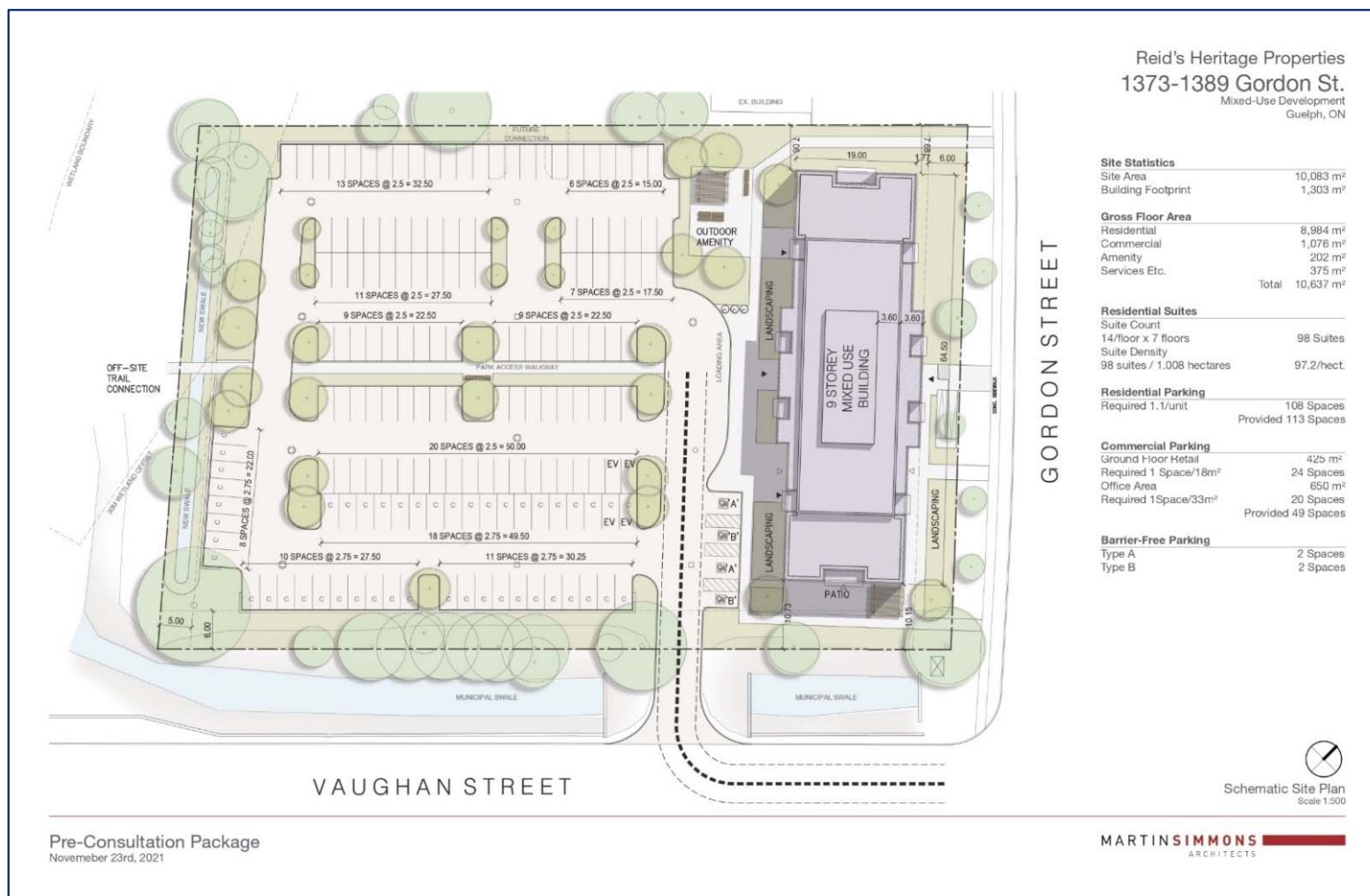
Requested Specialized Zoning Regulations (2 of 3)

5. To permit a maximum gross floor area per unit of 650 square metres, whereas the Zoning By-law limits the maximum gross floor area per unit to 625 square metres.
6. To permit a minimum side yard setback of 7 metres, whereas the Zoning By-law requires a minimum side yard setback of half the building height and not less than 3 metres.
7. To permit a parking rate for residential uses of 1.1 spaces per unit, whereas the Zoning By-law requires a minimum of 1.25 to 1.5 spaces per unit.

Requested Specialized Zoning Regulations (3 of 3)

8. To permit a parking rate for office uses of 2.5 spaces per 100 square metres of gross floor area.
9. To permit a parking rate for commercial uses of 3.0 spaces per 100 square metres of gross floor area.
10. To provide common amenity space at a rate of 6.4 square metres per dwelling unit aggregated into areas of not less than 50 square metres, whereas the Zoning By-law requires common amenity space be provided at a rate of 20 to 30 square metres per unit.

Proposed Conceptual Site Plan



Building Rendering

Reid's Heritage Properties
1373-1389 Gordon St.
Mixed-Use Development
Guelph, ON



Pre-Consultation Package
August 5th, 2021

MARTIN **SIMMONS**
ARCHITECTS