

785 Gordon Street:

Statutory Public Meeting for Proposed Official Plan and Zoning By-law Amendments

June 13, 2022

Site Context

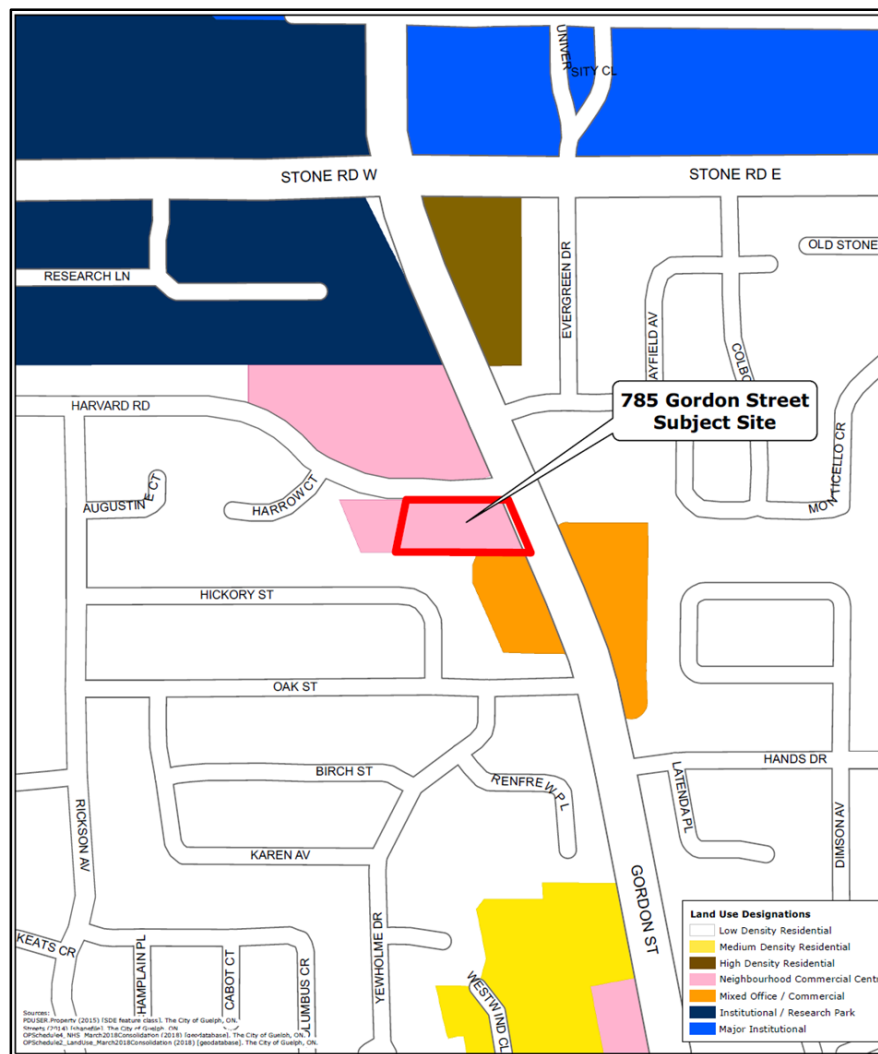
- 0.85 hectares in size
- Contains one building, a two-storey hotel proposed to be demolished



Official Plan Designation

OP Designation:

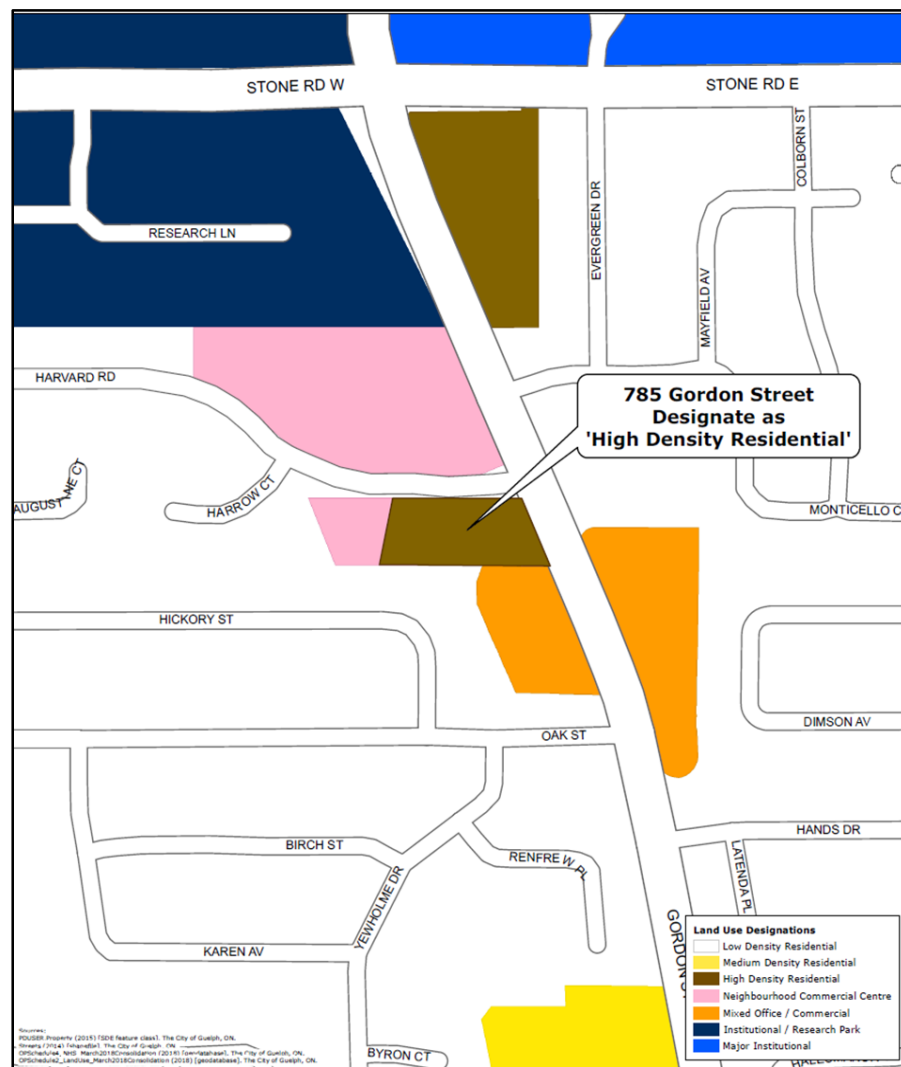
- Neighbourhood Commercial Centre



Proposed Official Plan Amendment

OP Designation:

- High Density Residential
- Site specific policy to permit a density of 615 bedrooms per hectare and 600m² of convenience commercial uses



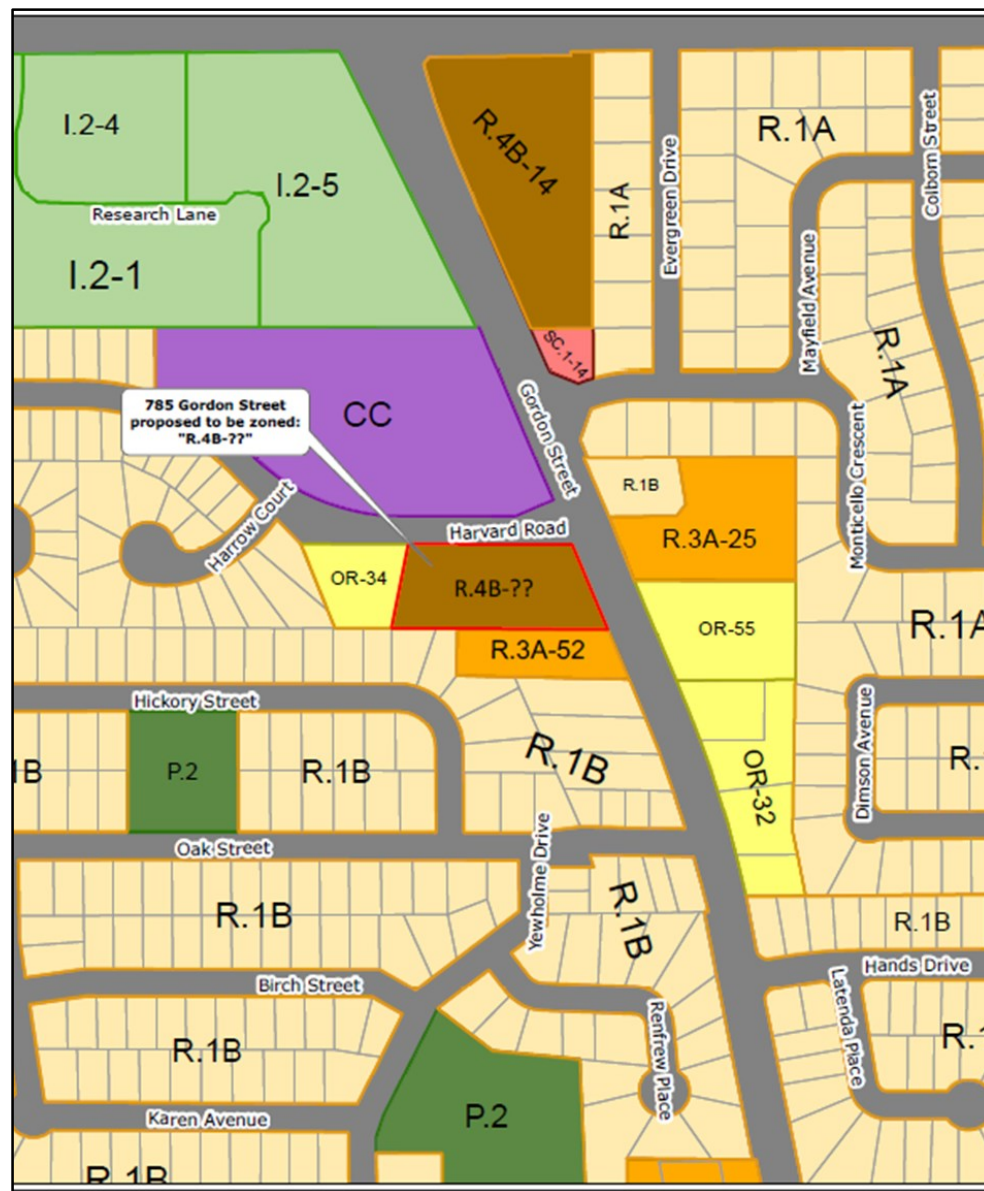
Zoning

Current Zoning:

- SC.1-11 (Specialized Service Commercial) that permits a hotel

Proposed Zoning:

- A new R.4B-?? (Specialized High Density Residential Zone)



Requested Zoning Uses

- Convenience Store
- Financial Establishment
- Medical Office
- Office
- Post-Secondary School Residence (a site specific definition)
- Restaurant
- Retail Establishment
- Service Establishment
- Accessory Uses in accordance with Section 4.23

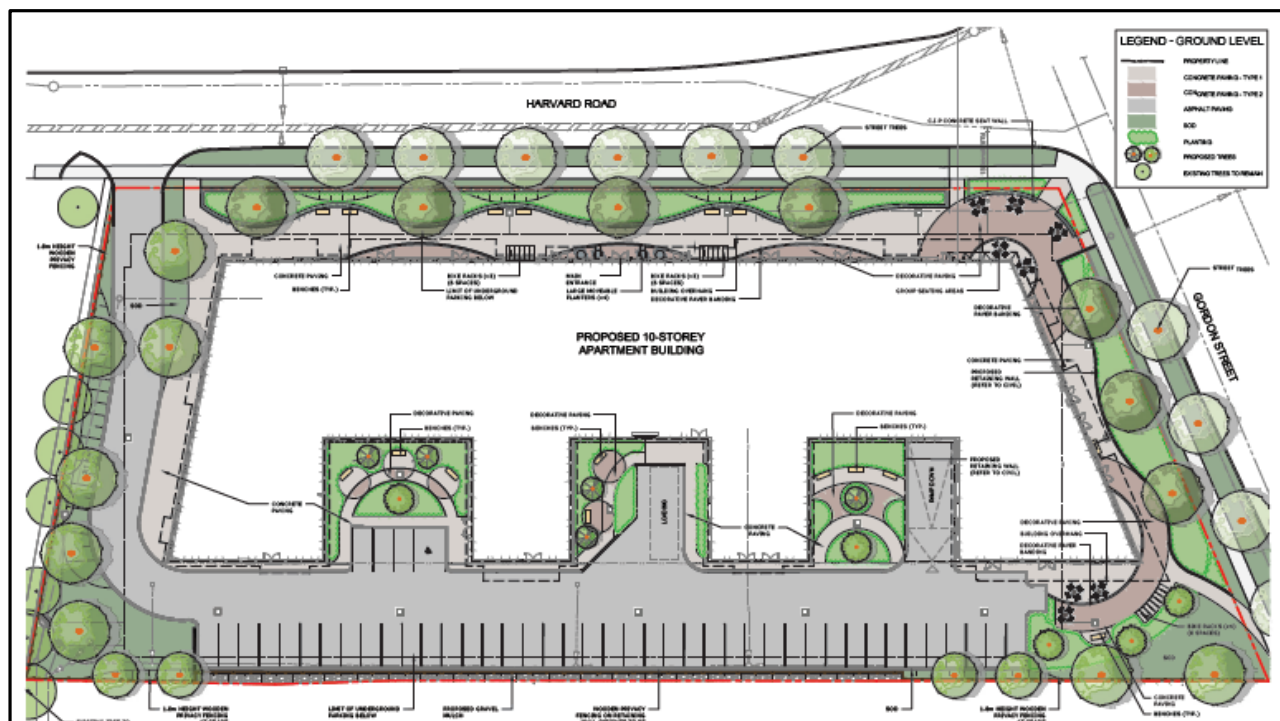
Requested Specialized Zoning Regulations

- A maximum density of 615 bedrooms per hectare (bph); (150 units per hectare (uph) permitted)
- An increase in FSI to 2.55 (1.5 permitted)
- A parking rate of 0.25 parking spaces per bedroom for the post-secondary school residence (179 provided, 541 required)
- Visitor parking for residential uses to be underground (at grade required)
- A maximum of 600 m² of convenience commercial uses on the first storey (not permitted in the R.4B)
- Increased maximum angular plane to 52 degrees from Harvard Road and 46 degrees from Gordon Street; (45 degrees is permitted)

Requested Specialized Zoning Regulations (cont'd)

- To permit reductions in front yard setback, interior side yard setback and rear yard setback as detailed in Attachment-6
- Reductions in common amenity area to 14m² per unit, inclusive of private amenity area (30 m² per dwelling unit for each unit up to 20 and 20m² for each additional dwelling unit is required)
- To permit common amenity areas within the required front and exterior side yard and a length that is 4 times the width or greater
- reduce the landscaped open space to a minimum of 33% of the lot area (40% is required)
- Additional regulations for bicycle parking by use, as outlined in Attachment 6
- To permit canopies to encroach into all yards
- To permit a restaurant patio in the front and exterior side yard

Proposed Site Plan



- 10 storey mixed use building
- 389 apartment units containing 520 bedrooms
- 600 sq m of commercial uses on the ground floor

Proposed Building Rendering

