

# 785 Gordon Street

**Official Plan/ Zoning By-law Amendment  
Public Meeting- Monday June 13<sup>th</sup>, 2022**



**SOCIETY**  
DEVELOPMENTS



# Project Team & Supporting Studies



**Mike Hendrie**  
Development firm,  
Burlington, ON

## Other Project Team Members:

- **The Boundary Layer Wind Tunnel Laboratory (Western University)** - Pedestrian Wind Study
- **Salvini Consulting** - Transportation and Parking Study
- **Chung & Vander Doelen** - Geotechnical Investigation
- **MTE Consultants** - Functional Site Grading, Servicing and Stormwater Management Report and Phase One ESA
- **Ward Land Economics** - Commercial Function Assessment
- **JJ Acoustic Engineering** - Noise Impact Study



- Planning Justification Report
- Urban Design Brief
- Landscape Plan

**Chris Pidgeon/ Rachel Bossie**  
Planning, urban design and  
landscape architecture firm,  
Kitchener/Hamilton, ON



ARCHITECTS INC.

- Architectural Drawings
- Shadow Study
- Sustainability Statement

**Marc Villemaire**  
Architecture firm,  
Kitchener, ON



# Society Developments- other projects





# Site



~0.85 ha (2.09 acres) in size



400 metres from the University of Guelph



Fronts Gordon Street and Harvard Road



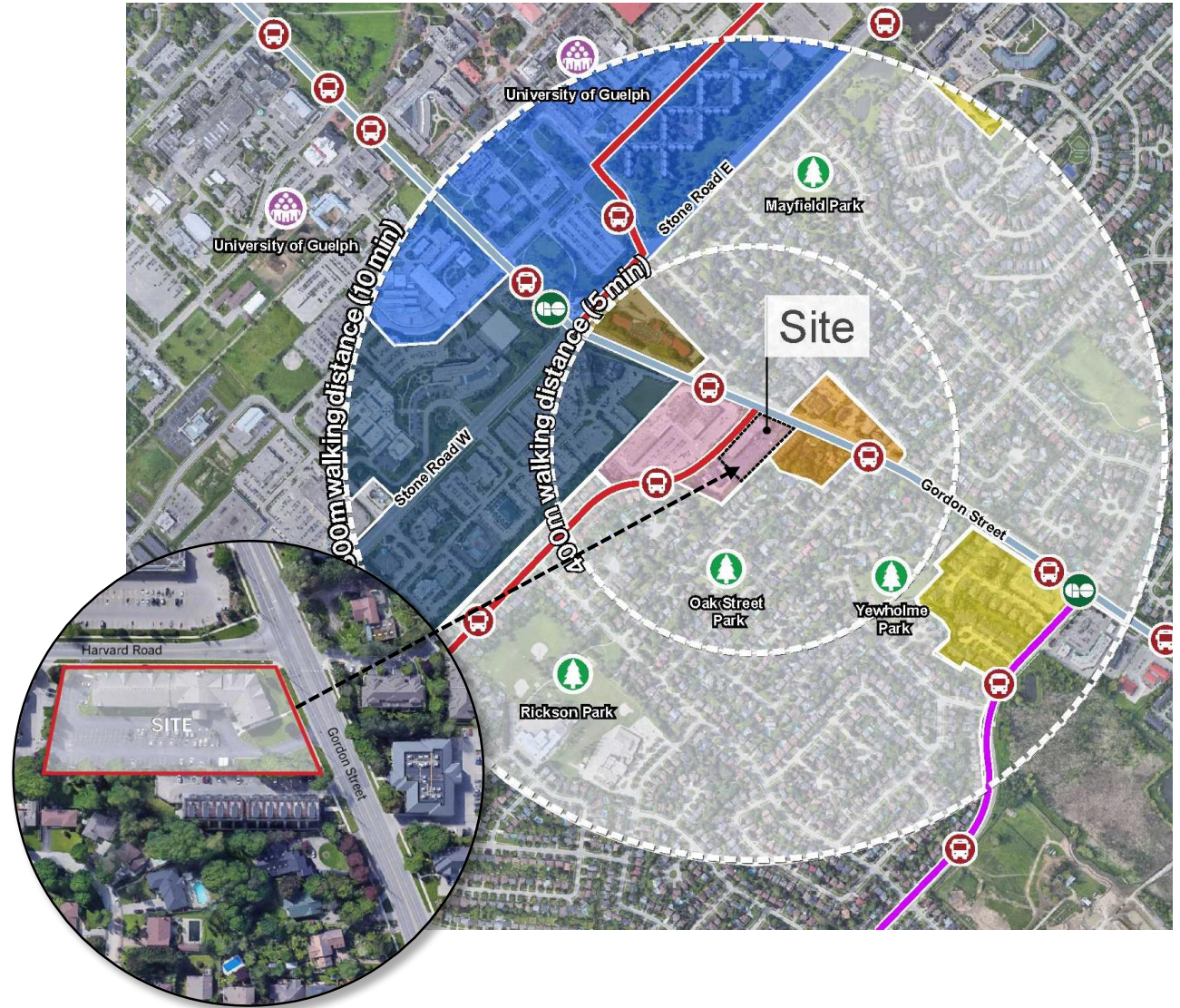
400 metres from 2 GO Train Stops



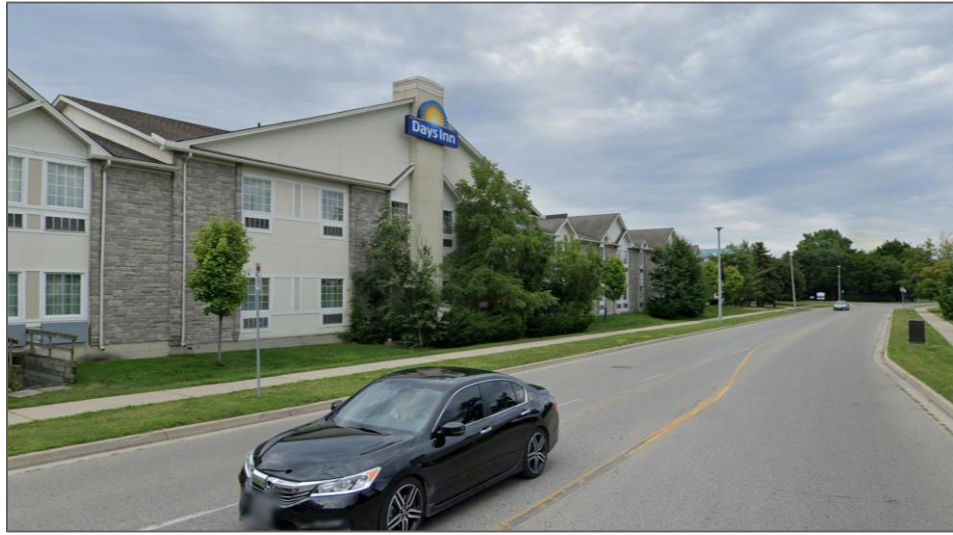
Situated in the Hanlon Creek neighbourhood



Walking distance to bus routes 5, 6, 7, and 99







View of the Site from Harvard Road (North)



View of the Site from Gordon Street (East)

# Surrounding Properties



Campus Estates Plaza (North)



Medium Density Residential (East)



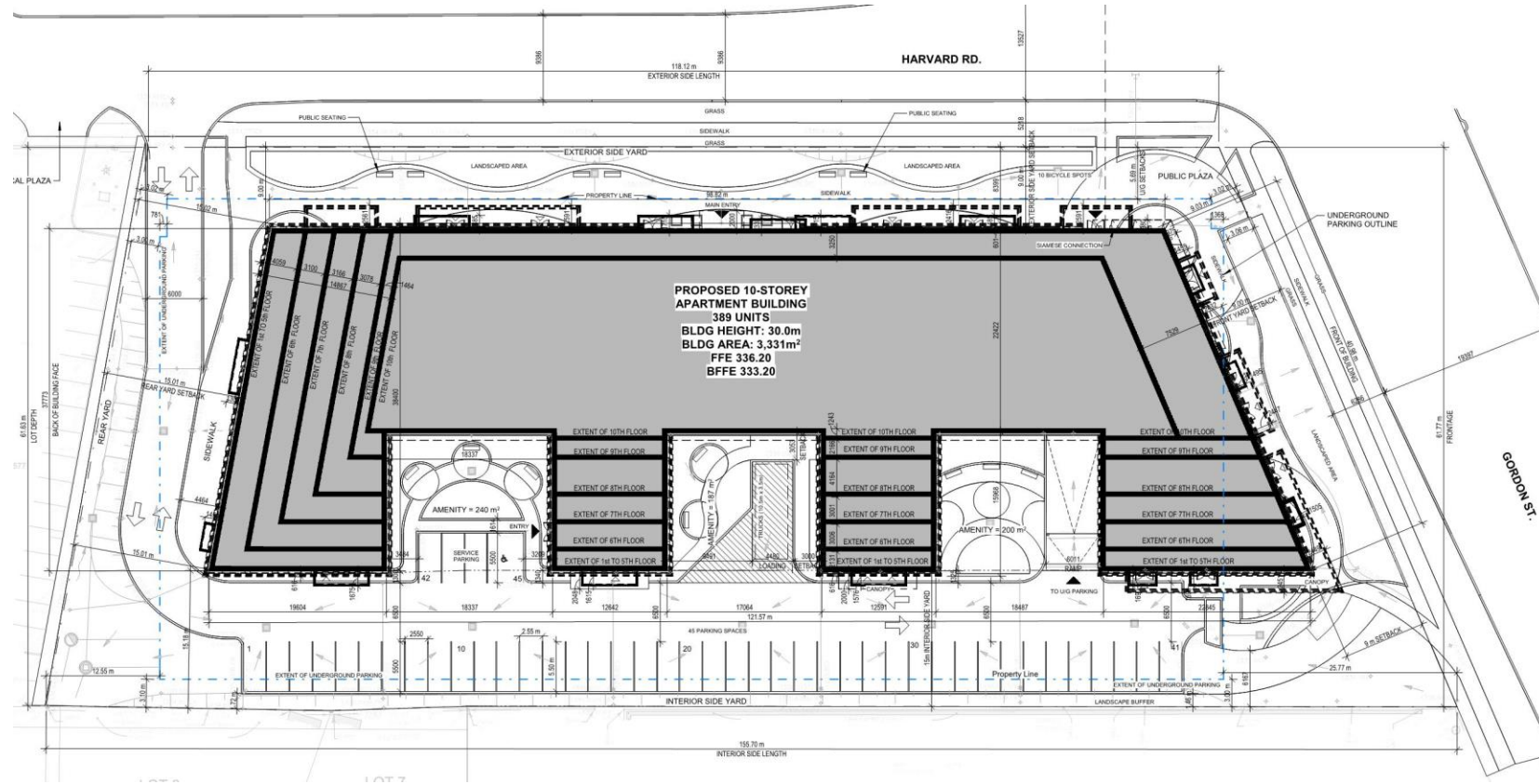
Medium Density Residential (South)



Commercial Building (West)

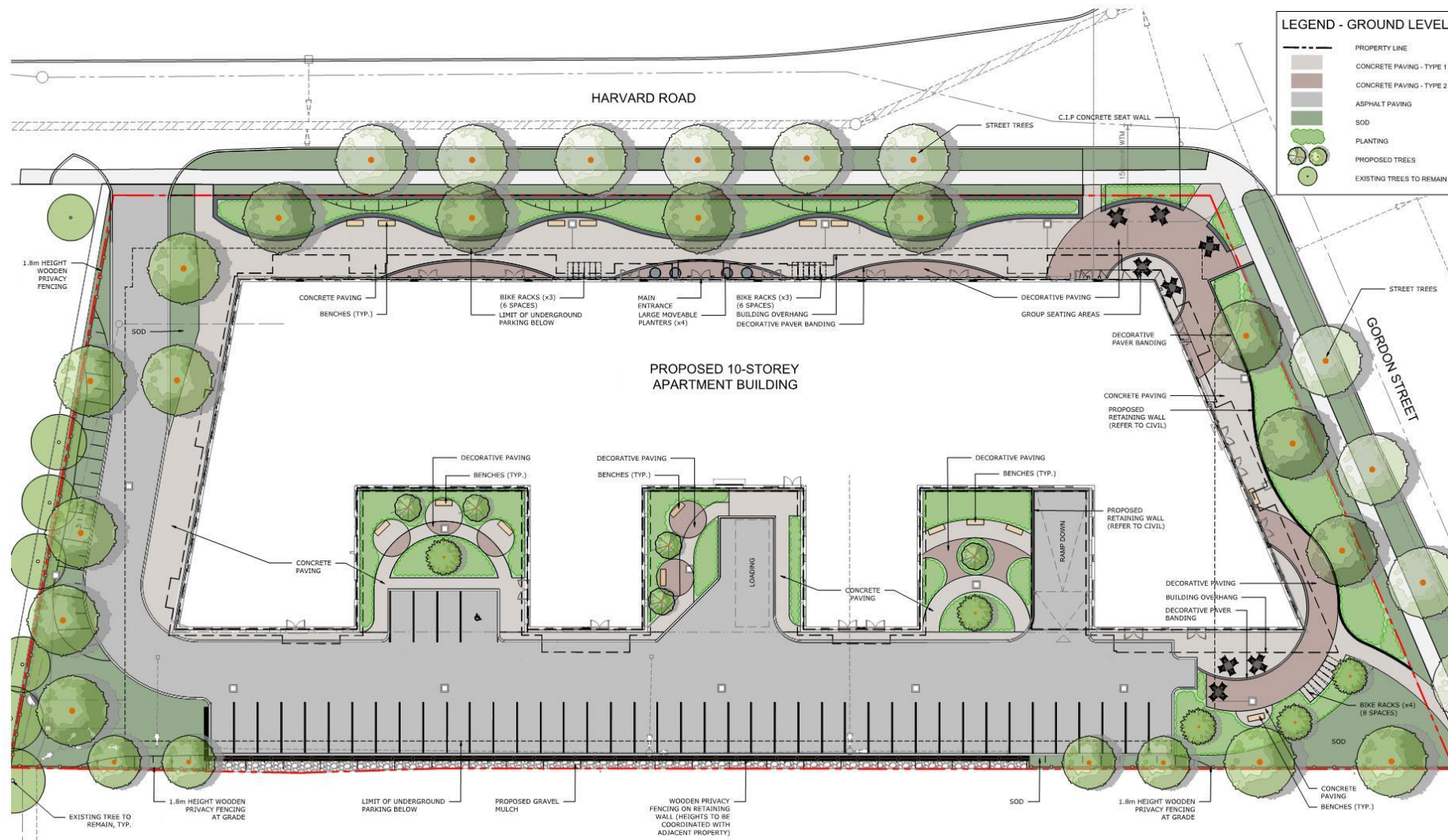
# Development Concept (March 2022):

- Mixed-Use Building
- 587m<sup>2</sup> Ground-Floor Commercial
- 389 Post-Secondary Residence Units - 520 Bedrooms
- **Density:** 615 bedrooms per hectare
- **10 Storeys:** (30m) height
- **Parking:**
  - 220 vehicle spaces
  - 41 short term bicycle spaces
  - 391 long term bicycle spaces





# Preliminary Landscape Plan (March 2022)







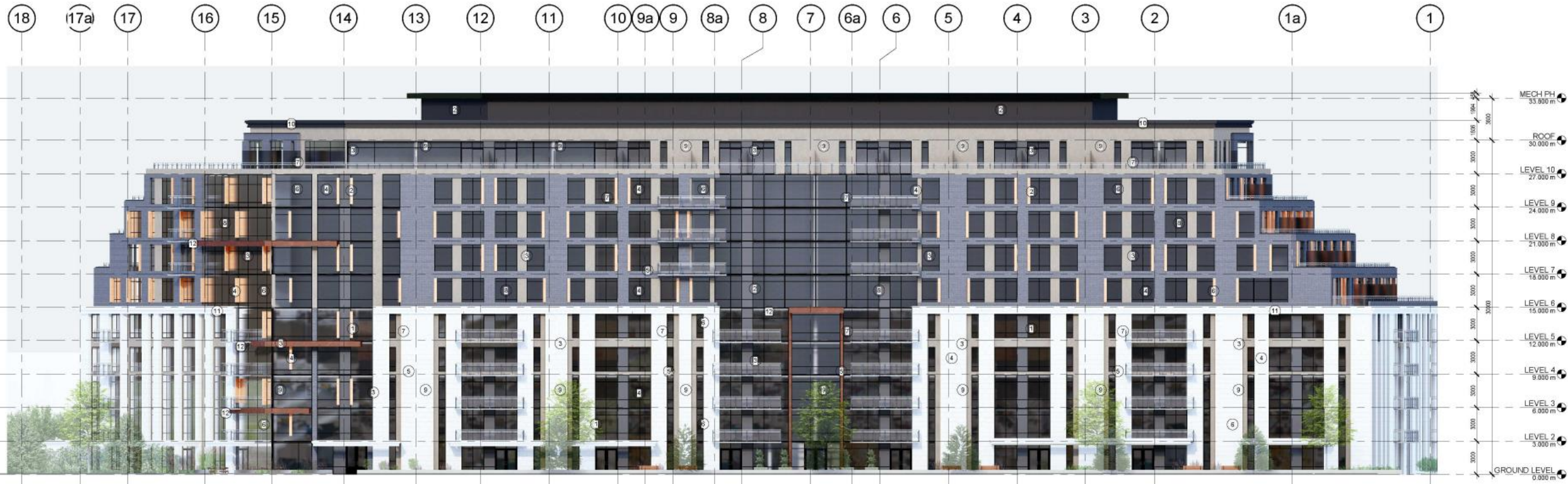






# Elevations

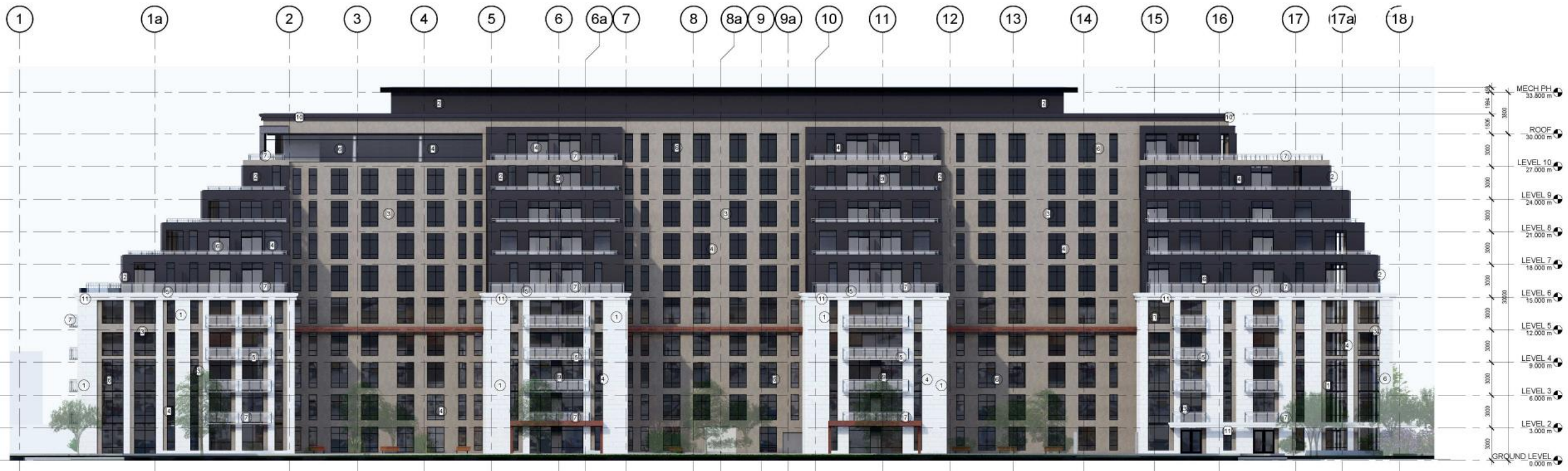
North





# Elevations

South





# Elevations

East



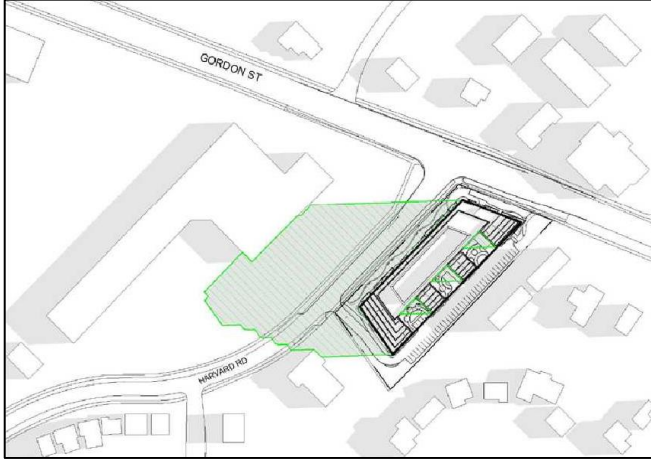
## West



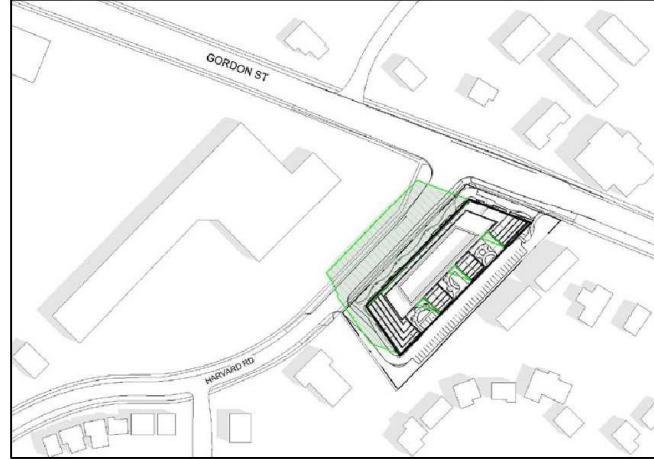


# Shadow Study- Spring (February 2022)

Spring - 8am



Spring - 10am



Spring - 12pm



Spring - 2pm



Spring - 4pm



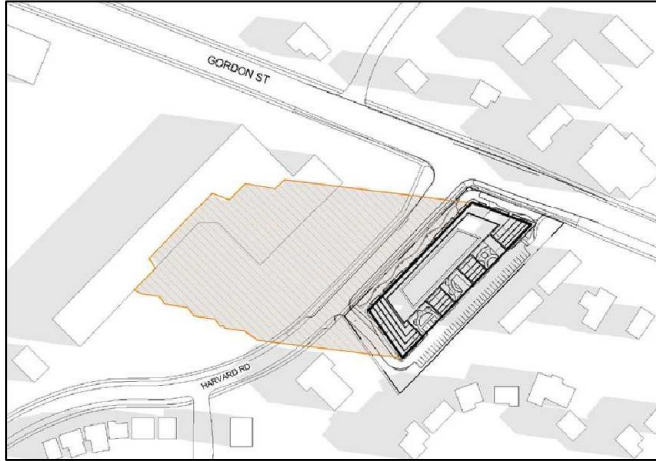
Spring - 6pm



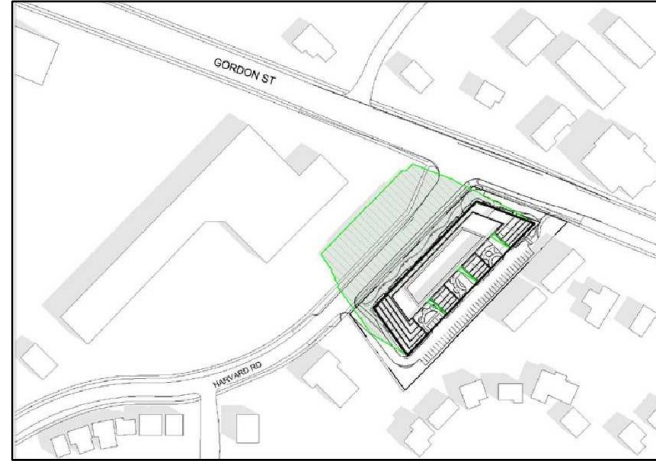


# Shadow Study- Fall (February 2022)

Fall - 8am



Fall - 10am



Fall - 12pm



Fall - 2pm

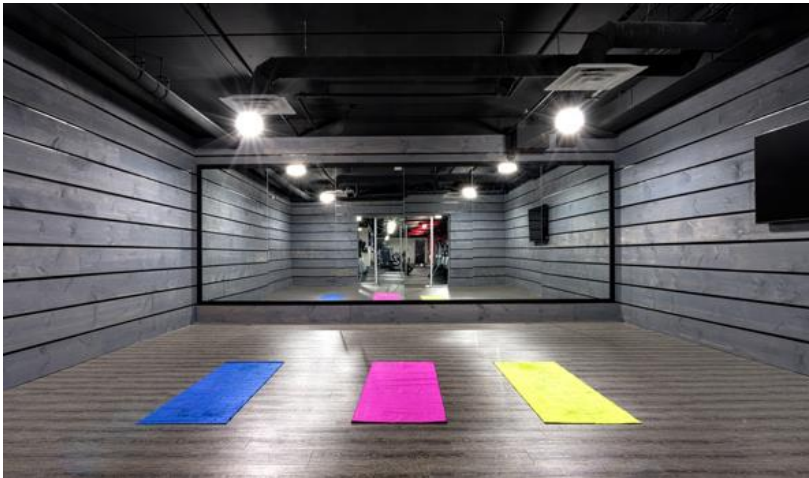


Fall - 4pm





# Interior Amenities





# Questions & Answers

Thank you for attending!

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# Angular Plane Drawings

