

785 Gordon Street

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



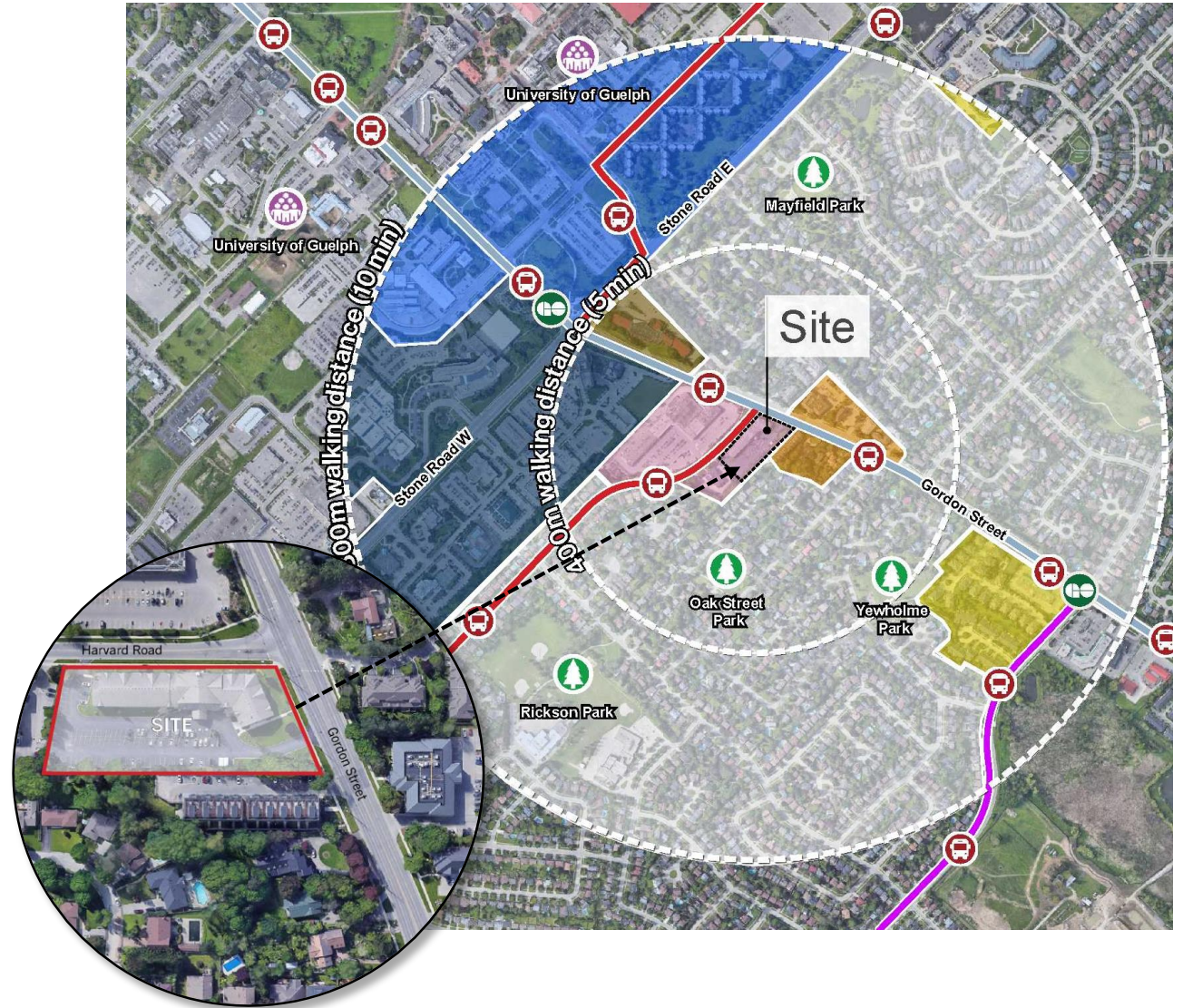
400 metres from 2 GO Train Stops



Situated in the Hanlon Creek neighbourhood



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



Surrounding Properties



View of the Site from Harvard Road (North)



View of the Site from Gordon Street (East)



Campus Estates Plaza (North)



Medium Density Residential (East)



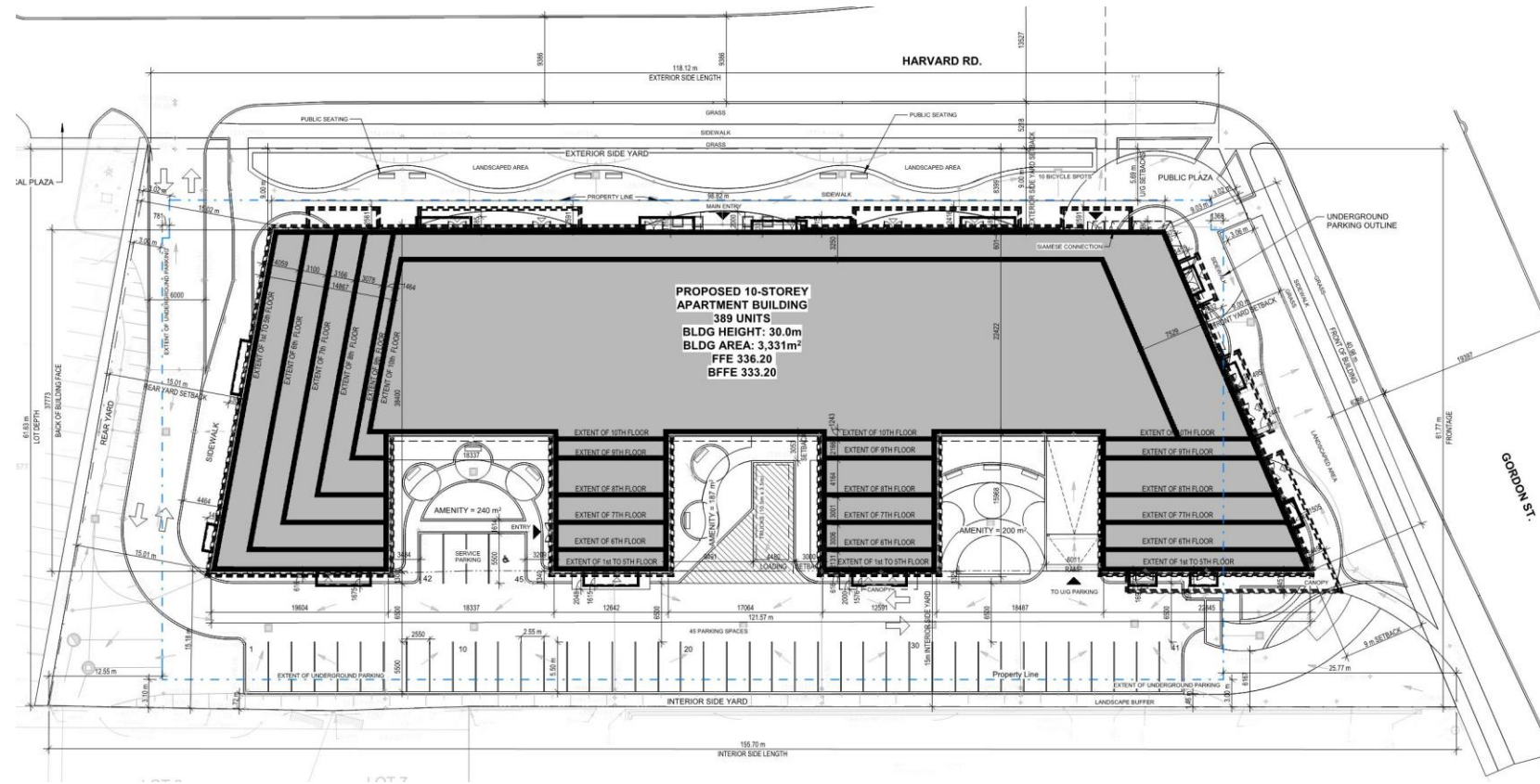
Medium Density Residential (South)



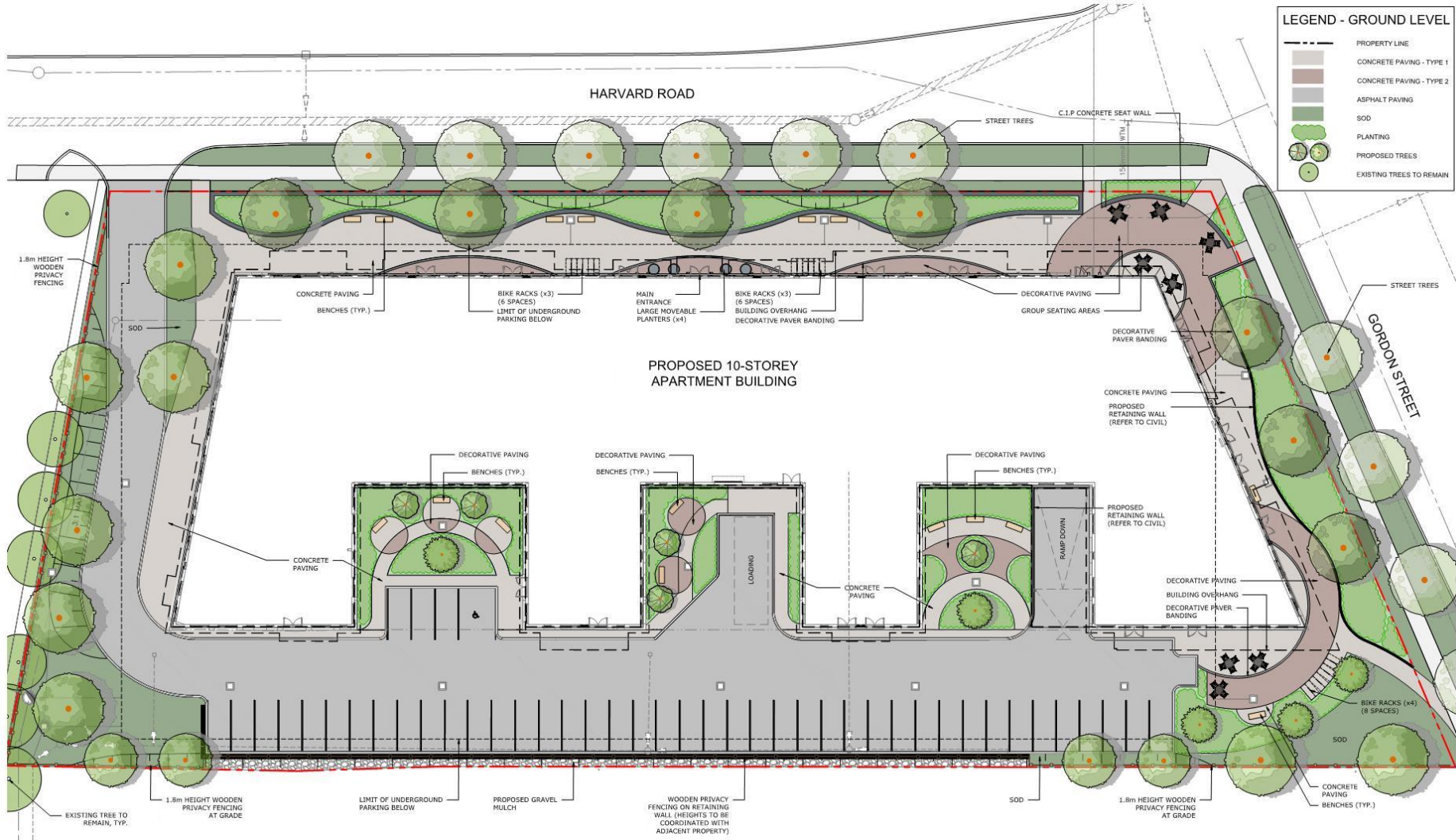
Commercial Building (West)

Development Concept (March 2022):

- Mixed-Use Building
- 587m² 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)

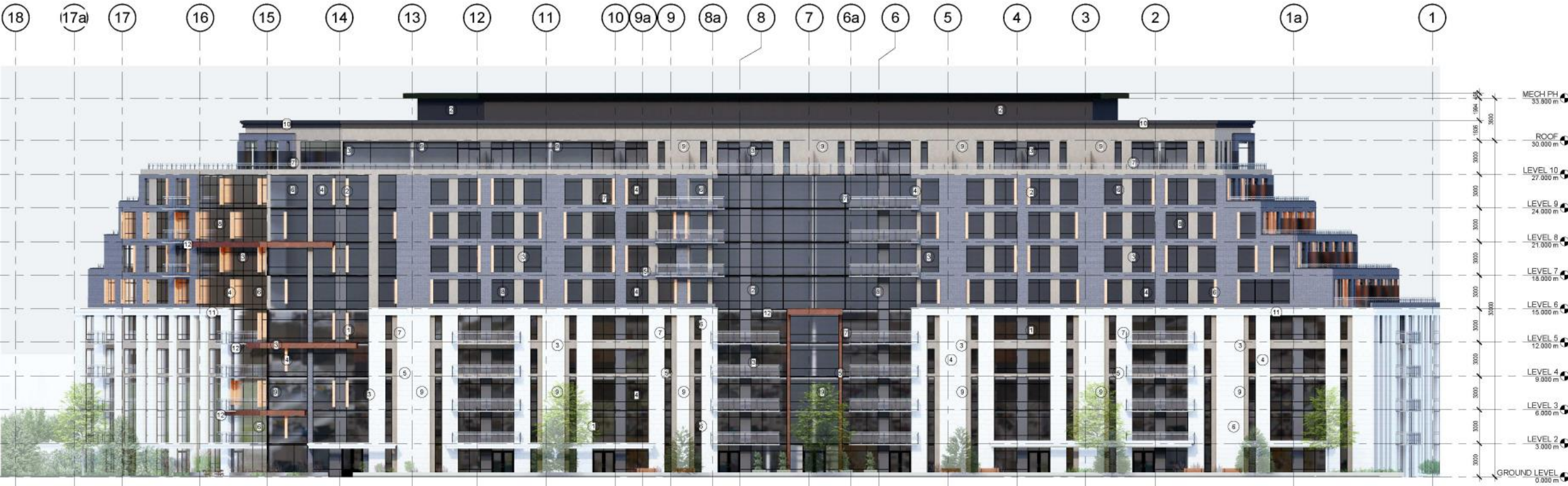






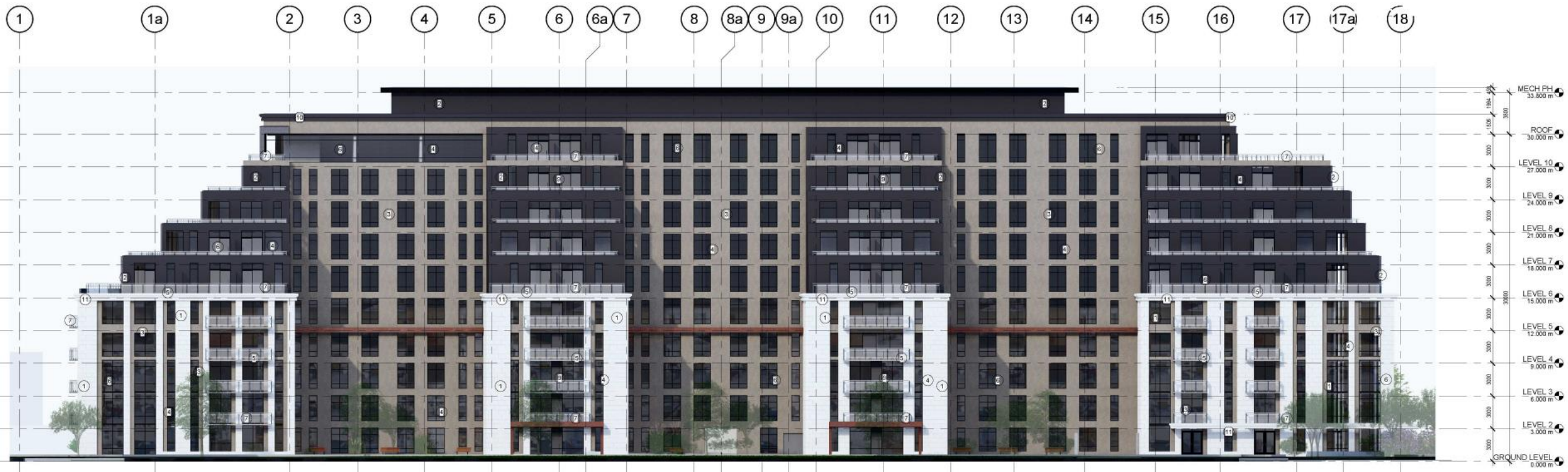
Elevations

North



Elevations

South



Elevations

East



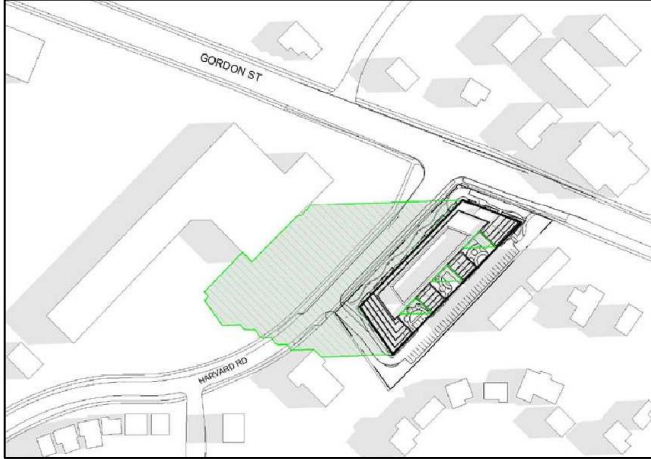
Elevations

West

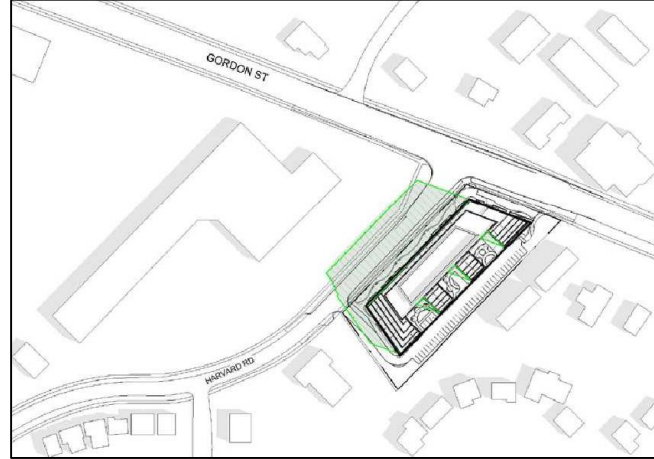


Shadow Study- Spring (February 2022)

Spring - 8am



Spring - 10am



Spring - 12pm



Spring - 2pm



Spring - 4pm

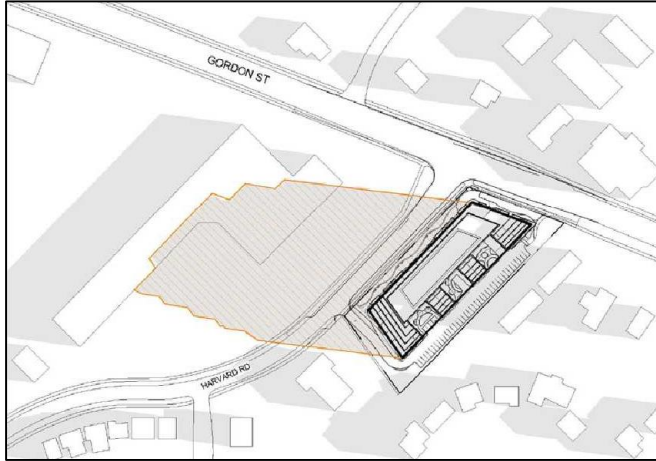


Spring - 6pm

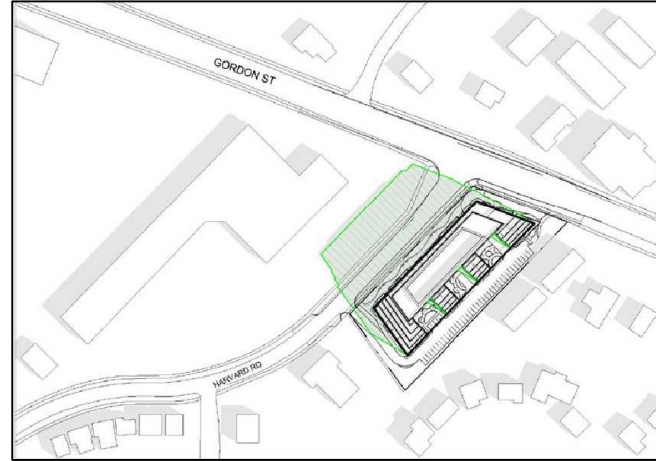


Shadow Study- Fall (February 2022)

Fall - 8am



Fall - 10am



Fall - 12pm



Fall - 2pm



Fall - 4pm



Interior Amenities



Questions & Answers

Thank you for attending!

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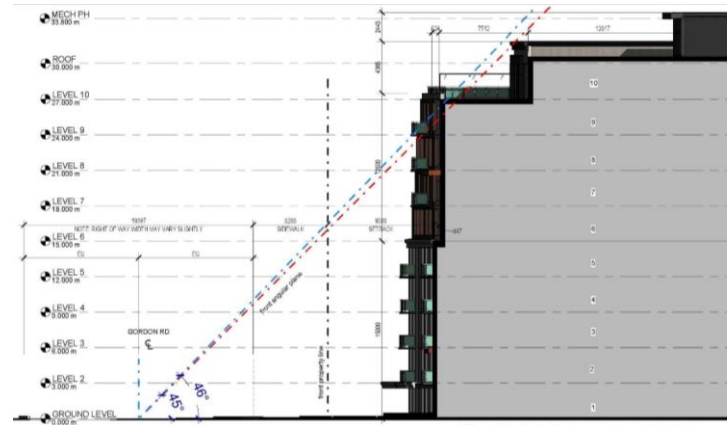
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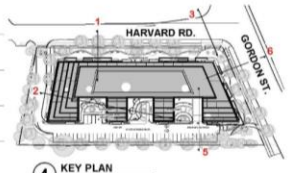
Angular Plane Drawings



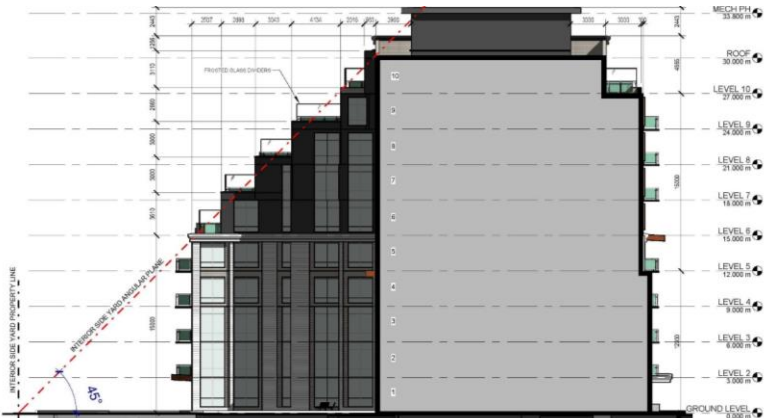
6 GORDON ST ANGULAR PLANE DIAGRAM
1:200



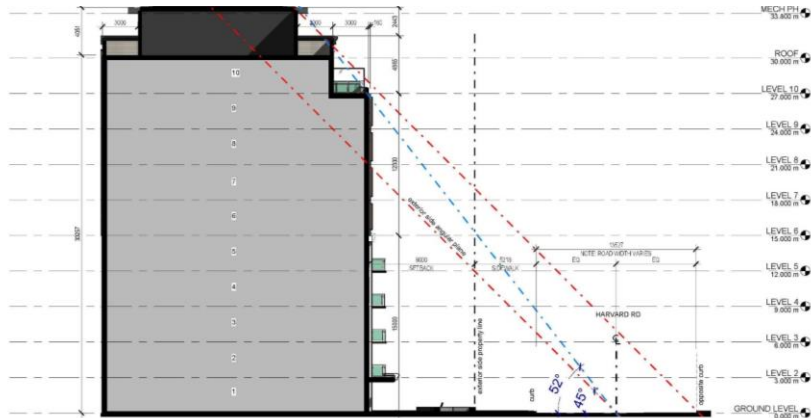
3 HARVARD RD ANGULAR PLANE DIAGRAM
1:200



2 REAR YARD ANGULAR PLANE DIAGRAM
1:200



5 INTERIOR SIDE YARD ANGULAR PLANE DIAGRAM
1:200



1 HARVARD RD ANGULAR PLANE DIAGRAM-2
1:200