



1563-1579 Gordon Street, 42 & 48 Lowes Road West,  
 164,174 & 182 Dawn Avenue  
**PROPOSED RESIDENTIAL DEVELOPMENT**

June 13, 2022



# SITE LOCATION

- Located in the south part of Guelph
- Frontage on Gordon Street, Dawn Avenue and Lowes Road West.
- Area of 2.21 hectares
- Comprised of nine parcels, each occupied with an existing single detached dwelling
- Existing municipal services available





# CONCEPT PLAN



- 8 single detached dwellings
- 154 stacked townhouse units
- Stacked townhouses along Gordon Street and Lowes Road to have integrated garages
- 2 storey height for single detached dwellings
- 3.5 storey height for stacked townhouses
- Parking within driveways, garages and surface spaces
- Parking satisfies minimum by-law requirements



# CONCEPT PLAN



- Access for stacked townhouses from Lowes Road
- Access to Dawn Ave for single detached dwellings
- Central common amenity area
- Private amenity area for each unit
- Serviced by existing infrastructure
- Grading to match perimeter and road grades



# CONCEPTUAL RENDERINGS

## Single Detached Dwellings



Final design to be determined through  
Site Plan Approval process



# CONCEPTUAL RENDERINGS

## Stacked Townhouses with Integrated Garage (Blocks A & G)



Final design to be determined through  
Site Plan Approval process



# CONCEPTUAL RENDERINGS

## Internal Stacked Townhouses



1 PERSPECTIVE VIEW 1



2 PERSPECTIVE VIEW 2



3 PERSPECTIVE VIEW 3

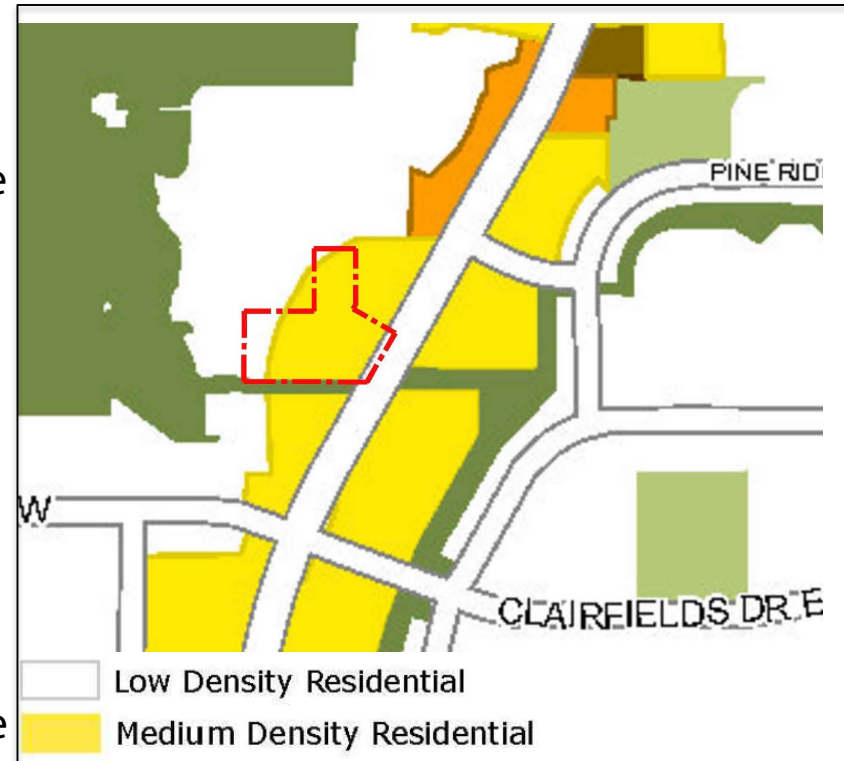


4 PERSPECTIVE VIEW 4

Final design to be determined through  
Site Plan Approval process

# CITY OF GUELPH OFFICIAL PLAN

- Official Plan identifies the subject lands as:
  - Built Up Area and partially within an Intensification Corridor
  - Designated Low Density Residential and Medium Density Residential
  - Lands to west within the City's Natural Heritage System
- Additional information:
  - Intensification target of 40% for the Built-up Area
  - Low Density Residential
    - Maximum height of 3 storeys
    - Maximum density of 35 units per hectare
  - Medium Density Residential
    - Maximum height of 6 storeys
    - Maximum density of 100 units per hectare
  - Use, height and density permitted
  - Meets the development criteria for multi-unit residential buildings and intensification

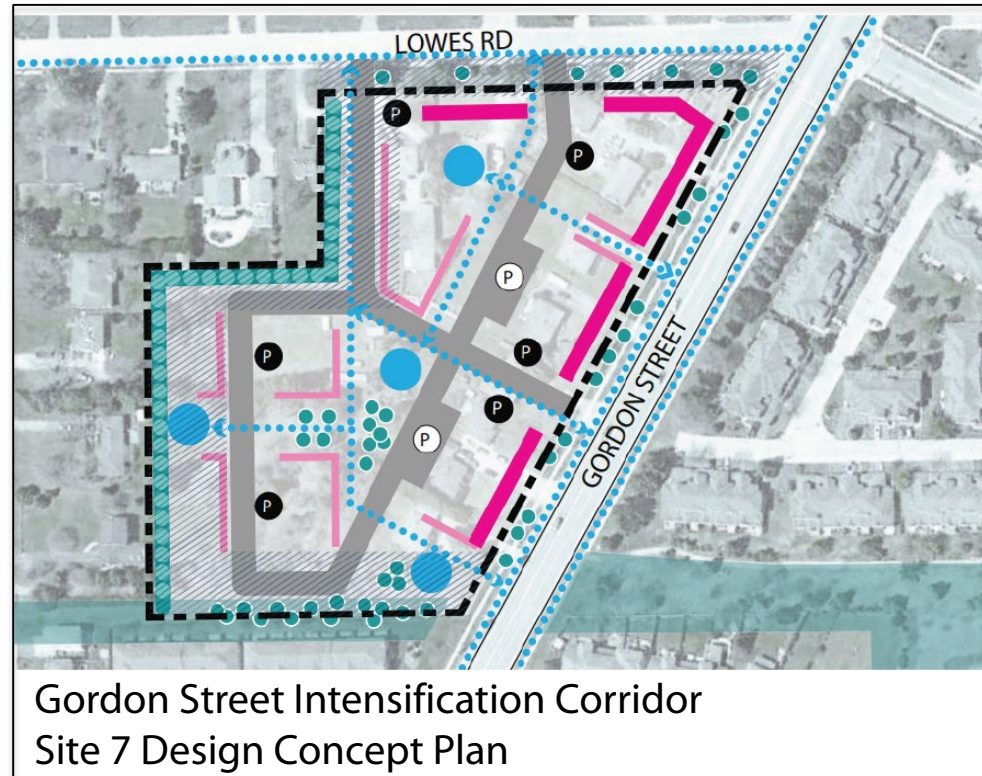




# GORDON STREET INTENSIFICATION CORRIDOR

## Design Considerations for Site 7:

- Range of housing types
- Pedestrian connections to Gordon and Lowes
- Large central amenity area
- Units along an internal private road connected to Lowes Road
- Rear lane access for stacked townhouses along Gordon and Lowes
- Surface parking internal to development and screened from Gordon Street and Lowes Road
- Single detached dwellings along Dawn to assist in achieving transition from low density to higher density
- Design considers adjacent mid-rise building at Gordon and Lowes



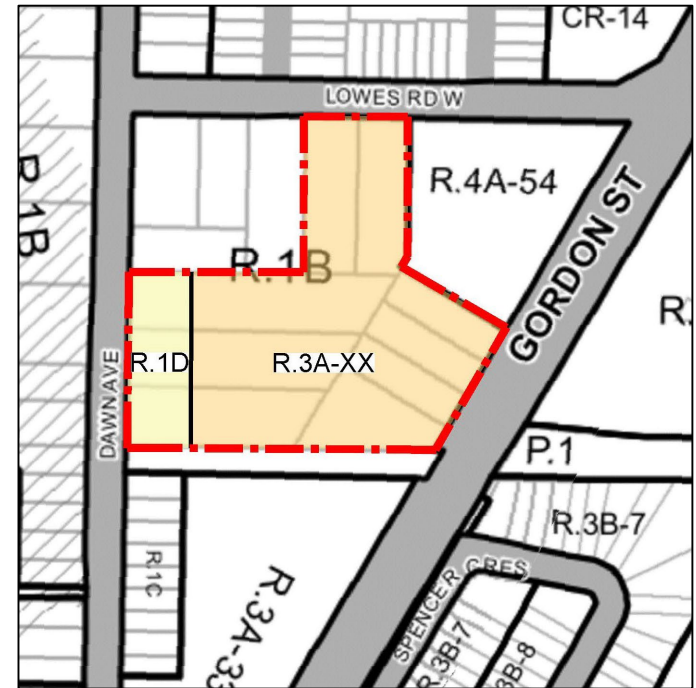


# PROPOSED ZONING BY-LAW AMENDMENT

- Rezone portion fronting Dawn Avenue from 'R.1B' to 'R.1D'. No site specific provisions are requested.
- Rezone remaining lands from 'R.1B' zone to 'R.3A' with site specific provisions for the stacked townhouse component.

## Site Specific Provisions

- Maximum density of 83 units per hectare
- Minimum lot area of 120m<sup>2</sup> per dwelling unit
- Minimum lot frontage of 11 metres (Dawn Avenue)
- Maximum building height of 3.5 storeys (14.5m)
- Minimum private amenity area of 9m<sup>2</sup> per unit
- Maximum of 32 dwelling units in a row
- Severability clause to ensure the site specific policies above continue to apply after future subdivision of the lands through a plan of condominium and/or severance.





# PRELIMINARY DOCUMENTS & REPORTS

- Concept Plan
- Planning Justification Report
- Urban Design Brief
- Functional Servicing and Stormwater Management Report
- Traffic Impact Study and Traffic Geometrics Plan
- Hydrogeological Assessment
- Geotechnical Report
- Noise Impact Study
- Stage 1 Archaeological Assessment
- Environmental Impact Study
- Tree Inventory and Preservation Plan
- Phase 1 Environmental Site Assessment

## MORE INFORMATION

Digital copies of submitted information relating to the Zoning Amendment Application is located on the City of Guelph's Website:

<https://guelph.ca/2022/05/1563-1579-gordon-st-42-48-lowes-rd-w-164-182-dawn-ave/>



# CONCLUSION

The proposed Zoning By-law Amendment to permit the development of the subject lands, represents good planning.

- Consistent with the Provincial Policy Statement
- Conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and represents intensification in the Built-Up Area
- Conforms to the City of Guelph Official Plan - the proposed use, height and density are permitted
- Addresses multi-unit development criteria and contributes to the range of residential building types within the community
- Provides for the intensification and redevelopment of an underutilized site and efficiently uses land and existing infrastructure





# THANK YOU