

SOCIETY

DEVELOPMENTS

785 GORDON STREET

Official Plan/ Zoning By-law
Amendment

City Council- Planning Meeting-
Monday, September 12th, 2022



Request to City Council

- Do not accept the recommendation of Staff.
- Direct staff to bring forward to Council for approval, at the earliest opportunity, an Official Plan Amendment and Zoning By-law Amendment which reflects the applications in terms of density, gross floor area, number of bedrooms, and quantity of parking.
- Staff's opposition is primarily with the massing of the building. The Owner is committed to work with your Staff to address reasonable concerns through the Site Plan Approval process.



Development Vision

- Is a compact urban form that fits within the prevailing and planned intent for the Gordon Street intensification corridor.
- Adds much-needed student housing to the community.
- Improves the public realm and site connectivity.
- Orients the building to address the public streets to provide active street frontages.
- Is a transit-oriented redevelopment.

Promotes Public Interest

- In June 2022 the University of Guelph announced for the first time that they could not guarantee on-site student accommodations for first-year students. These students will need to find suitable off-campus accommodations.
- Student enrollment has been increasing by 5% per annum since 2017 and in 2022 reached 30,000 students. It is projected that there will be 38,000 students at the University of Guelph by 2027.
- Private sector partnerships for purpose built student housing is required to accommodate students.
- Without sufficient purpose-built student housing there will be conversions of adjacent low density residential uses which could create neighbourhood instability.
- Society Developments has a proven track record of programmed student activities to ensure the safety of students and respect of neighbours.



Provincial Policy Statement, 2020

("PPS")

The applications for the Proposed Development are consistent with the PPS as it:

- Provides much needed safe housing options for students.
- Establishes efficient use of land and infrastructure.
- Supports the use of the alternative mode of transportation and public transit.
- Promotes compact intensification and redevelopment.



Places to Grow Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”)

The Proposed Development is in conformity with the Growth Plan as it:

- Assists in creating a complete community.
- Is transit supportive.
- Promotes efficient use of land and infrastructure.
- Provides intensification within the built-up area and in a City approved intensification corridor.



City of Guelph Official Plan (2017)

The Applications conform to the Official Plan as:

- Intensification corridors are encouraged to achieve higher densities than surrounding areas (section 3.7.3).
- Underutilized lots are intended to be redeveloped (section 3.7.3).
- Developments are to be transit supportive (section 9.3).
- The Municipality shall facilitate the development of innovative housing forms and densities to meet the population's needs. (section 9.3).

City of Guelph Zoning By-Law (1995)

Current Zoning: Specialized
Service Commercial SC.1-11

Only Permitted Use: Hotel

A hotel does not conform with the vision for the intensification corridor within the Official Plan.

Proposed Zoning

Proposed Zoning: Specialized High-Density Residential Apartment Zone (R.4B-XX)

Proposed permitted uses; post-secondary school residence, convenience store, financial establishment, medical office, office, restaurant, retail establishment, service establishment, and accessory uses

The Proposed Development is in conformity with the PPS, the Growth Plan, and the City Official Plan. A Mixed-Use Development implements the vision for the intensification corridor. Denial of the applications permits only a hotel, which is not the City or Owner's vision- which will force an appeal by the Owner.

Questions & Answers



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