



**WESTON  
CONSULTING**

planning + urban design

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Office of the City Clerk  
City of Guelph  
1 Carden Street  
Guelph, Ontario N1H 3A1

September 08, 2022  
File 9373W

**Attn: Stephen O'Brien, General Manager/City Clerk**

**RE: Item 3.4 – Decision Report 1354 Gordon Street, Official Plan Amendment and Zoning By-law Amendment, File OZS19-008 - 2022-271**

Weston Consulting is the planning consultant and authorized agent representing 1354 Gordon Street Inc., for the property located at 1354 Gordon Street, fronting Arkell Road and northeast of the Gordon Street and Arkell Road intersection.

The Infrastructure, Development and Enterprise Report 2022-271 recommends approval from Council for an Official Plan Amendment to add site specific policies to the "Neighbourhood Commercial Centre" land use designation and a Zoning By-law Amendment to amend the zoning from the current "Urban Reserve" (UR) Zone to a "Specialized Neighbourhood Commercial" (NC-12(H)) Zone with a Holding Symbol, to permit the development of an eight (8) storey, mixed use building with 110 apartment units and 524 square metres of commercial floor area on the subject lands.

We have reviewed the staff report for the City Council - Planning meeting dated September 12, 2022 and note that it recommends:

1. Approval of Official Plan Amendment No. 82 to amend Section 9.13.3 of the Official Plan, by adding a new site-specific sub-policy for the subject lands to allow for a mixed-use development at a maximum height of eight (8) storeys and a maximum net density of 172.4 units per hectare; and
2. Approval of Zoning By-law Amendment to amend the zoning classification of the subject property from an Urban Reserve (UR) Zone to a Specialized Neighbourhood Commercial" (NC-12(H)) Zone of Zoning By-law (1995)-14864, as amended, with site-specific zoning exceptions.

We herewith express that 1354 Gordon Street Inc. is in support of the recommendations of the staff report. We note that the holding provision to the proposed zoning is to ensure the development of the lands proceed when the sanitary sewer capacity is available to service the future development of the subject lands.

Thank you for reviewing this request. If you have any questions regarding the above comments, please contact the undersigned at extension 291.

Yours truly,

**Weston Consulting**

**Per:**

A handwritten signature in cursive script that reads "David Waters".

David Waters, MCIP, RPP, PLE  
Senior Associate

- c. Charles Dyer, Sovereign Asset Management Inc.  
Michael Witmer, Senior Development Planner