

1408 GORDON ST. GUELPH



IBI GROUP

All Seniors Care
Informal Public Meeting
2021-05-10

Overview:

Site Location & Context

Proposed Development

Required Planning Approvals

Technical Studies

Conclusions

Site Location and Context



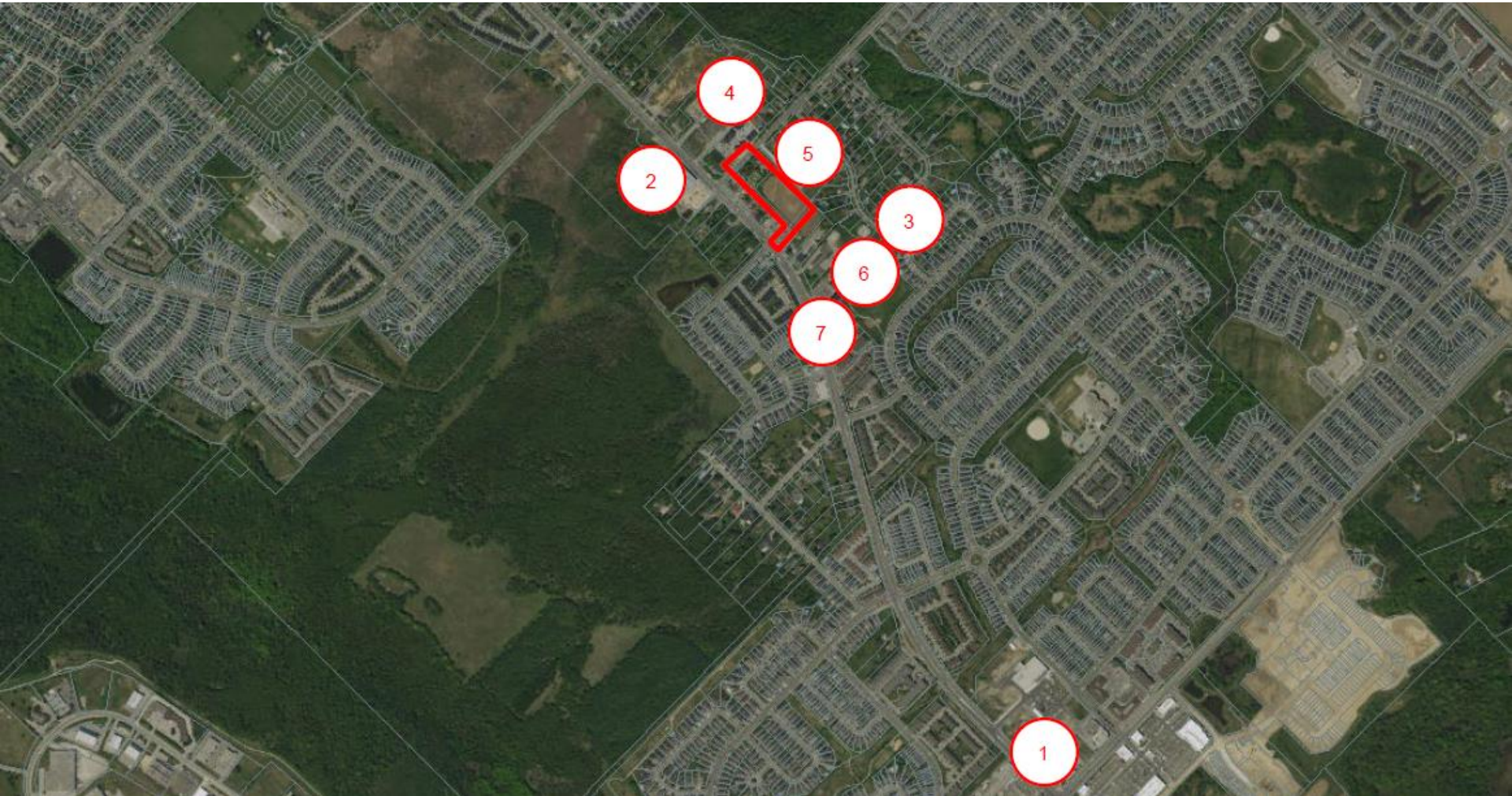
Existing Conditions



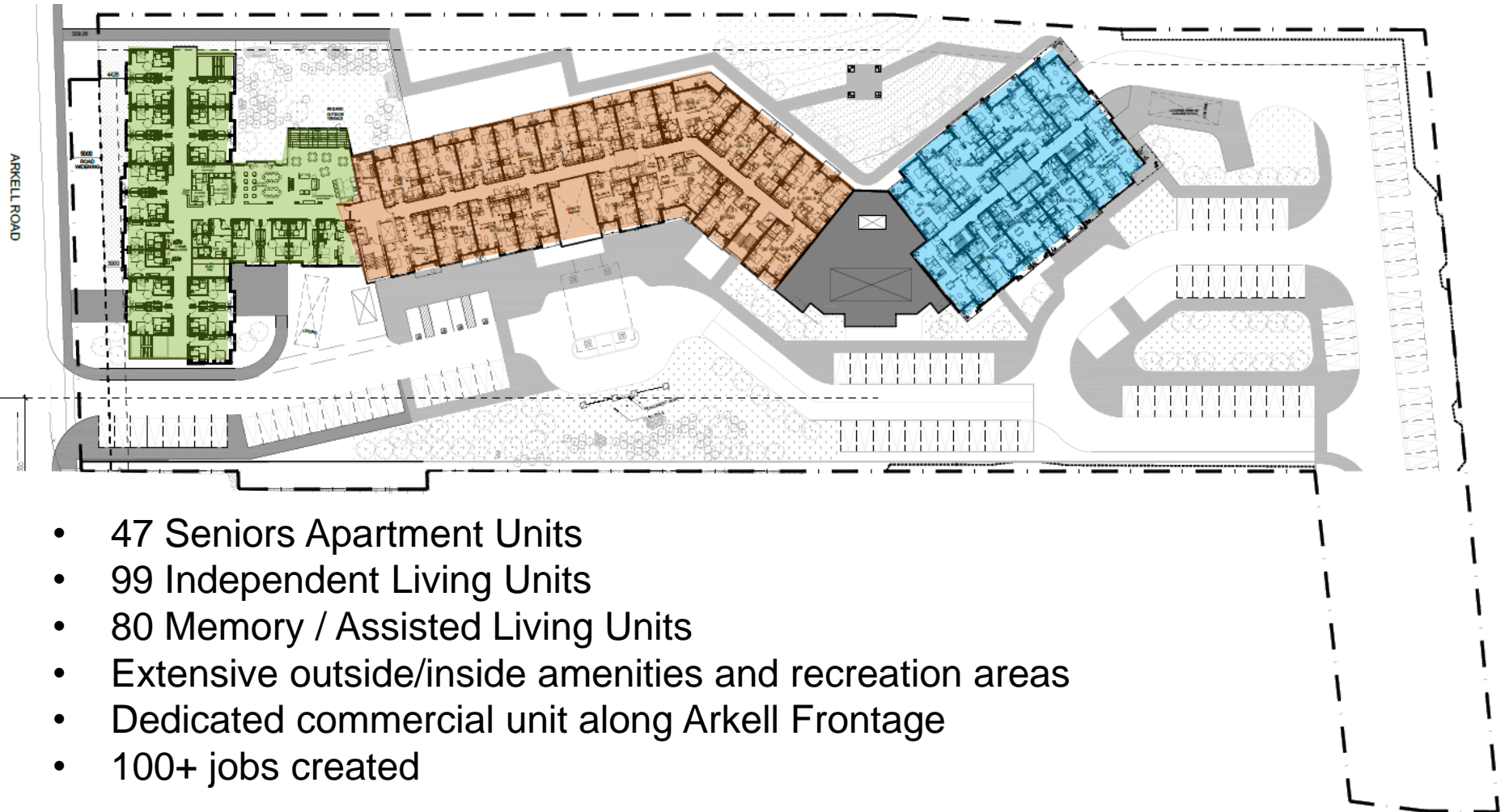
Existing Conditions



Neighbourhood Context



Proposed Retirement Community



- 47 Seniors Apartment Units
- 99 Independent Living Units
- 80 Memory / Assisted Living Units
- Extensive outside/inside amenities and recreation areas
- Dedicated commercial unit along Arkell Frontage
- 100+ jobs created



Required Planning Applications

Zoning By-law Amendment

- Re-Zone Lots R4 (apartment)
- Permit ground floor retail unit
- Permit a density of 115 units per hectare, FSI of 1.3
- Permit a 3 m setback from Arkell Road
- Permit an eastern side yard of 4.8 m
- Site-Specific Parking rates tailored to Retirement Community

Technical Studies

Planning Justification and Urban Design Report (IBI)

Transportation Impact and Parking Justification (Paradigm)

Functional SWM and Engineering (GM BluePlan)

Wind Study (SLR Consulting)

Preliminary Landscape and Vegetation Management (IBI Group)

Geotechnical / Hydrogeological (CVD)

Thank you!