

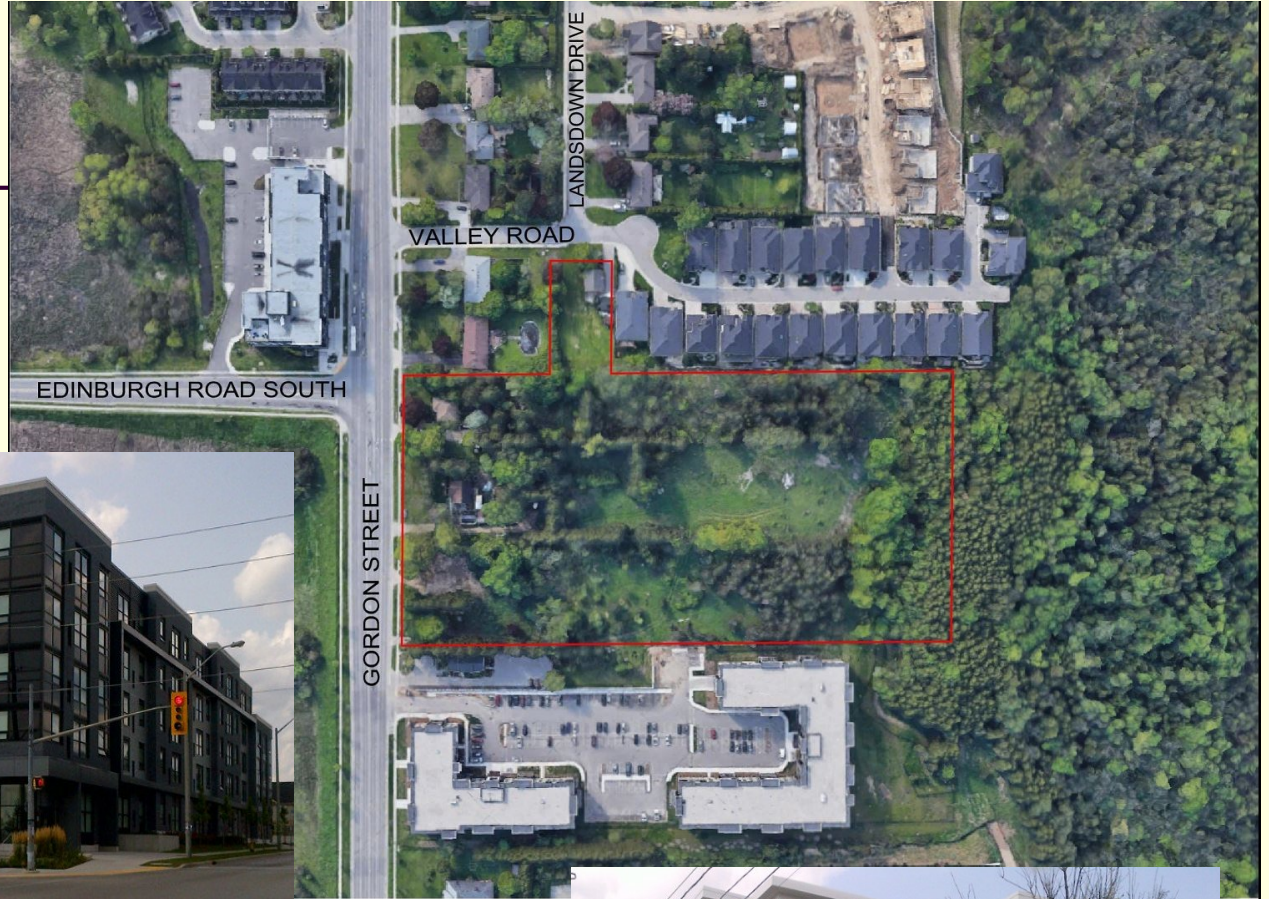
1242-1260 Gordon Street and 9 Valley Road
Official Plan Amendment
Zoning Amendment and
Draft Plan of Subdivision
OZS20-004

Prepared on behalf of
Tricar Properties Limited

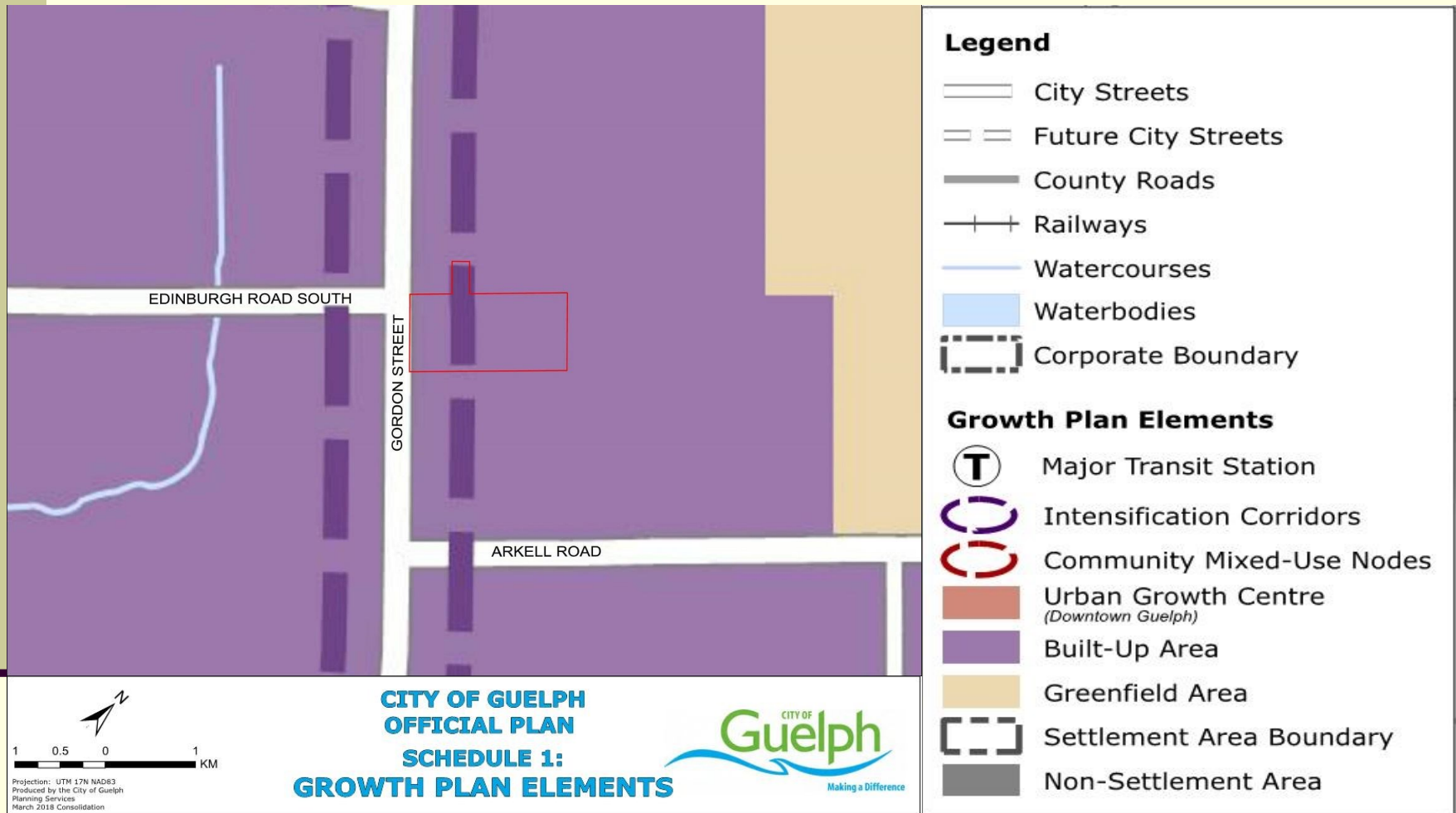
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Surrounding Land Uses



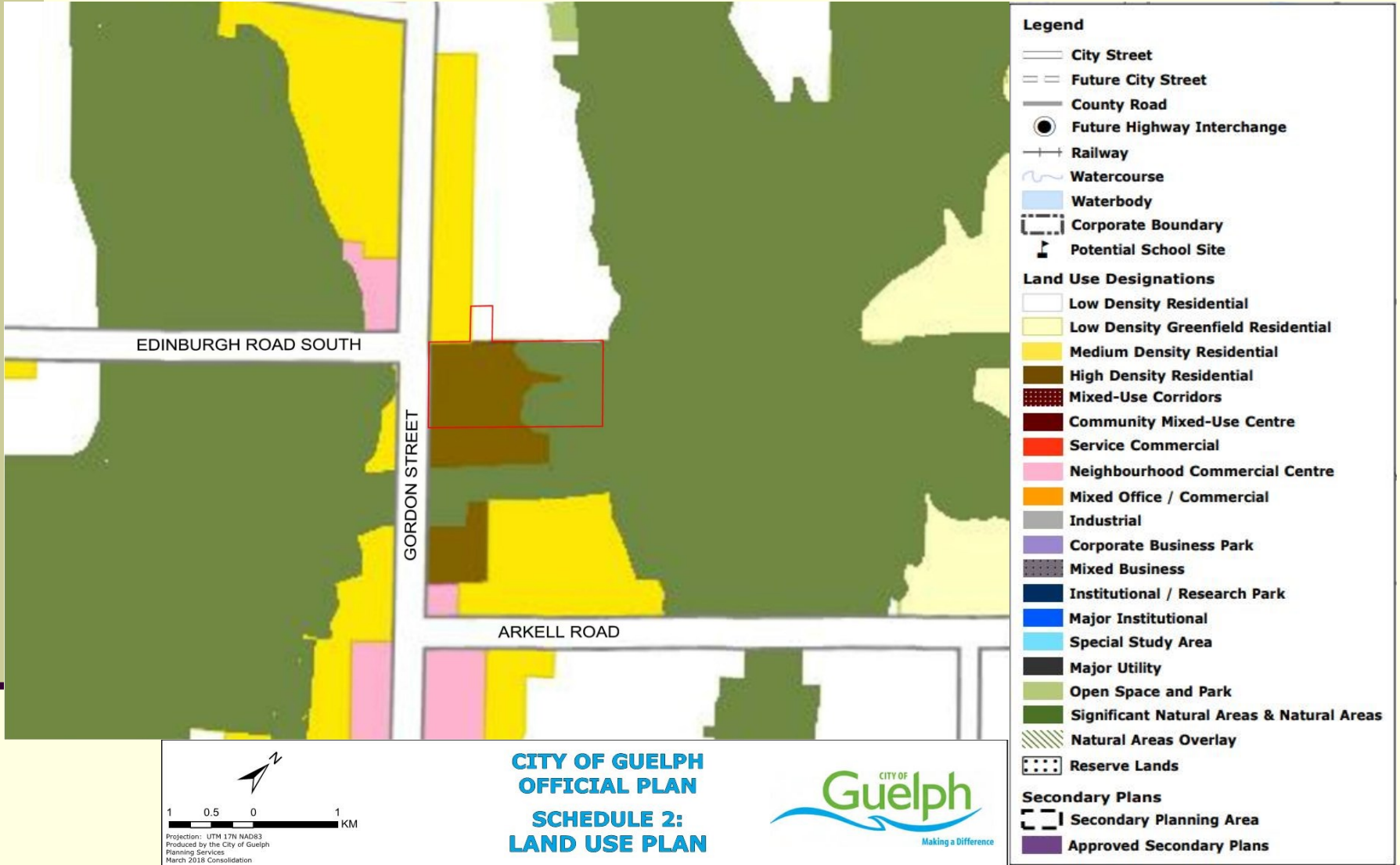
Intensification Corridor



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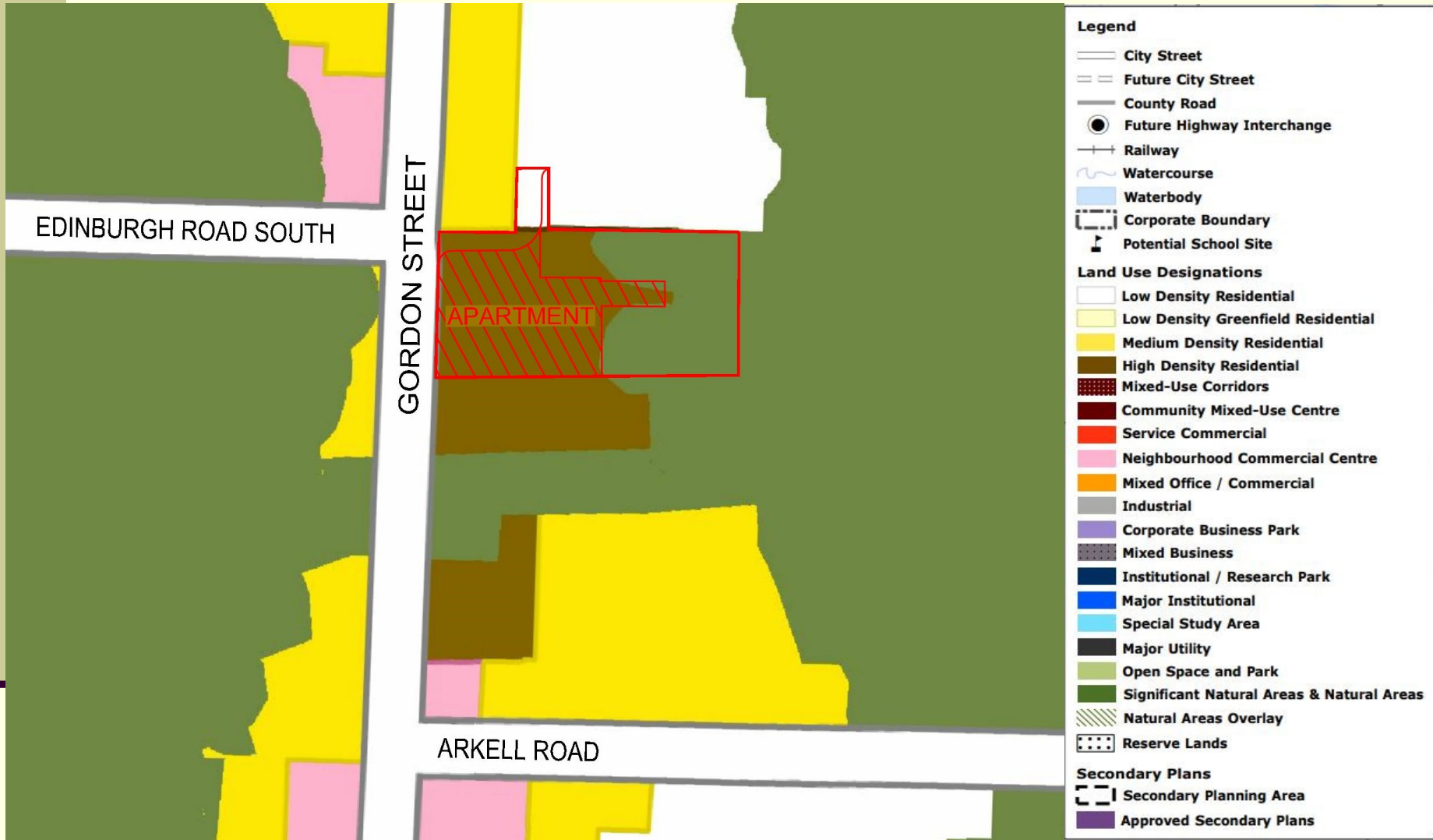
High Density Residential



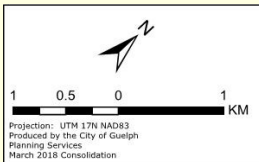
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High Density Residential



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











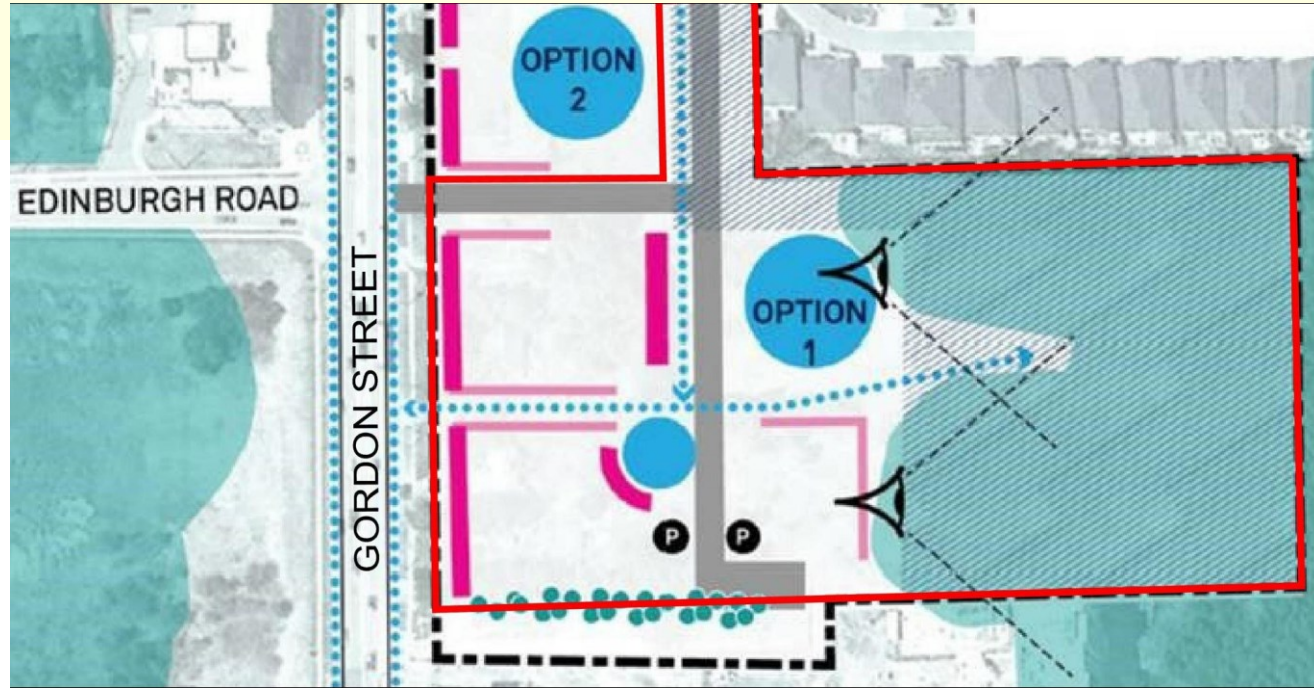
**CITY OF GUELPH
 OFFICIAL PLAN
 SCHEDULE 2:
 LAND USE PLAN**



Urban Design Concept Plans for the Gordon Street Intensification Corridor April 2018

LEGEND

Context		Roads
		Significant Natural Area
Site		Site Boundaries
Buildings		Principal Facade
		Secondary Facade
		Buildings - Commercial at Grade
Cars		Main Vehicular Circulation
		Potential New Road
		Surface Parking Areas
		Garage Parking Access
People		Pedestrian Path
		Amenity / Open Spaces (Framed by Principal Facades)
Trees		Existing Trees
		Visual Connection/ Access To Significant Natural Area
		New Tree Buffers
Adjacent Uses		Land Use Transition Zone (Application of 45° Angular Plane to control the height of new development adjacent to lower rise buildings and open spaces)

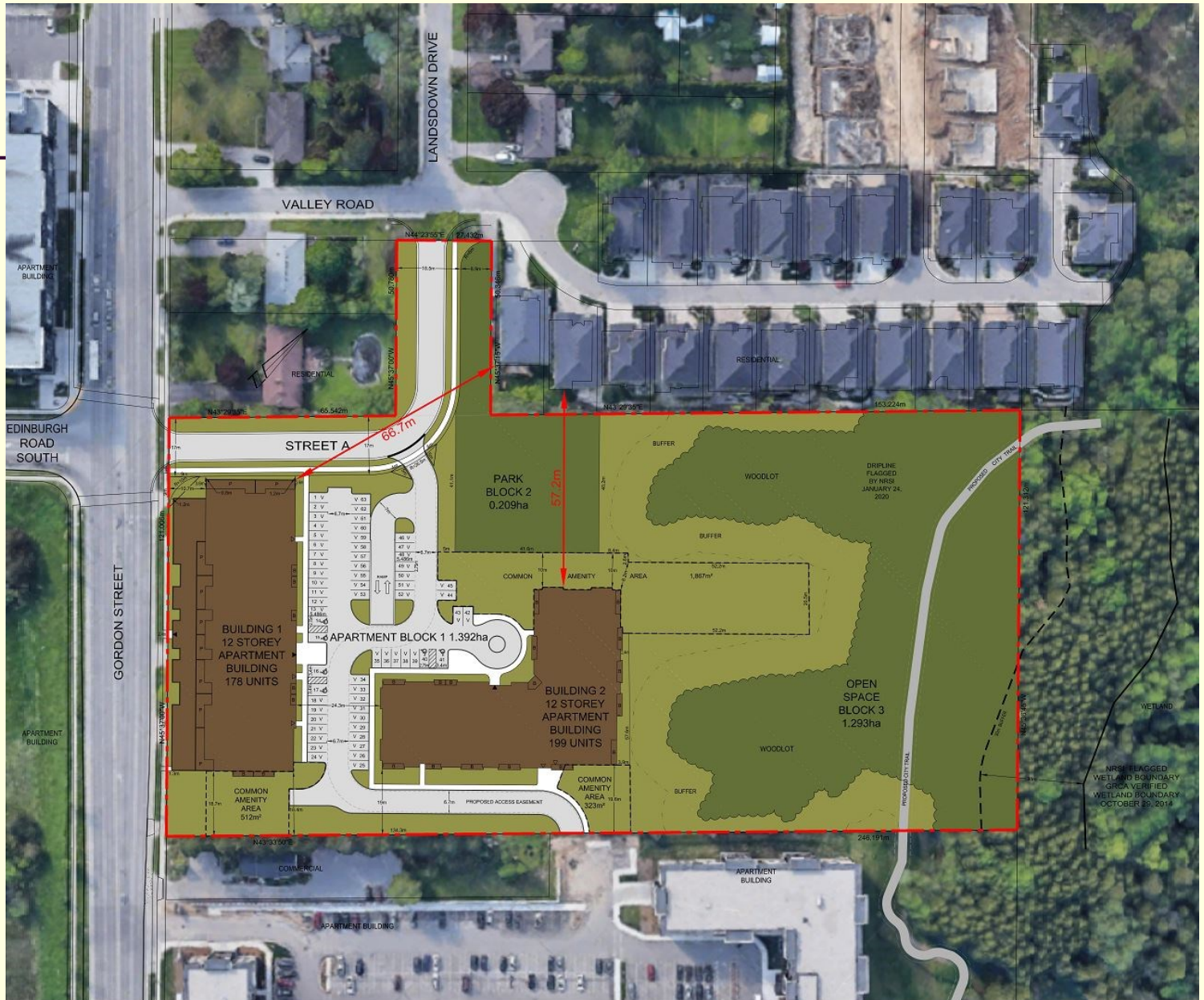


residential density is 35 units / ha to 100 units / ha. South of Edinburgh Road is designated High Density Residential with multiple unit residential buildings, generally in the form of apartments. The permitted height is 3 to 10 storeys and the permitted net residential density is 100 units / ha to 150 units / ha. All new development must be directed and oriented toward arterial and collector roads.

55.4% Municipal Park, Road and Open Space to be conveyed to the City

Proposed Use	Area (hectares)	Area (acres)	Percentage	
Natural Heritage Area (Significant Woodland and Buffer)	1.293 ha	3.194 ac	41.4%	55.4%
Municipal Park	0.209 ha	0.516 ac	6.7%	
Municipal Road	0.227 ha	0.562 ac	7.3%	
Apartments	1.392 ha	3.439 ac	44.6%	
Total	3.121 ha	7.711 ac	100%	

Distance to single detached homes.



Parking

For the proposed 377 apartment units, a total of **477** parking spaces are required by the Zoning By-law.

A total of **586** parking spaces are proposed.
(109 more parking spaces than are required)

63 surface parking spaces (including 57 visitor parking spaces) are to be provided along with 523 underground parking spaces on two levels.

Specialized Zoning Request:

That 57 surface Visitor Parking Spaces be provided where the zoning requires a minimum of 96 visitor parking spaces.

Density

If the total area of the property of 3.121 hectares is used to calculate the density before the road, park and trail have been dedicated to the City, the density of the site would be **121 units per hectare**. (less than the maximum 150 units per hectare)

However, the Zoning By-law requires that the density be calculated using the area of the Apartment Block only.

Specialized Zoning Request:

That a Maximum Density of 271 units per hectare be permitted where the zoning permits a maximum of 150 units per hectare.

The proposed height of 12 storeys is appropriate along the identified Intensification Corridor within the Built Boundary of the City. The subject property is located along a major transit route and active transportation route. To the south and west of the property are existing apartment buildings. A municipal park is proposed to provide separation and a buffer from the existing single detached homes located to the north.

Examples of Approved and/or Constructed Apartment **Building Heights** in Guelph

Address of Apartment Building	Approved and/or constructed Building Height
53 Speedvale Avenue West	14 storeys
65 Speedvale Avenue West	14 storeys
150 Wellington Street East	18 storeys
716 Gordon Street	11 storeys
5 Arthur Street South	14 storeys
1888 Gordon Street	14 storeys
71 Wyndham Street South	14 storeys
160 Macdonell Street	18 storeys
658 Woolwich Street	18 storeys