



May 31, 2017

Project No. 1322

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Michael Witmer, MCIP, RPP, Development Planner II
Planning, Urban Design and Building Services

**Re: Second Submission
Zoning By-law Amendment Application ZC1615 and
Vacant Land Draft Plan of Condominium Application
19, 29, 35, 41, 51 and 59 Lowes Road West**

Reid's Heritage Homes Ltd. has the above-referenced properties under contract to purchase. The pre-consultation meeting was held for this proposal on December 16, 2015. The First Submission of the Zone Change Application ZC1615 was provided to the City on August 31, 2016. The notice signs were posted on the property on September 28, 2016. The City declared this application complete on September 20, 2016. The Public Meeting was held on November 14, 2016.

This is the Second Submission of the Zone Change Application ZC1615. This Second Submission has been revised to address the public and technical comments received through the planning process as follows;

- Previously townhouses were proposed. The application now proposes single detached dwellings.
- Previously 60 units were proposed; this has now been reduced to 36 dwellings.
- The location of the proposed stormwater management facility has been moved from the boundary of the property to a more central location within the subject property.
- The ability to retain more trees on site has been re-evaluated by the certified arborist and grading engineer. The grading and stormwater management plans have been revised to retain more trees around the periphery of the subject property to maintain the existing visual buffer where it is possible.
- 10 visitor parking spaces are provided on-site in addition to the one garage and one driveway parking space provided per dwelling.
- A Scoped Environmental Impact Study has been provided with this submission in accordance with the Terms of Reference provided by the City.
- A detailed Hydrogeological Report has been provided to address groundwater.
- A detailed Stormwater Management Report has been provided to address stormwater.
- A Vacant Land Draft Plan of Condominium application has been included with this submission.
- The proposal is in conformity with the lot frontage and area requirements of the proposed R.1D Zone. The only zoning exception required is to allow these lots to be located fronting onto a private condominium road.
- The proposed density of the site has been reduced considerably from 36.2 units per hectare to 21.8 units per hectare.

- Previously, three specialized zoning regulations were requested to reduce the setbacks required by the City's Zoning By-law. In this revised submission all of the City's Zoning By-law setbacks will be respected and no reductions in the setbacks have been requested.

Please find the following items enclosed as part of this Second Submission;

- Completed application form for the vacant land draft plan of condominium.
- Cheque for the resubmission fee in the amount of \$1,899 payable to the City of Guelph.
- Cheque for the application fee for the Vacant Land Draft Plan of Condominium in the amount of \$4,117 payable to the City of Guelph.
- 32 copies of the Vacant Land Draft Plan of Condominium
- 18 copies of the Planning Report dated May 31, 2017.
- 18 copies of the Scoped Environmental Impact Study and Tree Preservation Plan prepared by Aboud & Associates to be delivered under separate cover.
- 18 copies of the Functional Servicing Report (including the Stormwater Brief as Appendix E) prepared by Stantec dated May 2017.
- 18 copies of the Scoped Hydrogeological Study prepared by Englobe dated May 30, 2017.
- 18 copies of the Geotechnical Investigation Report prepared by Englobe dated May 24, 2016.
- Digital copies of all submissions are either included or will be provided via email.

We have been working with you to have these materials submitted in time for the second public meeting to be held on for July 10, 2017.

Yours truly,



Astrid Clos, MCIP, RPP

cc: Parry Schnick
Alfred Artinger, Reid's Heritage Homes Ltd.
Jim Dodd, Reid's Heritage Homes Ltd.

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