

City Council - Planning Meeting Agenda

Consolidated as of November 8, 2019



Tuesday, November 12, 2019 – 6:30 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on
guelph.ca/agendas.

Guelph City Council and Committee of the Whole meetings are streamed live on
guelph.ca/live.

Changes to the original agenda have been highlighted.

Open Meeting

O Canada
Silent Reflection
First Nations Acknowledgment
Disclosure of Pecuniary Interest and General Nature Thereof

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

IDE-2019-119 14 Forbes Avenue – Heritage Permit Application (HP19-0019)

Recommendation:

That heritage permit application HP19-0019 be approved to allow the construction of a new detached garage with overhang at 14 Forbes Avenue as described in Report IDE-2019-119.

**Public Meeting to Hear Applications
Under Sections 17, 34 and 51 of The Planning Act**
(delegations permitted a maximum of 10 minutes)

IDE-2019-114

Statutory Public Meeting Report 166 and 178 College Avenue West Proposed Official Plan and Zoning By-law Amendments File: OZS19-010 Ward 5

Staff Presentation:

Lindsay Sulatycki, Senior Development Planner

Delegations:

Hugh Handy, GSP Group, on behalf of applicant (presentation)

Roland Rom Colthoff

Jurgen Rodrigues

Correspondence:

John Gruzleski

Katie and Paul McLennan

Recommendation:

That Report IDE-2019-114 regarding proposed Official Plan and Zoning By-law Amendment applications submitted by GSP Group Inc. on behalf of the owner, 2689865 Ontario Limited to permit the development of a six-storey apartment building containing 116 dwelling units and a seniors day use and/or day care centre use on the ground floor on lands municipally known as 166 and 178 College Avenue West, and legally described as Part of Lot 6, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph from Infrastructure, Development and Enterprise dated November 12, 2019, be received.

IDE-2019-116

Statutory Public Meeting Report 1354 Gordon Street Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS19-008 Ward 6

Staff Presentation:

Michael Witmer, Senior Development Planner

Delegations:

Robert Walters, Weston Consulting, on behalf of applicant (presentation)

Correspondence:

Dennis Dixon

Paul Kraehling

Recommendation:

That Report IDE-2019-116 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File: OZS19-008) by Weston Consulting, on behalf of the owner, 1354 Gordon Street Inc., to permit the development of an eight storey mixed use building with 88 apartment units, commercial uses at grade and a gas service station on the property municipally known as 1354 Gordon Street and legally described as Part of

Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367 from Infrastructure, Development and Enterprise dated November 12, 2019, be received.

Items for Discussion:

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

IDE-2019-89

Decision Report 1533-1557 Gordon Street and 34 Lowes Road West Proposed Zoning By-law Amendment File: ZC1710 Ward 6 (Confidential Council Memo)

(referred from the October 16, 2019 Council Planning Meeting)

Delegations:

Peter Wechselmann

Peter Kastner

Peter Schwerdt

Adam Campbell

Ron Wilson

Eleanor Langdon

Hugh Handy, GSP Group, on behalf of applicants (presentation)

Jason Martin, MartinSimmons Architects Inc., on behalf of applicants (presentation)

Jennifer Mondell, Reid's Heritage Homes, on behalf of applicants

Correspondence:

Ena and Lidda Sikkes

Barbara Steel

Peter Kastner

Peter Wechselmann (additional submission)

David and Lynda Honsinger

Adam and Sylvia Campbell

Paul and Darlene Florence

George and Mary Frid

Ron and Brenda Wilson

Michelle Martelli

Henny Hilverda

J.H. Campbell

Gary Brocklesby

Peter Schwerdt

Eleanor Langdon

Kerry Johnson

Michele Berg

Jason Martin, MartinSimmons Architects Inc.
Jennifer Mondell, Reid's Heritage Homes

Recommendation:

1. That the application from GSP Group on behalf of Reid's Heritage Homes Ltd., RHH Property Management Ltd. and 883928 Ontario Ltd. for a Zoning By-law Amendment (ZC1710) to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized General Apartment" (R.4A-54) Zone to permit the development of an 86-unit, 6 (six) storey apartment building on the properties municipally known as 1533-1557 Gordon Street and 34 Lowes Road West and legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph, be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2019-89 dated October 16, 2019.
2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 1533-1557 Gordon Street and 34 Lowes Road West.

By-laws

Resolution to adopt the By-laws (Councillor Billings).

"That By-law Numbers (2019)-20436 and (2019)-20445 to (2019)-20446, inclusive, are hereby passed."

By-law Number (2019)-20436	A by-law to amend By-law Number (1995)-14864, as amended, known as The Zoning By-law for the City of Guelph as it affects the properties municipally known as 1533, 1541, 1549 and 1557 Gordon Street and 34 Lowes Road West and legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph. The purpose of this amending by-law is to permit the development of an 86-unit, six storey apartment building (File: ZC1710)
By-law Number (2019)-20445	A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property municipally known as 71 Wyndham Street South and legally described as Part of Lots 171 and

	172 Registered Plan 113 and portion of former bed of the River Speed lying in front of Broken Lot 3, Division F, City of Guelph. The purpose of this amending by-law is to remove the holding provisions on this property to permit a residential apartment development.
By-law Number (2019)-20446	A by-law to confirm the proceedings of a meeting of Guelph City Council held November 12, 2019.

Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

Adjournment

PUBLIC MEETING
NOVEMBER 12, 2019

166 & 178 COLLEGE AVENUE WEST

OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT APPLICATION



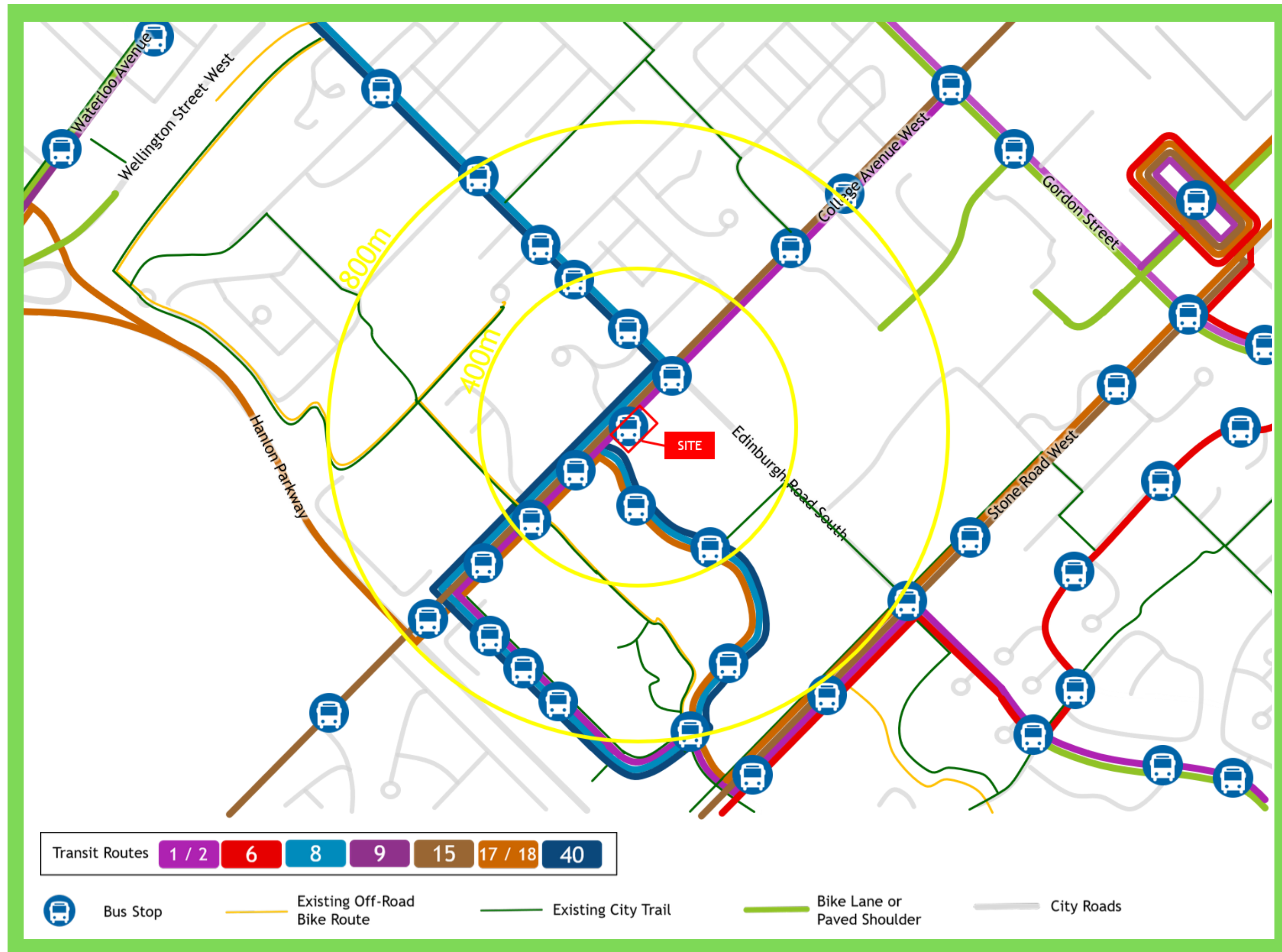
Site Context



Site Context

Connectivity

Well connected through active transportation modal choices, including transit, cycling routes, and walking trails.



Site Context



Current Uses

166 College Ave W

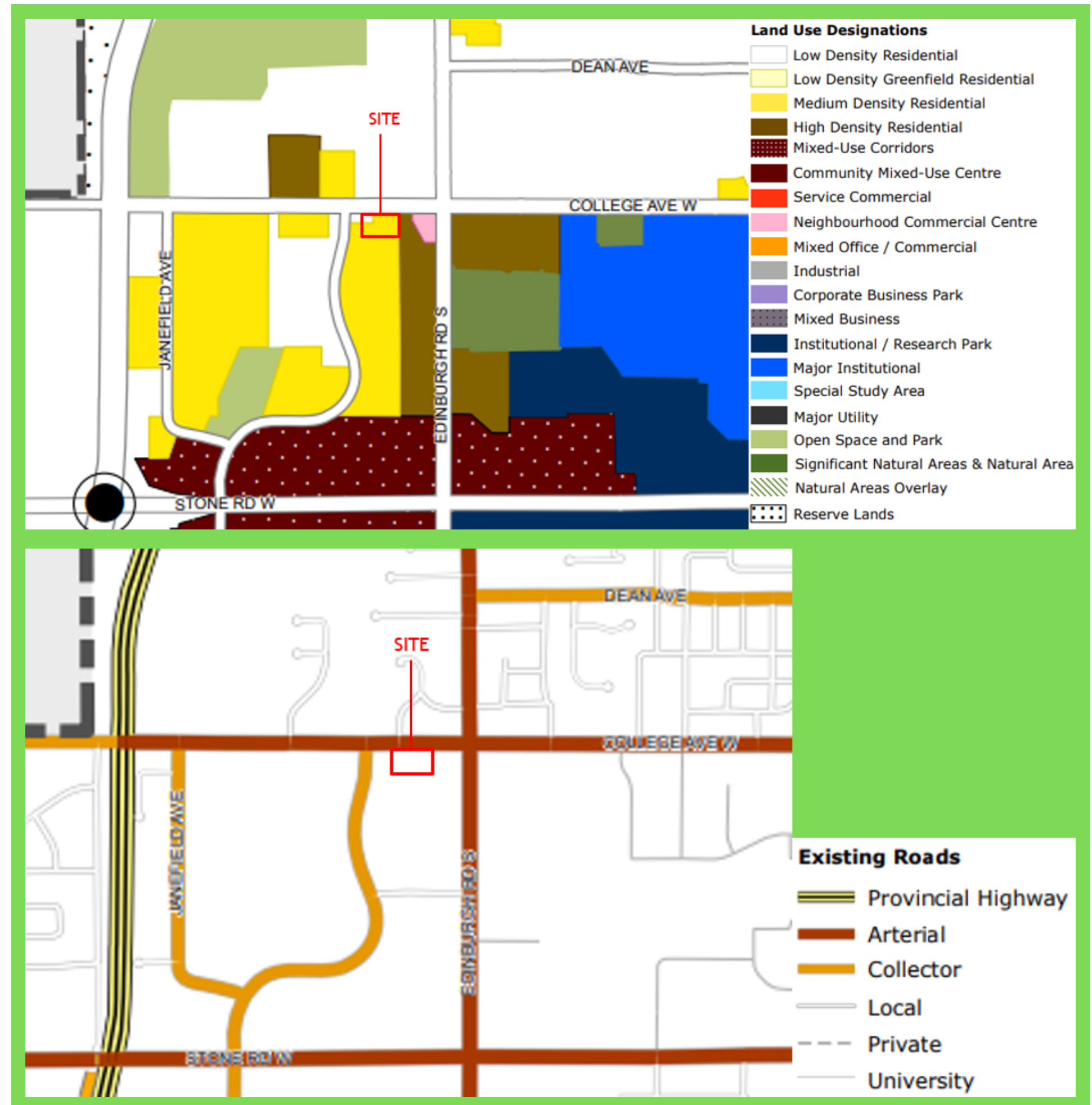
- Precision Health Care operating College Place Retirement Residence in partnership with the County of Wellington
- Occupancy for 64 residents

178 College Ave W

- Single detached dwelling with rental units
- 4 tenants

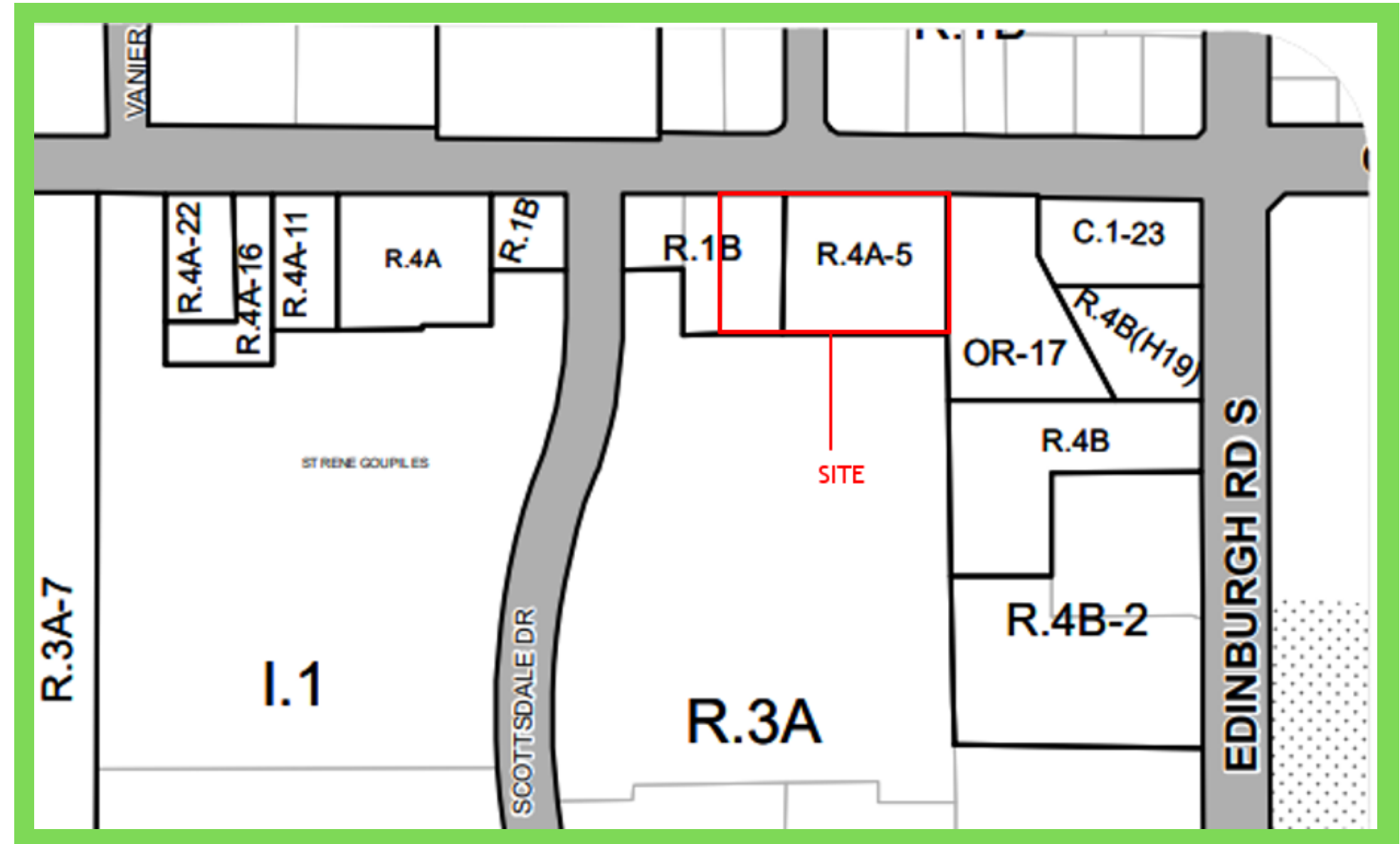
Current Official Plan

- 166 College Avenue West - designated Medium Density Residential
- 178 College Avenue West - designated Medium Density Residential on the rear portion and Low Density Residential on the front portion
- Medium Density designation permits up to 6 storeys in height and 100 units per hectare in density
- The site is along an Arterial Road
 - Scottsdale Drive and College Avenue are both well serviced by transit lines

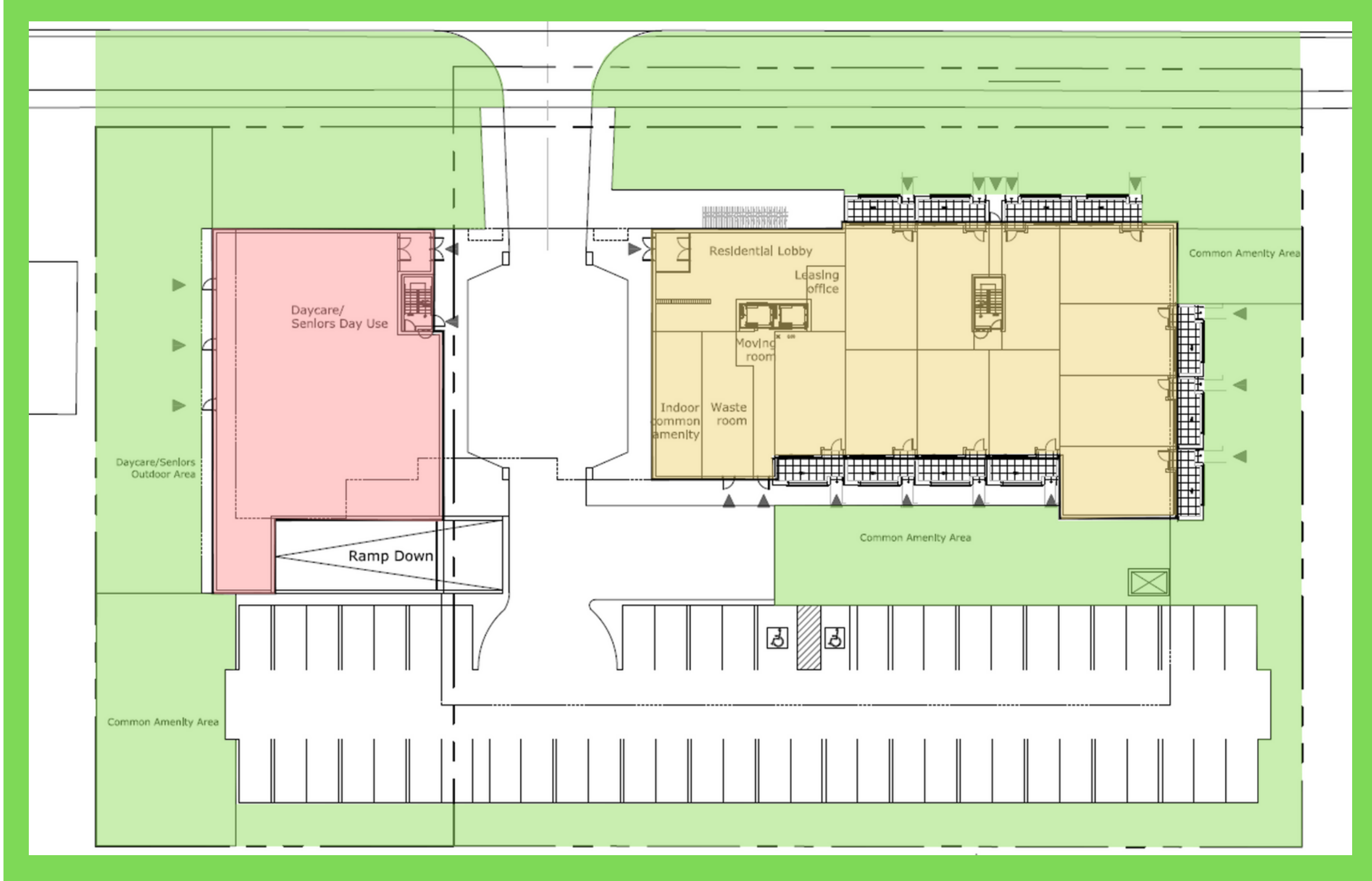


Current Zoning By-law

- 166 College Avenue West is zoned R.4A-5 Specialized General Apartment Zone
 - R.4A-5 permits the existing seniors residence use
- 178 College Avenue West is zoned R.1B Single Detached Dwellings
 - R.1B permits up to 3 storeys



Development Proposal



Development Proposal

Looking South towards project facade



Development Proposal

Looking Southeast towards project facade



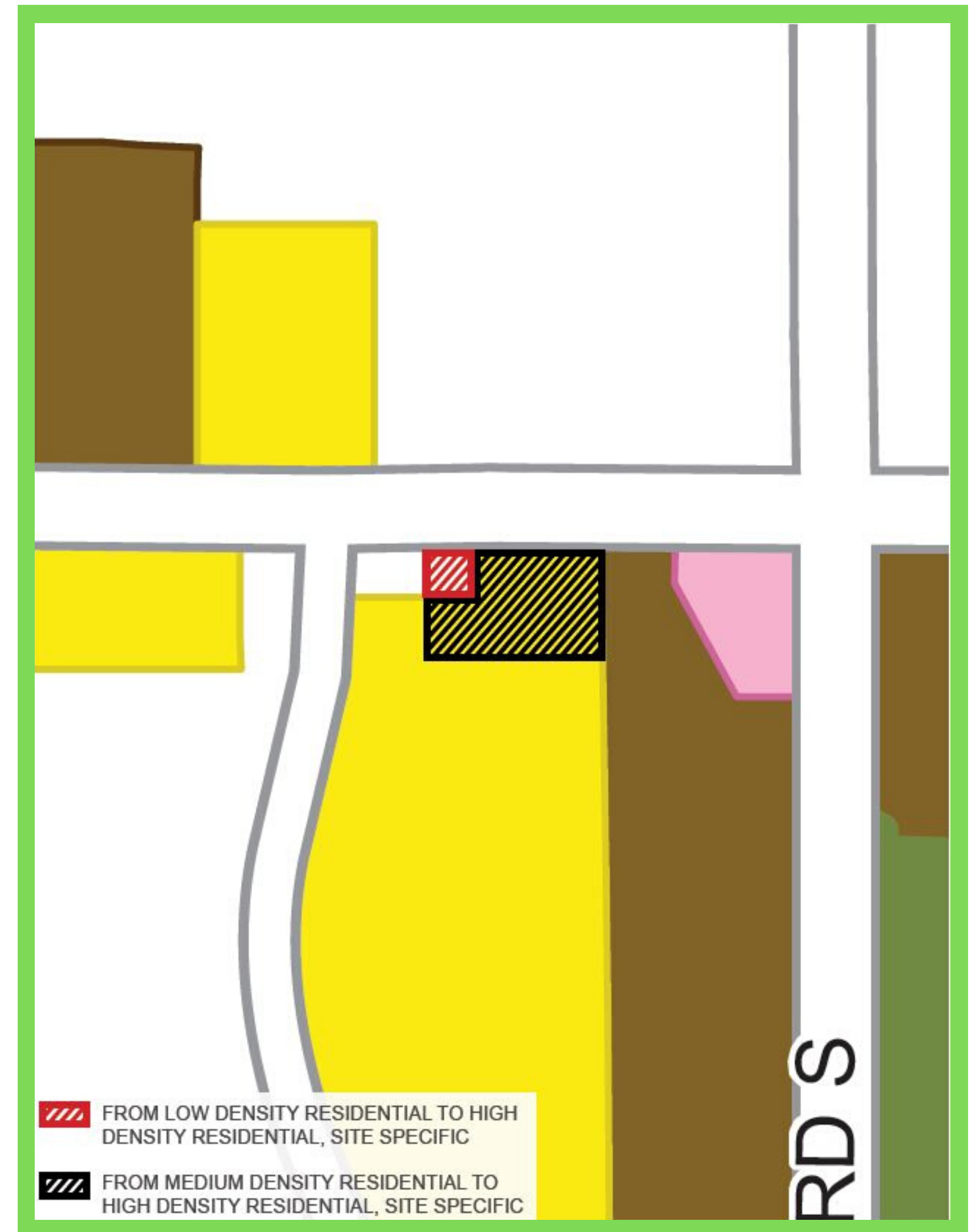
Development Proposal

Looking Northeast from project site's Southwest corner



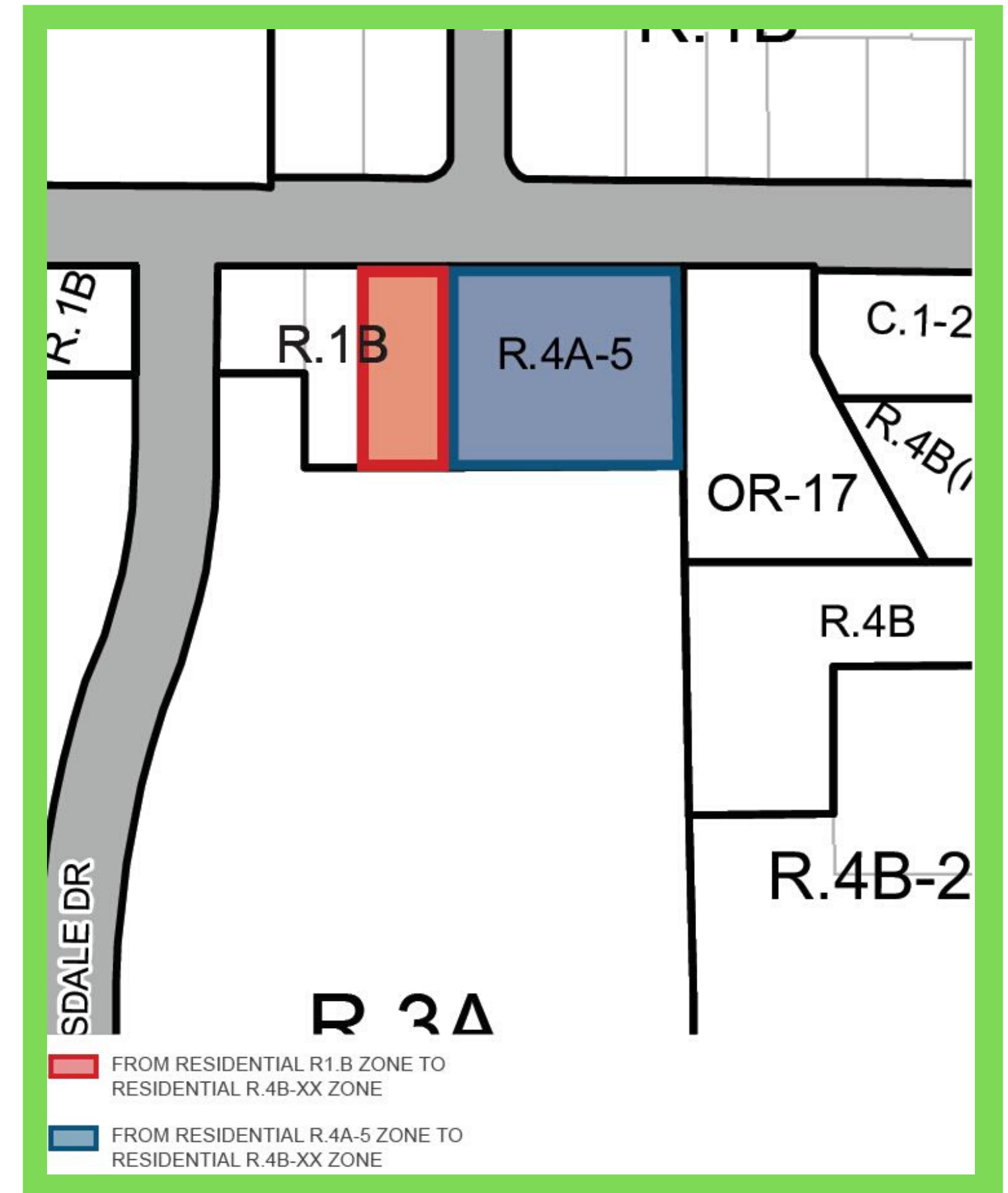
Official Plan Amendment

- Redesignate site to High Density Residential
- Site-specific policy to permit a density of 180 units per hectare



Zoning By-law Amendment

- Rezone the site to Specialized High Density Apartment (R.4B-XX) with the following site specific regulations:
 - maximum density of 180 uph (150 uph permitted)
 - minimum side yard of 10.0 m along the western side yard (10.5 m required)
 - limit of 6 storeys in building height (10 storeys permitted)
 - minimum common amenity area of 1,597 sqm (2,520 sqm required)
 - minimum landscaped open space of 2,159 sqm / 34% (2,574 sqm / 40% required)
 - minimum off-street parking spaces (including visitors and community use component) at a rate of 1.14 spaces per unit (133 spaces) (169 spaces required)
 - 19 visitors spaces proposed (30 spaces required)
 - maximum floor space index of 1.58 (FSI of 1.5 permitted)



Development Proposal

Application Process

Neighbourhood
Open House
June 19, 2019

OPA/ZBA Submissions
September 4, 2019

Formal
Public Meeting
Today - November 12, 2019

Circulation of Application to
City Departments
and Agencies

Respond to Council, Staff,
and Neighbourhood
Comments

Council Decision
Meeting



Supporting Studies



Planning Justification Report

Urban Design Brief

Site Plan, Floor Plans, and Elevations

Building renderings and materials

Shadow Analysis and Report

Pedestrian Wind Comfort Report

Functional Servicing and Stormwater Management Report

Grading & Drainage Plan and Servicing Plan

Transportation Impact Study and Auto-turn Drawing

Geotechnical Report

Phase I and II Environmental Site Assessments

Neighbourhood Comments

1

Seniors Residence

What will happen to the current residents?

2

Purpose-built Rental

Will this be used for student housing?

3

Traffic

What are the traffic impacts?
Will there be potential conflict at the centre-turn lane?

4

Building Management

Who will manage and maintain the building?

5

Net-Zero

Will the development be built to Net-Zero standards?

6

Lighting

Will there be fencing to control light spillover to the adjacent townhouses site?

Traffic

Transportation

The TIS finds that 99 AM trips and 111 PM trips will be generated and have minimal impact on existing and future intersection operations. To improve traffic flow, centre-turn lane modifications are recommended, including pavement markings demarcating westbound left-turn lane at Scottsdale Drive and eastbound left turn/westbound left turn lanes at Lynwood Ave and the new driveway.

Transportation Demand Management

TDM measures include pedestrian, cycling, and transit connections. Short and long-term bicycle parking will be provided as well as a dedicated space for car-share vehicles. Travel planning and promotional initiatives will also be presented to residents.

Parking

Parking supply will include 78 underground and 55 surface spaces for a total of 133 spaces. 114 spaces will be reserved for residents and 19 spaces will be allocated for the daycare use, the latter will be available for evening visitors parking.

Net-Zero

Canadian Home Builders Association

Oversees the Net Zero Home Labelling Program

Building Knowledge Canada

References for mid rise projects include those with Doug Terry Homes in St Thomas, Reids Heritage Homes in Guelph, and Sifton Properties in London.

S2E Technologies Inc

Partnered with Sifton Properties and London Hydro to introduce the largest Smart Community in North America.

Garforth International LLC

Advises major companies, municipalities, property developers, and policy makers on approaches to reduce the environmental impacts of energy use. Previously worked with Town of East Gwillimbury, City of Windsor, Town of Oakville, and City of Guelph on developing Community Energy Plans.



Questions?

Good morning,

My name is Katie McLennan and my husband, Paul and I live at 55 Lynwood Avenue, near the corner of Lynwood and College. We are writing in regards to the change in land use from low density residential to high density in the proposed 6 storey building at 166/178 College Avenue.

Our main concern is the amount of traffic and congestion it would bring to this already busy piece of road. This piece of College is not set up to handle the increase in traffic and congestion this size of building would bring. The exit into/out of this building is shown to be opposite Lynwood, it is already difficult to get to eastbound College from Lynwood at many times of the day, particularly during peak times. Traffic is often lined up past Lynwood from the lights at Edinburgh. The city bus stop in front of the existing retirement home already slows traffic and causes drivers to veer around the buses when stopped. Adding that many more residents and then all the traffic associated with senior centre and daycare would just add to that congestion.

Would there be enough parking available for the daycare and senior centre use? If not, where does the overflow go?

We also feel that a building of this size would be too much for the neighborhood, as it would dwarf the surrounding homes. Perhaps consider allowing a three storey building rather than the six?

One last point, what happens to the residents in the existing retirement home? There seems to be a need for this type of housing in our city as well.

Thank you,
Katie and Paul McLennan

STATUTORY PUBLIC MEETING

NOVEMBER 12TH, 2019
COUNCIL PLANNING MEETING
CITY OF GUELPH

Hamilton Corner
1354 Gordon Street
Official Plan Amendment & Zoning By-law Amendments (File: OZS19-008)
1354 Gordon Street Inc.

INTRODUCTION - 1354 GORDON STREET

PROJECT TEAM

- 1354 Gordon Street Inc. (Hamilton representative Mike Bedrosian) & Sovereign Asset Management Inc.
- Weston Consulting
- DJA Architect
- Counterpoint Engineering
- Rj Burnside & Associates Limited
- MHBC
- HGC Engineering
- Detritus Consulting Ltd.
- G2S Environmental Consulting Inc.



SITE - 1354 GORDON STREET

- 1354 Gordon Street
- Southeast intersection of Gordon Street & Arkell Road
- Approximately 0.65 hectares (1.6 acres)
- Approximately 118 metres frontage along Gordon Street & 43 metres along Arkell Road
- Parcel is rectangular in shape.
- The property is occupied by a one storey building known as “Hamilton’s Corner Garage”



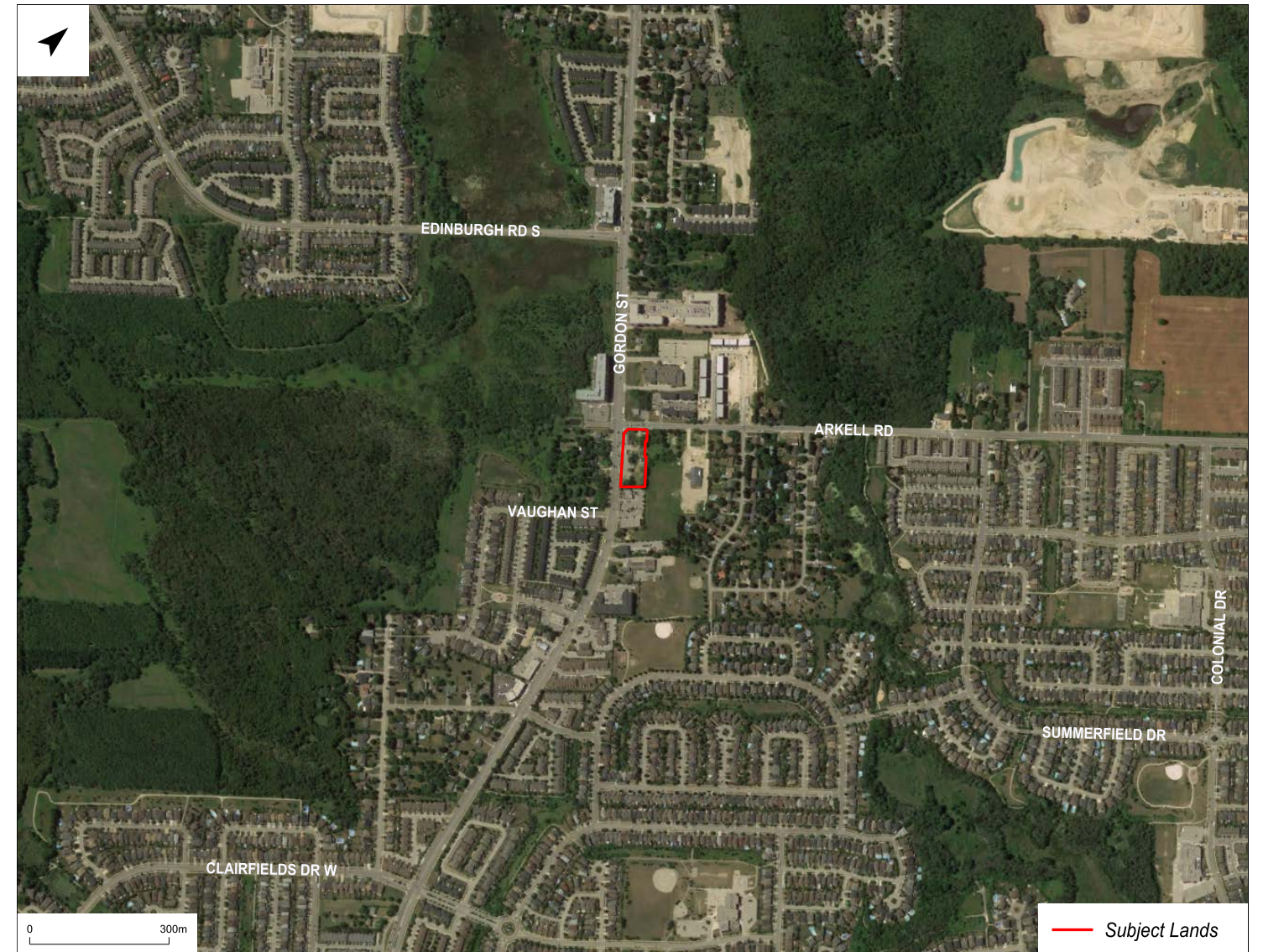
HISTORY OF SITE - 1354 GORDON STREET

- The Hamilton family originally purchased the property known as Hamilton's Corner from the Crown in 1830 and it served as the family home and farm for more than a century.
- Over the past 87 years, the community was served by several of the family's businesses including a tavern, a restaurant, and a lawn and garden supply store.
- Since 1946, brothers William and James Hamilton operated Hamilton's Corner Garage, specializing in the sale and service of Volvos.
- They were legends in Guelph and known around the world to Volvo enthusiasts for their expertise.
- The Hamilton family is proud of the proposed development for the revitalization of Hamilton's Corner that will continue to serve the Guelph community for many years to come.



SURROUNDING AREA - 1354 GORDON STREET

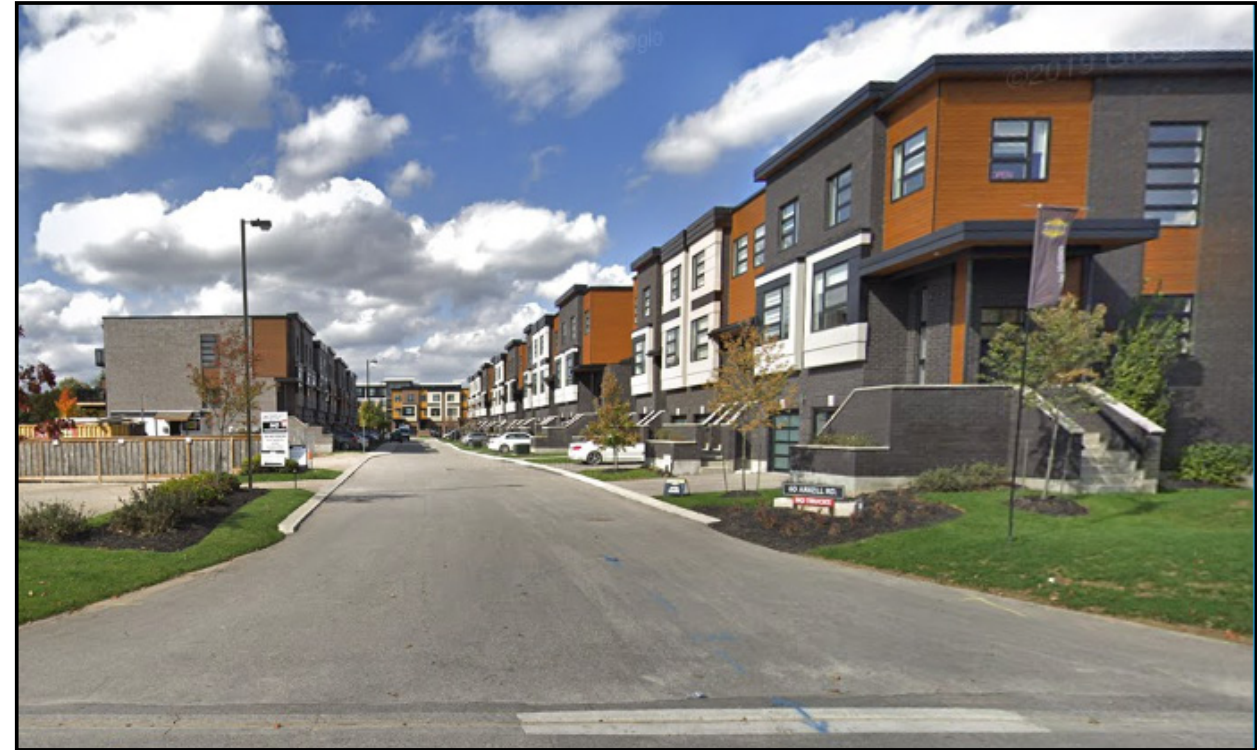
- Located in southeast Guelph
- Southeast intersection of Gordon Street and Arkell Road
- Surrounding uses:
 - Vacant/undeveloped property to the east.
 - Commercial uses to the south.
 - New three storey townhouse development to the northeast.
 - 7 storey apartment building to the northwest. (6 storeys of Residential, ground floor of parking)



SURROUNDING DEVELOPMENTS - 1354 GORDON STREET



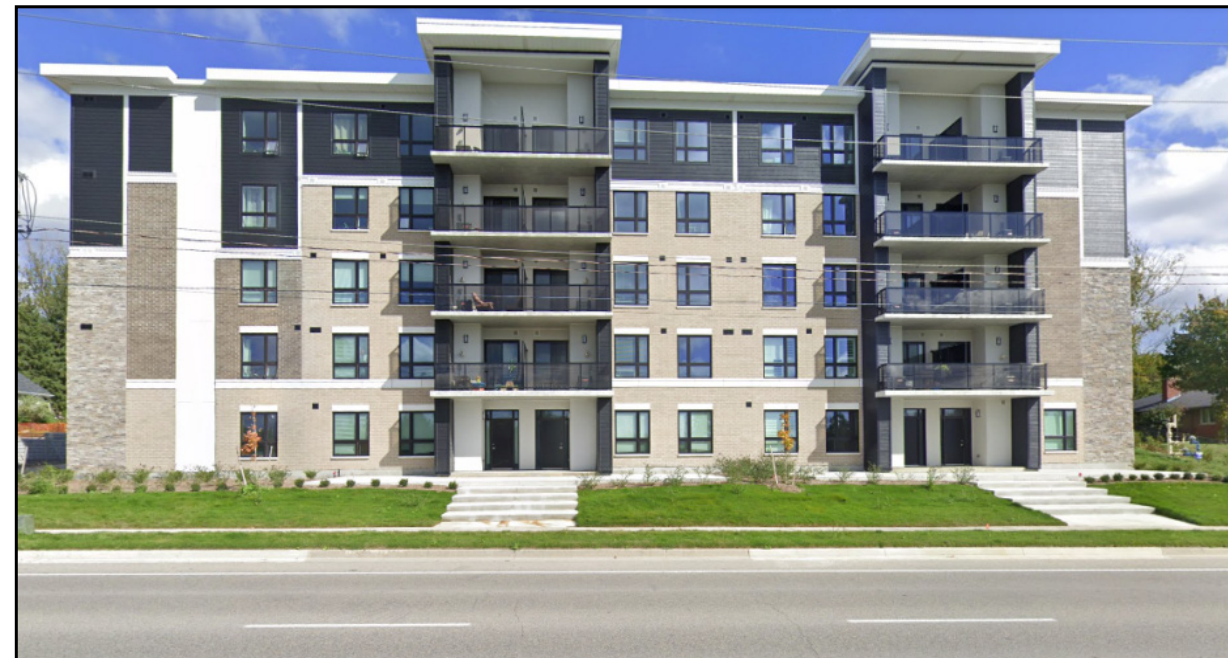
32 Arkell Road



60 Arkell Road



1291 Gordon Street



1280 & 1284 Gordon Street

CITY OF GUELPH OFFICIAL PLAN

Official Plan

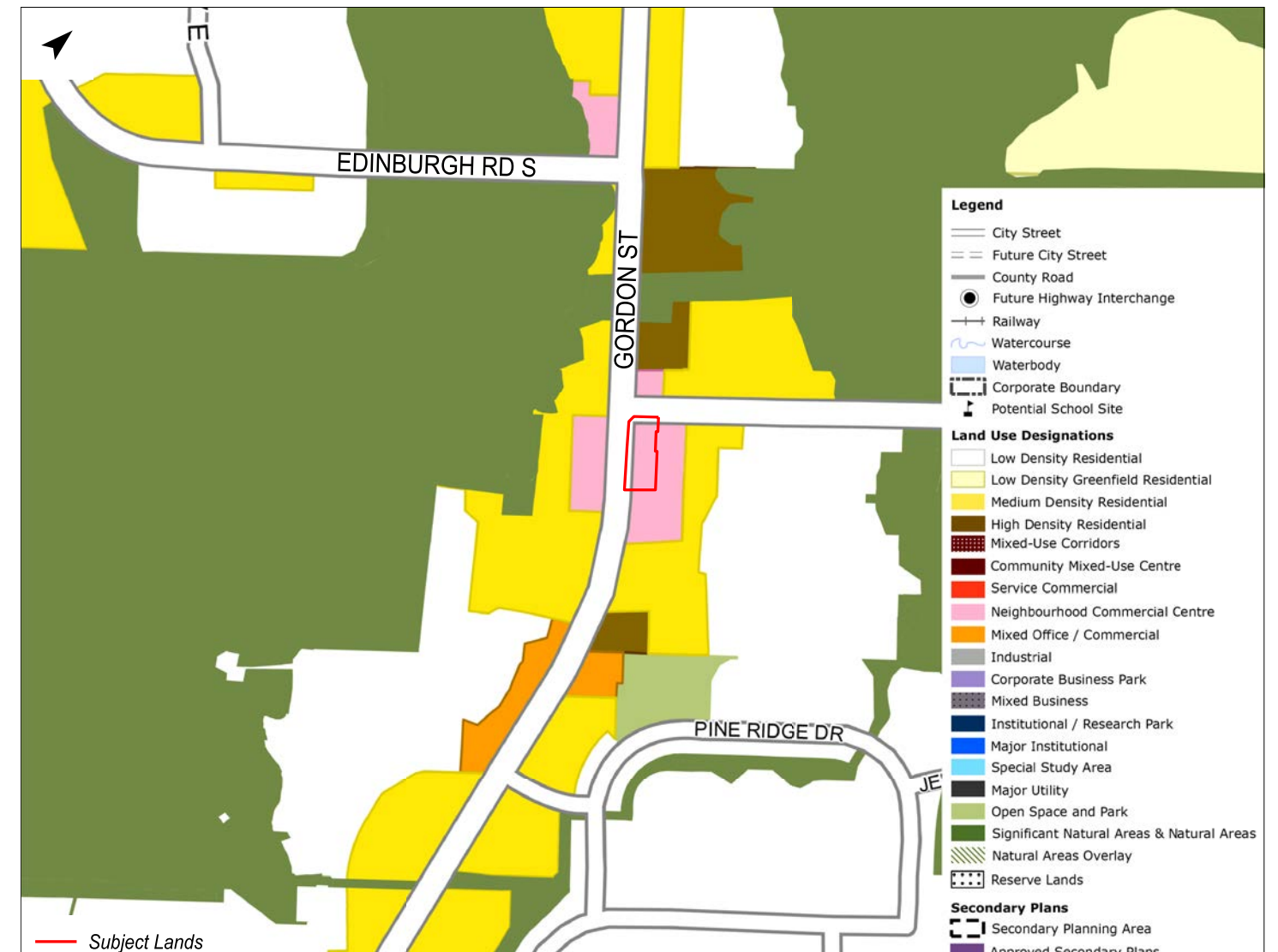
Neighbourhood Commercial Centre – Land Use Schedule 2

Located on an Intensification Corridor – Growth Plan Elements – Schedule 1

Permitted Uses include:

- Commercial, retail and services uses
- Multiple unit residential within mixed use buildings
- Maximum height of 6 storeys

The proposed development does not conform to the Neighbourhood Commercial Centre height policy, as such an Official Plan Amendment is required for the 8 storeys



CITY OF GUELPH ZONING BY-LAW (1995) - 14864

Zoning By-law

Zoned as “*Urban Reserve (UR)*”

Permitted uses:

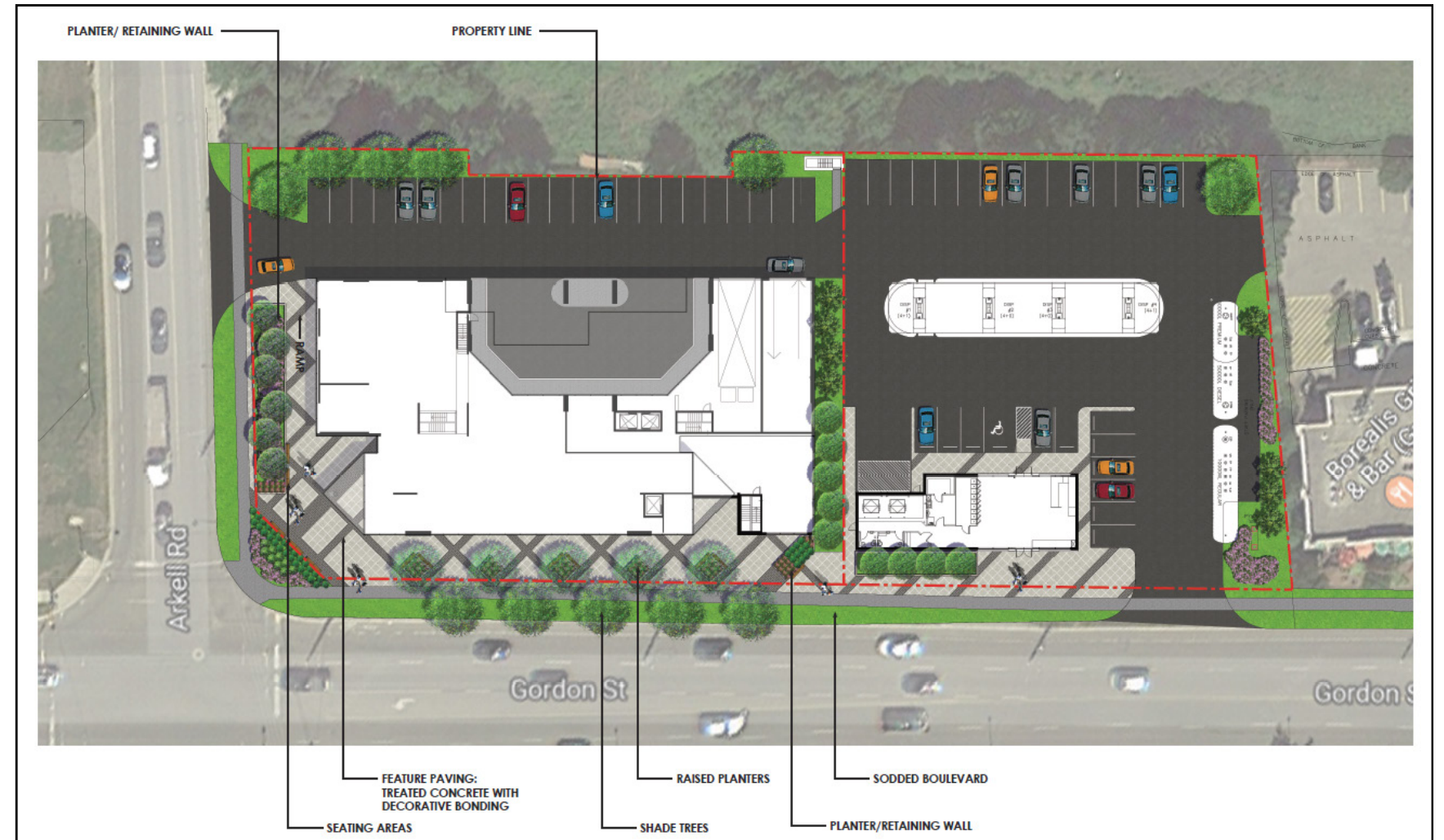
Limited range of uses including livestock based agriculture uses, conservation area, and wildlife management area.

Proposed uses do not conform to the current zoning, as such a Zoning By-law Amendment application has been submitted.



PROJECT OVERVIEW - 1354 GORDON STREET

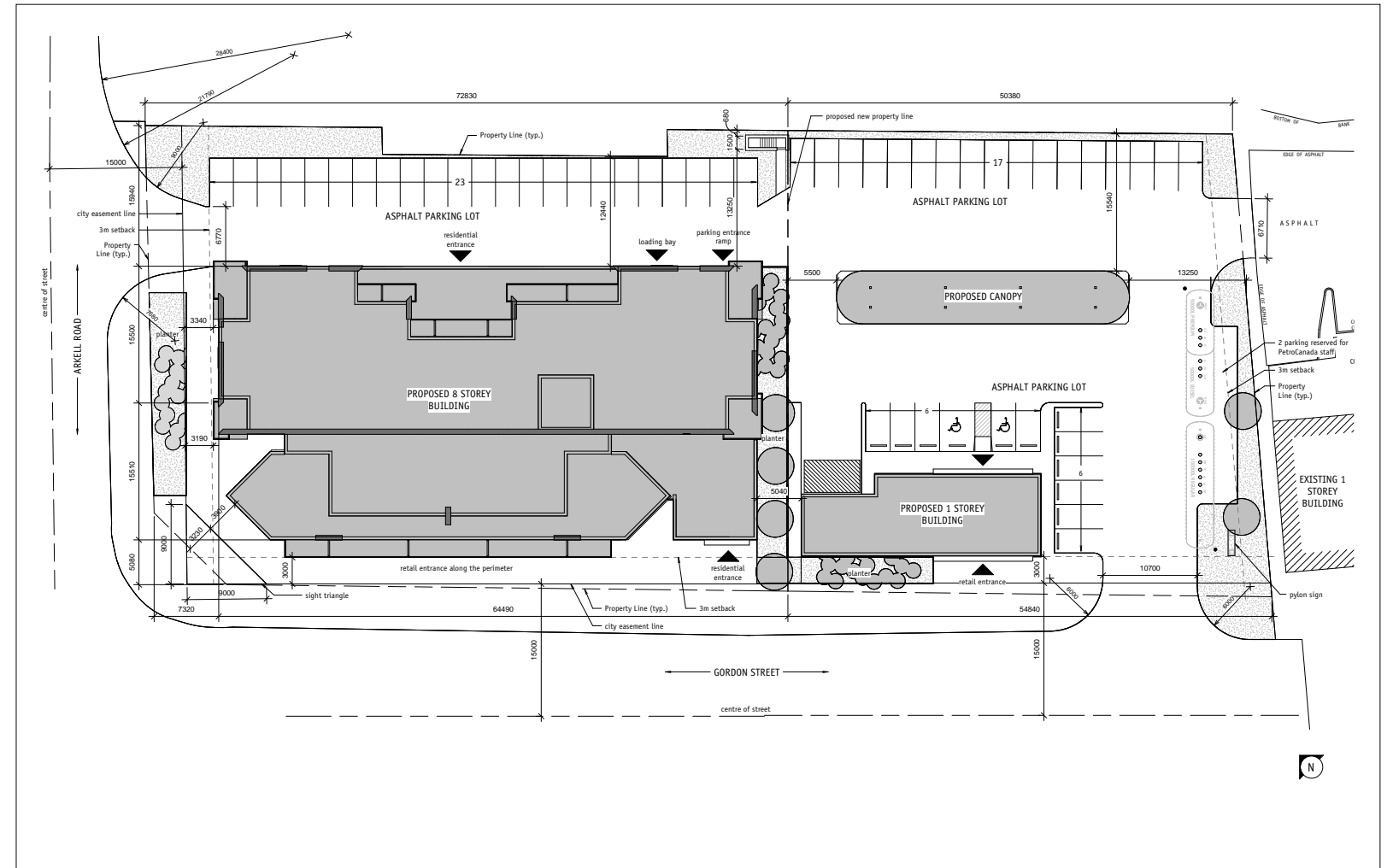
- Purpose-Built Rental /Affordability
 - Range of unit sizes (1 and 2 bedroom units)
 - Accessible units
- Traffic Flow
- Parking
- Sustainability and Energy Efficiency
- Urban Design Elements



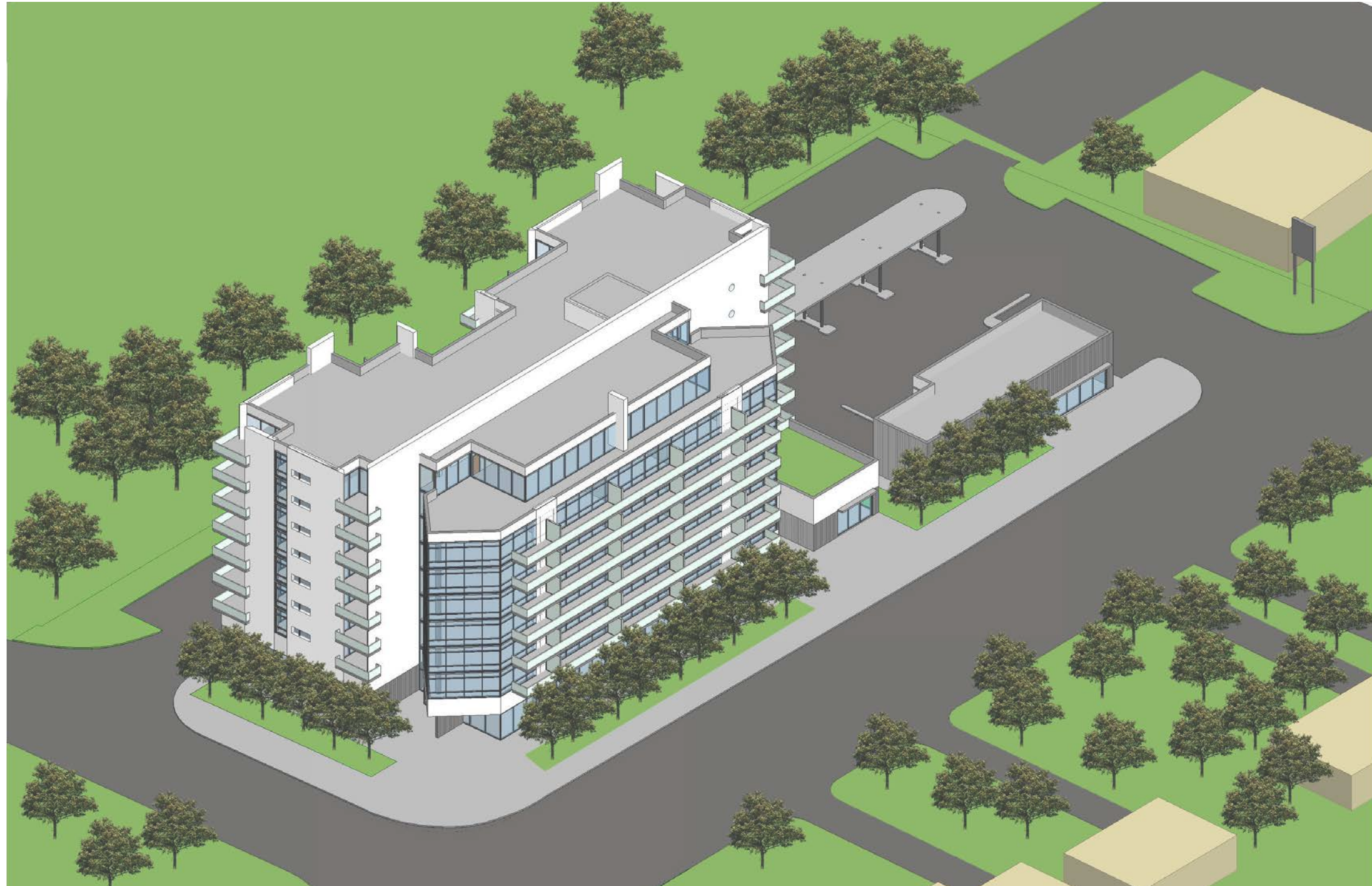
PROPOSED SITE PLAN - 1354 GORDON STREET

Proposed Statistics

- Mixed use Building with ground floor commercial and retail uses, a Gas Bar and Convenience Store.
- Net Site Area – 6,065.7sm
- Total of 88 residential units
- Height – 8 storeys
- Units per Hectare (UPH) – 139UPH
- Common Amenity Area – 189sm
- Lot Coverage – 38.7%
- Landscape Area – 22.16%
- Total of 212 parking spaces (2 levels of underground parking)



PROPOSED RENDERING - 1354 GORDON STREET



PROPOSED RENDERING - 1354 GORDON STREET

Urban Design Elements

- Sustainable Design
- Gateway
- Built Form (Mid-Rise Building)
- Massing/Scale & transition
- Integration of Uses



PROPOSED RENDERING - 1354 GORDON STREET



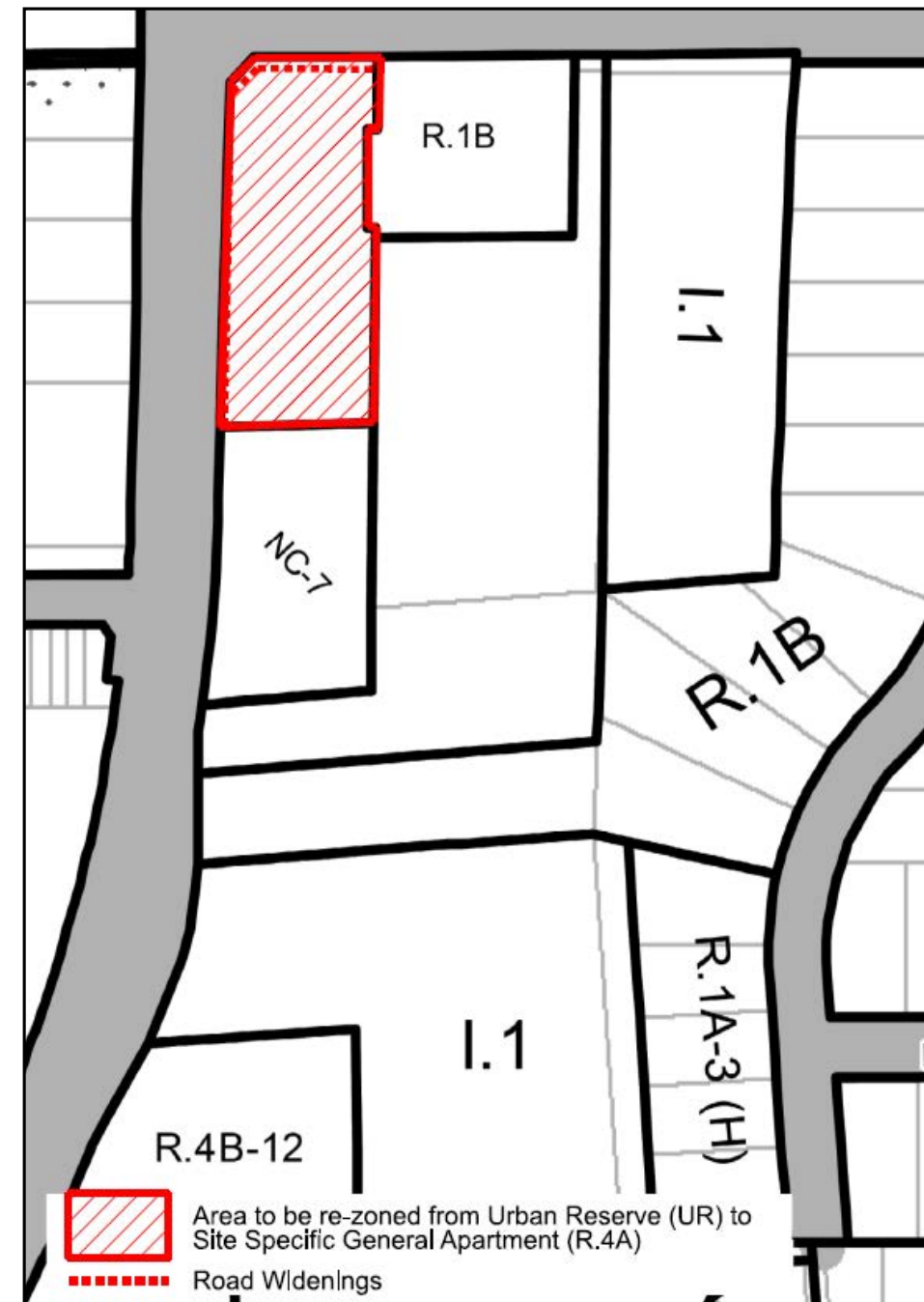
OFFICIAL PLAN AMENDMENT - 1354 GORDON STREET

- Site Specific Permissions to permit a maximum height of 8 storeys (from 6 storeys) and a maximum density of 139 units per gross hectare.



ZONING BY-LAW AMENDMENT - 1354 GORDON STREET

- Rezone the property to 'General Apartment (R.4A-X)' to permit mixed-use apartment building, retail and commercial uses, gas bar and convenience store uses.
- Site-specific exceptions to facilitate the proposed commercial uses and building standards



PARKING PROVIDED - 1354 GORDON STREET

153 Underground parking spaces

- 115 residential parking spaces
- 23 visitor parking spaces
- 15 retail parking spaces

59 Surface level parking spaces

- 2 gas bar parking spaces
- 9 retail parking spaces
- 14 convenience store parking spaces
- 34 restaurant parking spaces

Total Parking provided 212

- (Surplus by 14 parking spaces based on the Neighbourhood Commercial Shopping Centre parking rate)

SUSTAINABILITY & ENERGY EFFICIENCY - 1354 GORDON STREET

The following sustainability measures are being considered within the proposed development:

- Proposed mixed use building
- Use of roof top for retention of stormwater
- Providing high energy efficient windows and doors
- Geothermal heating
- Car share vehicle(s) on site (e.g. Vrtucar, Zipcar, Car2Go)
- Bicycle storage and bicycle racks
- EV charging stations
- Potential use of solar panels to offset energy requirements
- The building design will make an effort to maximize landscaped areas to minimum the urban heat island effect
- Accommodating a more compact built form well serviced by existing transit modes with direct access to transit and active modes of transportation which support the reduction of greenhouse gas emissions

The above features are steps toward a net zero energy efficient building which will be further explored at the Site Plan stage.

THANK YOU

COMMENTS & QUESTIONS?

CONTACT

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ajtaylor@westonconsulting.com

ROBERT WALTERS - WESTON CONSULTING

905-738-8080 Ext. 232

rwalters@westonconsulting.com

1533 to 1557 Gordon Street & 34 Lowes Road West

Zoning By-law Amendment Application

Reid's Heritage Homes Ltd.

Council Decision Meeting – November 12, 2019

Site



GSP
group

Overview

- Designated Medium Density Residential in the Official Plan – permits apartment buildings
- Site is within an Intensification Corridor in the Official Plan
- The proposed zoning simply implements the objectives and policies of the Official Plan
- Implements the direction/vision of the 'Urban Design Concept Plans for the Gordon Street Intensification Corridor'
- Several meetings with residents and Staff over the last 2 years
- Positive Staff Report recommending approval

Compatibility

Defined in the Official Plan as:

Development or redevelopment which may not necessarily be the same as, or similar to, the existing development, but can co-exist with the surrounding area without unacceptable adverse impact.

Compatibility

Policy 9.3.1.1 of the Official Plan – criteria used to assess multi-unit residential development and intensification proposals:

- Form and Scale
- Compatibility of residential lot infill
- Proximity to retail, schools, parks, recreation facilities, transit
- Traffic Impacts
- Vehicular access and circulation
- Adequate infrastructure and servicing capacity
- Parking
- Street grid network
- Impacts on adjacent properties
- Public safety, views and accessibility
- Cultural Heritage

Compatibility

- Massing: Building is broken up by several different architectural treatments: varying building materials/colours, recessions, projecting balconies, stepbacks on the upper two stories of the building, at-grade unit entrances to Gordon Street
- Angular Plane: less than 45 degrees ensures that there are no impacts as a result of the buildings height, shadows and overlook
- Height: building height of 19.8 metres is less than the total width of the Gordon Street right-of-way which is 30.5 metres. Gordon Street in this location – 5 lane cross section
- Setbacks: approximately 40 metres at its smallest setback from the western property line that abuts adjacent low-rise residential
- Existing Vegetative Berm: Provides a buffer for the cluster townhouses at 1550 Gordon Street

Compatibility

- Shadows: Largely contained within the Site in the Spring, Summer and Fall. Does not prevent any surrounding property from receiving at least six hours of sunlight per day, year round
- Parking: Meets the Zoning By-law requirement for parking and promotes transit supportive development
- Street grid network: Goal is to reinforce a publicly accessible street grid network. Proposal will help to reinforce the existing public street network through access for pedestrians to the sidewalks



GORDON+LOWES Mid-rise Housing Development

1533 to 1557 Gordon Street & 34 Lowes Road West

Reid's Heritage Homes Ltd.



GORDON+LOWES
 Mid-rise Housing Development
 1533-1557 Gordon St. & 34 Lowes Rd W
 Reid's Heritage Homes Ltd.

MASSING STRATEGY

- Building pulled back from intersection
- Deep, wrapping step-backs
- Recessed Balconies
- Two-storey masonry arches

MATERIAL COMPOSITION

- Materials selected for residential scale
- Light materials at step-backs
- Rich/warm material palette at two-storey arches

WALK-UP UNITS

- 7 walk-up units on Gordon st.
- Residential elements (porches, gardens, front doors)
- Low garden wall
- Activated street frontage



The design responds to its context, draws from its surroundings, while still providing the density that aligns with the future goals of the city.



MASSING STRATEGY

- Building pulled back from intersection
- Deep, wrapping step-backs
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- Two-storey masonry arches

MATERIAL COMPOSITION

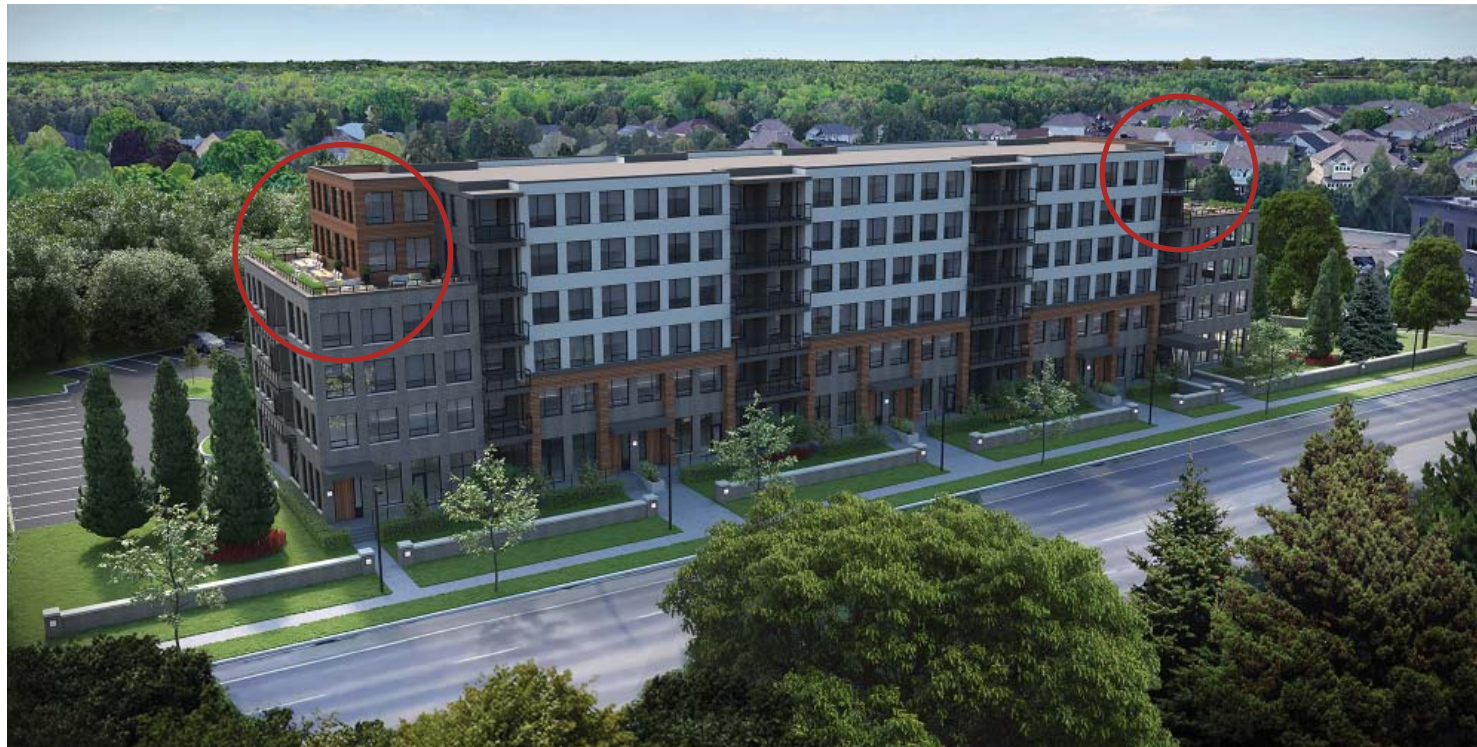
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WALK-UP UNITS

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- Activated street frontage



The building has been pulled back from the corner, opening up views into the existing neighborhood while also increasing safety at the intersection.



MASSING STRATEGY

- Building pulled back from intersection
- **Deep, wrapping step-backs**
- Recessed Balconies
- Two-storey masonry arches

MATERIAL COMPOSITION

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WALK-UP UNITS

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Deep, wrapping step backs were introduced at the two ends of the building, giving the project a four-storey presence at the intersection. The step backs also provide a visual transition to the surrounding single and semi detached low-rise housing.



MASSING STRATEGY

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WALK-UP UNITS

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Balconies are recessed introducing strong shadows on the façade, segmenting the building into five distinct sections or building facades



GORDON+LOWES
 Mid-rise Housing Development
 1533-1557 Gordon St. & 34 Lowes Rd W
 Reid's Heritage Homes Ltd.

MASSING STRATEGY

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- **Two-storey masonry arches**

MATERIAL COMPOSITION

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WALK-UP UNITS

- 7 walk-up units on Gordon st.
- Residential elements (porches, gardens, front doors)
- Low garden wall
- Activated street frontage



The three middle segments are accentuated with two-storey masonry arches that stand proud of the building, placing a visual focus on the pedestrian view – the two lowest levels of the building.



GORDON+LOWES
 Mid-rise Housing Development
 1533-1557 Gordon St. & 34 Lowes Rd W
 Reid's Heritage Homes Ltd.

MASSING STRATEGY

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MATERIAL COMPOSITION

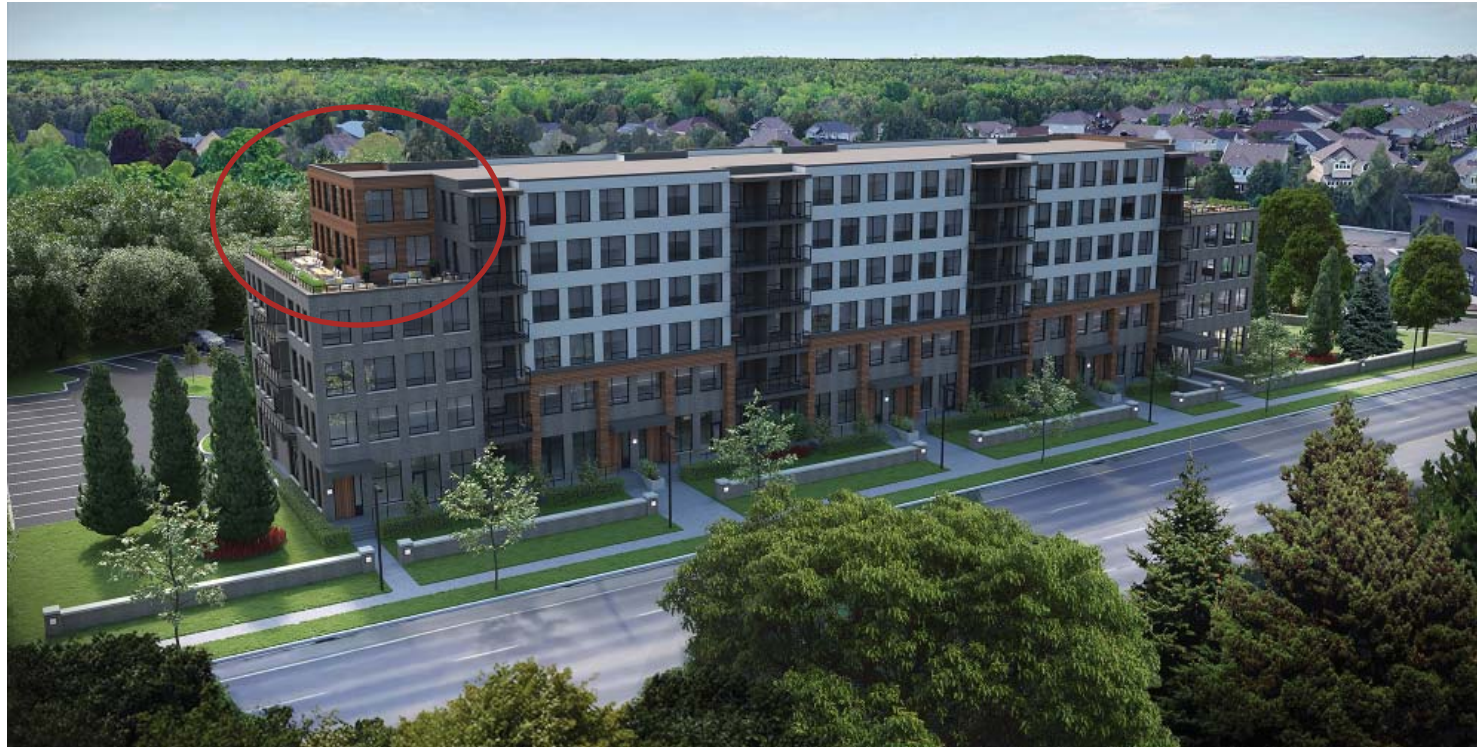
- **Materials selected for residential scale**
- Light materials at step-backs
- Rich/warm material palette at two-storey arches

WALK-UP UNITS

- 7 walk-up units on Gordon st.
- Residential elements (porches, gardens, front doors)
- Low garden wall
- Activated street frontage



The varied building materials and colour selections will also be used to enhance smaller building elements, creating more visual interest. Natural wood and wood-look materials will bring warmth and scale to the facades and window treatments.



MASSING STRATEGY

- Building pulled back from intersection
- Deep, wrapping step-backs
- Recessed Balconies
- Two-storey masonry arches

MATERIAL COMPOSITION

- Materials selected for residential scale
- **Light materials at step-backs**
- Rich/warm material palette at two-storey arches

WALK-UP UNITS

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Light materials will be used on the fifth and sixth floors at the deep setbacks to further visual transition.



GORDON+LOWES
 Mid-rise Housing Development
 1533-1557 Gordon St. & 34 Lowes Rd W
 Reid's Heritage Homes Ltd.

MASSING STRATEGY

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- Deep, wrapping step-backs
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The two-storey arches and the at-grade walk-up residential units will use a rich and warm material pallet to ground, emphasize and make distinct a “townhouse” like experience for both the inhabitants and passing pedestrians alike.



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The main entrance on Gordon St. will be accompanied by seven individual residential entrances.



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- Low garden wall
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Behind a low garden wall, these walk-up units will have their own front doors, porches, small gardens and exterior lighting.



MASSING STRATEGY

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MATERIAL COMPOSITION

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WALK-UP UNITS

- 7 walk-up units on Gordon st.
- Residential elements (porches, gardens, front doors)
- **Low garden wall**
- Activated street frontage



The low garden wall will create a strong street edge, providing not only a pedestrian-friendly experience but also privacy and a sense of ownership for the walk-up units.



MASSING STRATEGY

- Building pulled back from intersection
- Deep, wrapping step-backs
- Recessed Balconies
- Two-storey masonry arches

MATERIAL COMPOSITION

- Materials selected for residential scale
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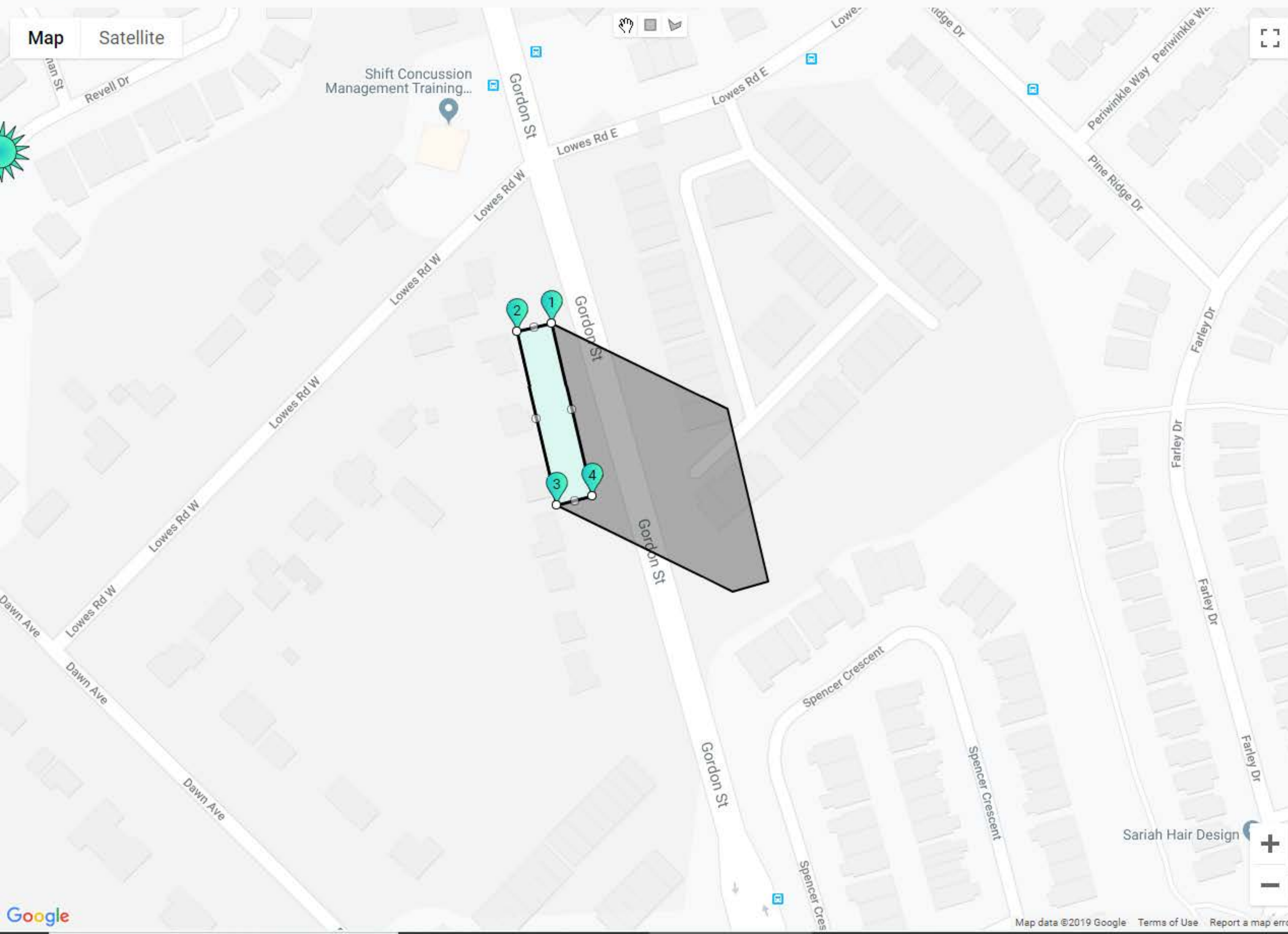
The architecture fosters residents coming and going, gardening out front, walking their dogs, or chatting with neighbors, consistent with the existing character of the neighborhood.



GORDON+LOWES Mid-rise Housing Development

1533 to 1557 Gordon Street & 34 Lowes Road West

Reid's Heritage Homes Ltd.



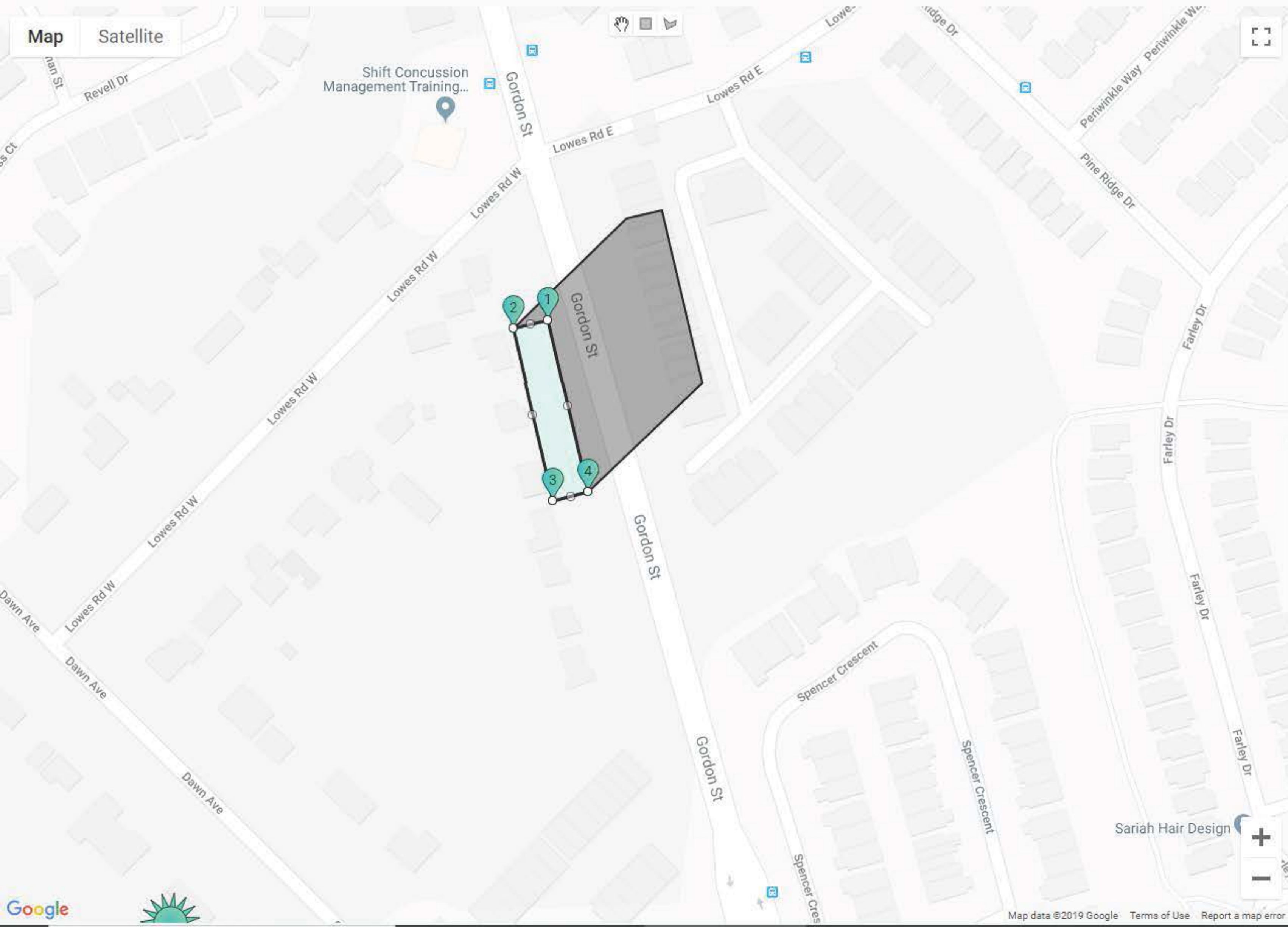
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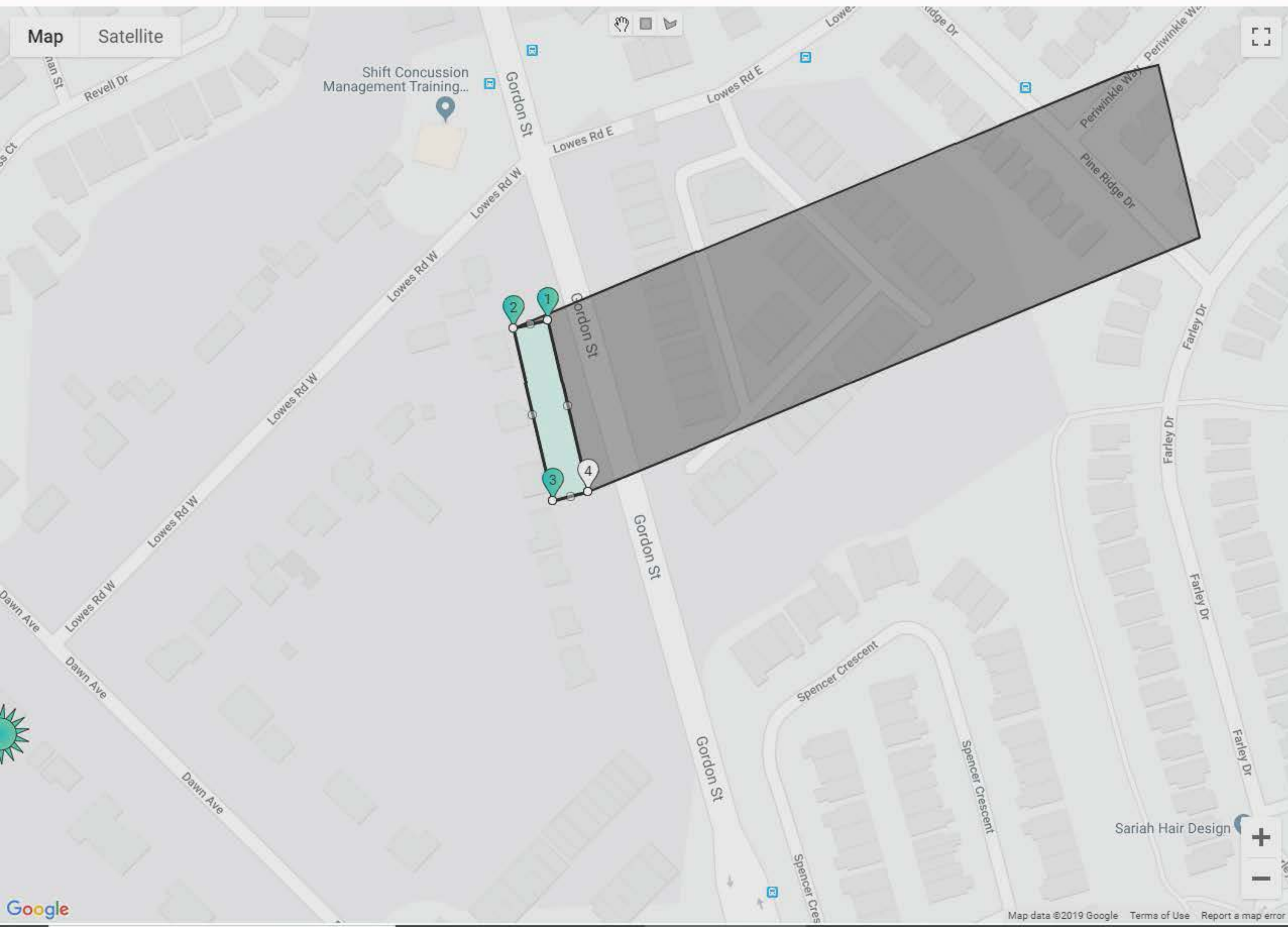
11/2/2019 6/22/2019 12/23/2019

→10h 14m →15h 25m →8h 57m

**Submitted by Peter
Wechselmann**

Activate Windows
Go to Settings to activate Windows.





David and I would like to again appeal to you as our representatives for Guelph to refuse the proposal to change the zoning for the subject properties and therefore block the proposed 6 story building. We have in past cited many concerns:.. eg.environmental, effectively blocking most of the sunlight to the area across the street, water table concerns, social effect on current homeowners, parking and traffic concerns, noise, removal of so many carbon neutralizing trees, negative financial repercussions to current property owners and the aesthetics of a huge building towering over Gordon St. in the midst of a 2 story neighborhood!! This is NOT a compatible function for this property and we are pleading again for your support to see this motion defeated.

If several stories next to the Chartwell Residences (a large rambling structure with substantial trees, green space and parking areas around it) further south were considered too intrusive and incompatible to the area, then surely this one next to our community is more so ! In fact, given the number of stories proposed it will in fact be one of the largest buildings to date erected in this growth area that offers significantly less green space around it to offset its size. Furthermore, one of the representatives for the developer indicated that the foundations would have to be "built up" to better accommodate a building of this size and scope??!!

Please, vote against this Zoning change . and proposed building.

Respectfully,
David and Lynda Honsinger

This letter is in reference to the above Zoning change request.

We live at [REDACTED] and have attended previous meetings with regard to this change. We have expressed our concerns about the negative impact this building would have to our neighbourhood and wish to re-inforce the following compromise to this project: 2 - STOREY TOWNHOMES would be completely acceptable rather than any kind of Apartment Building and would certainly be MORE COMPATIBLE.

Please consider our request !

regards,
Adam & Sylvia Campbell

October 29, 2019

Proposed Reid Construction at Loews Rd and Gordon Street.

To: His Worship Cam Guthrie
City of Guelph Councillors
Your Worship and City Councillors,

Thank you for the opportunity to add further comment about the decision before this council. Ultimately, the size of the building impacts the population density of the community and surrounding neighborhoods.

Prior submissions to this council regarding this matter contain factual and opinion material. I will not reiterate but ask you to revisit and determine the reason for which the council split on the vote. To proceed with a six story building in view of this split vote would be unwise in

the extreme.

I would submit that clearly, the impact of building a structure as proposed by Reid Construction is contrary to the The City of Guelph Official Plan .

Council has engaged Section 2; subsection 2.1 (h)- Collaboration and Co-Operative. I believe that process has resulted in this split.

Obviously, some are listening with an intention to hear and understand the concerns of the neighborhoods of the community. The neighborhoods submitting that the fact of a building is not the issue but is one of capacity and building height.

Councillors, please consider the Official Plan: Strategic Directions 2.2 (6) (a) and (d)- Urban Design.

To endorse the building as presented by Reid Construction as proposed is to betray this section of Official Plan for Guelph.

2.2 (6) (a)The proposed construction will not preserve, enhance or protect the distinct character of this part of the city but will rather adversely affect the community of neighborhoods.

2.2(6)(d) The proposed construction in this existing urban area is incompatible with existing built form.

The residents now living in this section of the intensification corridor are the people to whom you have an obligation. A broad reading and the specific sections of the Official Plan to which reference has been made would cause a reasonable person to conclude the Official Plan recognizes the obligation is to resident citizens at the time of decision making. To proceed with a building as proposed by Reid Construction would be a betrayal of the recognition of the Official Plan.

It is wisdom for you, Your Worship and you, Councillors to implement the Official Plan by a decision that a reasonable person could credibly conclude that the obligation was discharged with integrity to the Official Plan . You have the power to 'divide the baby' so that the interests of the Official Plan and the community residents are accomplished.

Respectfully submitted,

Paul and Darlene Florence

Your Worship and Members of Council

I am in my 89 year and moved into [REDACTED], twenty-two years past with my wife Mary after serving many years in the Hamilton Police and Cdn Forces Reserves. Mary and I had both been widowed and when marrying decided to move to Guelph because it was advertised as the ideal place to live.

When we moved in, the complex was surrounded by grass lands and Gordon St was two lane with gravel shoulders.

We were told the area was zoned for single family, townhouses and a sprinkling of commercial.

Over the years there has been a tunneling effect on Gordon St which is creeping closer to our complex.

Our unit is at the south end of the complex with family room and enclosed lanai backing onto Gordon St.

To-day, standing in our family room or, enjoying the patio in summer, we could see western sky.. With the proposed Reid project the sky will be gone replaced with brick, glass and mortar.

If we ever consider moving we have been told by a real estate agent to expect a 10 - 15% loss if this development goes forward. .

If members of Council have not lived in a similar situation I invite them to visit our unit to see how our quality of life will be affected.

Please consider how many citizens will be affected by a zoning change.

PLEASE visit us to see that our concerns are not exaggerated.

Respectfully submitted,

George & Mary Frid

Mr Mayor, City Council

My wife and I live in The Cottages at [REDACTED] across from the proposed Reid's 6 Storey Apartment building.

We appeal to the Mayor and the Council to base your considerations for this application on "FACTS NOT FUZZ"

At the last meeting, many very relevant questions were asked by both councillors and members of the public, of the city staff and representatives of the developer, which were Not answered.

We were appalled that half of the council, including the Mayor voted for the zone change without being given answers to these very important issues.

We might add many of these questions/concerns we raised during the March 2018 council meeting, with direction by the Mayor to the city staff to investigate.

We urge you to reject this request for the zone change as it stands and direct the developers to come back with an option which is conducive to the neighbourhood.

Respectfully

Ron and Brenda Wilson

Mayor Guthrie and City Council Members,

At the last planning meeting, there was a tied vote in regards to the rezoning application for the proposed development at 1533-1557 Gordon Street and 34 Lowes Road West. The vote was deferred to next week's meeting and I am writing to you again in hopes that you will vote against this rezoning application.

QIMBY is a term that has been used by the Mayor and I'd like to use it here as well. Quality in my backyard. Where is the quality in this if it detracts from our neighbourhood and sense of community? Where is the quality if we are suffering from extreme noise pollution? Where is the quality when we can't even enjoy walking down the sidewalk because the traffic is just so extreme and loud? Where is the quality when this development will not add to, but actually take away from the neighbourhood?

This project does not fit with the neighbourhood. There are single storey and 2 storey homes in the area. From my understanding, on Lowes Road West, across from this proposed development, there will be townhouses built. Also, I believe there is an application for another townhouse complex on Gordon Street just south of this proposed development. A 6 storey building does not fit with this neighbourhood no matter how pretty it looks on the

outside. Furthermore, I don't believe the studies on the impacts of sun/wind/traffic/water have been completed. I would hope that these studies would be completed in full before any decisions are made.

I do understand Guelph needs to grow and develop, but I believe, and hope you will agree, that it can be done in a way that is consistent with the neighbourhoods and with Guelph's values.

Thank you for your time.
Regards,
Michelle Martelli

I live on Gordon St., very close to the proposed Reids 6 story apartment building. I am strongly opposed to the proposed Zoning change.

Many long-term residents carried out their research prior to moving into the neighbourhood. Zoning was for single family. Trusting this would remain, purchased their home in this community.

Please vote against the Zoning change.

Respectfully yours,
Henny Hilverda

Attention: Planning Counsel

Eight years ago I purchased my home on Lowes Road East. The area was residential with nice homes and appeared to be a good investment as well as a pleasant place to reside. Properties were well cared for with mature trees that enhanced the area.

What happened?? I understand that the city is contemplating changing all that by agreeing to allow apartment buildings to be built along Gordon from Edinburgh to Clair Road

The tune "They Paved Paradise And Put Up A Parking Lot" comes to mind. Gordon will end up looking like a downtown street in Toronto with concrete everywhere. No trees and no nice single family dwellings. Just another concrete jungle.

When moving here friends that came from Toronto to visit commented on how friendly the city looked.

The drive from entering the city of Guelph seemed to impress even as we progressed to the downtown.

And now that is going to disappear and we will end up looking like any other concrete city of high rises.

Does the city of Guelph not care about those of us that reside in single family dwellings?

Lastly, when we are so concerned about the environment around the world, why in the world would Guelph decide to cut down so many mature trees and replace them with apartment buildings in a residential area. Especially when there is a ground water problem.

I like all my neighbours are very concerned with the proposed six store apartment to be built at Gordon and Lowes. It most certainly does not fit in with the immediate area.

There are many reasons for my concerns. A few are the environment, air pollution, my property value, noise, traffic and the friendly welcoming to the city of Guelph.

I sincerely hope that counsel will realize the concerns of the citizens of this area and will not approve the zoning application.

Sincerely
J.H. Campbell

I wanted to send this to express my complete dissatisfaction with the proposal for the above mentioned development and the recent voting by many of our councillors who supposedly represent us We moved into Guelph just over 5 years ago as a great city from recommendations from friends as a city with many attractions, close to shopping, restaurants etc. and simply a great place to live.

The condo development which we are in has been here for just over 20 years and now unfortunately is directly behind this proposed high-rise which will create many problems, not least of which is our ability to enjoy our own back yard. This alone is one of the reasons why we are here so we can enjoy sitting outside in the good weather and enjoy the sun. If this development proceeds as proposed that is gone, shading from that monstrosity will ruin enjoy backyard enjoyment.

Overall however this development also creates many other issues, traffic, parking which is already at a premium, noise all of these reasons opposite to why we moved here in the first place This area has always been designated as a single family area as can obviously be seen by the current structures and should not be destroyed Please consider all of the current residents and why we are have decided to move, live and spend in this area before you decide with developers whose only motivation is money Thanks

Gary Brocklesby

Mr.Mayor and Esteemed Council

Please refer to my email of October 10, 2019..... much of what I said then could simply be repeated today. Instead I appeal to you in a different manner.

During my last oral presentation to the Mayor and the Councilors I attempted to facilitate calm, reason and a spirit of cooperation. This was obviously a mistake.

- After listening to my neighbors both as delegates and in subsequent meetings I came to realize that by taking a conciliatory tone I was doing a disservice to my own interests and the neighbors.
- In trying to be fair and reasonable - I was wrong in saying "QIMBY" and am now emphatically saying "NOT in My Backyard!!!" (NIMBY)
- When we do not get the respect in return – we can only become more vocal and more militant.

This area is zoned SFD. Keep it that way.

No mid-rise can be considered to be acceptable – let alone what is effectively a HIGH rise. The proposed 6 story apartment building will seriously impact my own property value and that of this entire area. For what purpose?

Why should the developer get their cake and eat it too? They are being considered by the city without providing assurances or guarantees that what they propose won't become even more imposing.

Many of the questions asked by this council of the developers were met with unsubstantiated lip-service.

These people are being paid salaries to spend time to trick you into a bad decision and to cheat us out of reasonable property rights and life quality values.

We appeal to you to listen to the pulse and the hearts of our community treating us with fairness while preventing the imposition of what can only be characterized as being a gross injustice

Who is running this city – the elected representatives of we the people, or is everything done to please the corporate greed of a developer who cares naught about the quality of our lives?

There has been commentary from mayor including "sharpen the pencils" and "nudge nudge wink wink".

I don't want to believe as has been suggested by others that there is more going on in the back rooms of city hall to appease and otherwise bend to the wishes of a corporation who has already demonstrated their contempt for our reasonable expression of what fits to this area.

Please Consider:

- The "wall" which will remove the view of the sky and the trees (referring to the very moving comments of Mr. Wechselmann / delegate at our meeting of October 16, 2019)
- The developer is now talking about building up the land to compensate for the water table which will make the 6 story monster even more intrusive
- The removal of 57 mature trees is an insult to all the citizens of Guelph who take pride in this model "green" city
- The city has indicated discontent with past projects where what gets approved is different than what gets built – and no assurances given by the developer that this won't happen in their instance too
- The developer has not assured this Council that they can meet the standards envisioned by themselves, let alone a standard acceptable to the community
- The building of this monstrosity will lead to regrets and recriminations – but by then the developer will have pocketed a hefty profit and we are left to mire in the mess they leave as a legacy
- The shamelessly absurd 81 meter length is a huge step towards the creation and incubation of a ghetto
- The technicality that their application was filed prior to the more recently adopted by-law limiting building length to 75 meters can only be seen as them "playing the system" at our expense
- The incompatible height which will look like a white elephant in this two story neighbourhood
- The increase of crime, vandalism and hooliganism which is bound to come with incompatibly low priced housing which will soon lead to rentals
- The negative effects of social incompatibility will lead to stress and reduction to the quality of our lives

- The inordinate optimization of density on one parcel of land through short sightedness
- The developer is pushing the maximum, not showing any consideration for the needs of the community – thus deserves not a further inch of compromise from us.
- The people resident in this area are upstanding citizens who deserve respect not to be punished with inhumane abuse of bureaucratic nuance by a bunch with nothing but a profit motive
- The zoning and the ambiance is what attracted us to this area. What right does anybody have to destroy our investment and take a huge bite out of our property values?

We have seen what is happening in various parts of Guelph through short term vision brought on by irresponsible pressures brought to bear by developers.

Another example I saw in a recent news report is the second guessing by council of its own decision over a dog park - literally in the front yard of one Guelph neighbourhood.

- That might be something that can be undone BUT
- A 6 story apartment building cannot be plucked from the landscape,

Does this council even care about the citizens of this city?

Why is our neighborhood not being shown the respect that we deserves as a long established mature community?

Why should our lives be disrupted as a result of unconscionably poor planning for a future designed to sustain the spirit and the core fabric of this community?

Parliamentary process was negated by not having the motion for a zoning change dismissed when we had a tie vote.

Reason given was a shallow attempt to avoid forcing the process to be restarted from scratch.

But that is exactly what needs to happen.

Let them sharpen their pencils, design an SFD community NOT a 6 story apartment building to deface this area for decades to come

Single Family Dwelling – that the zoning – keep it that way. Nothing else is acceptable now or ever.

Does this council serve the citizens and the tax payers or is it just an instrument for the amusement of the developer who by pressing for a six story apartment building over the objections of the people and against the advice of the mayor has not shown themselves to be responsible contributors to the well-being of our community.

The developer has admitted to having no Plan B.

- Why is that?
- Why are they so confident in winning the support of the mayor and this council when to do so defies all logic?

Mr.Mayor and those who supported this application in the last meeting – we say to you: Please. Come to your senses and live up to what you were elected to do which is to protect the integrity of this city and its people. Come on side of reason. Leave a legacy for your children and grand-children in which you can take pride. No six story apartment at the corner of Lowes and Gordon Streets will have that effect. To approve this application cuts to the heart of the fabric of our community to which we vigorously and vehemently object.

Put a stop to this nonsense by voting against this motion for a zoning change.

We demand that this zoning application be dismissed – nothing less.

Do unto others as you would have them do unto you..... do you want a 6 story building in your backyard? Surely not. Neither do we.
Don't you make a mistake that we will all regret for the rest of our lives.

"Lord – Hear our Prayer" DEFEAT THIS MOTION – "Kill thIs Bill"

Thank you.

Peter Schwerdt

Dear Mr. Mayor and Councillors

There will be a delegation from the Cottages and Clayton Court at next weeks follow up meeting to break the tie concerning the proposed change in the by-law to allow a six story building to built at the corner of Gordon and Lowes.

Because the Planning Department has recommended that the zoning change be passed, they are completely ignoring the instructions of the Mayor and a number of Councillors at the March 2018 Council Meeting to go away and find a better solution. The Reid organization has not done this and has held steadfastly to the six (in fact eight) story building. Although certain cosmetic changes were made IT STILL DOES NOT FIT THE NEIGHBOURHOOD. Please vote to NOT accept the changes to the bylaw and send the Reid delegation away AGAIN with the instructions to find a better, more appropriate, plan.

Thank you,
Eleanor Langdon

Mayor Guthrie and Councilors

RE: 1533 – 1557 Gordon Street and 34 Lowes Road West, Guelph

I am writing with reference to the zoning By-Law Amendment Application for the above noted properties and request that the rezoning application be denied.

The proposal is, if the rezoning application is approved, that a six (6)-story apartment building replace the current six (6) detached single story homes.

Residents living in the immediate surrounding area do recognize that intensification must occur within the City of Guelph boundaries in order to make better use of available land and accommodate population growth. This is most evident to those who live nearby and travel Gordon Street south of Clare Road and North of Arkell Road.

All we ask is that new development be more compatible with existing homes.

We are not Nimby advocates but rather Qimby supporters. The quality and type of any future development must take into account existing long established residential neighborhoods.

When travelling south on Gordon Street from Arkell Road to Clare Road the east side of Gordon has only one four (4) story multi residential building.

In the same area on the west side of Gordon Street all existing buildings are no more than two stories in height.

A proposal for development of existing vacant land north of the Shoppers Drug Mart on Gordon Street is for townhouse type units.

Approval has been given for the construction of detached and townhouse type homes on Lowes Road West immediately across Lowes Road to the proposed six-story building.

Thank you for your consideration of the concerns expressed by many who deeply appreciate and enjoy their existing neighbourhood.

Kerry Johnson

Dear Mayor and Council,

I am once again registering my objection to the height of the Gordon and Lowes development. This building does not fit the character of the neighborhood. Does it check all the boxes of zone requirements, yes but this is where you come in. To be able to apply a test of measure that a tick the box exercise cannot.

For example, does the building provide for enough parking, yes according to the requirements, it does but what the requirements are not considering is that Lowes is a short street, there is no parking on Gordon so what might on average be a reasonable requirement will likely be inadequate for the area. Is the structure within height requirements, yes but are all surrounding buildings at even half the height requested? No. Will the utilities be underground, No so you are adding another floor.

Please be the voice of reason. Don't just tick the box.

Thank you.

Dear Mayor and City Councillors,

I am writing today to express my disappointment in the city planning department for proposing the acceptance of the Gordon and Lowes development. I spoke at the initial presentation and my concerns have not changed.

Primarily, this 6 storey apartment complex (which will really be 7 storey to accomodate HVAC and water storage) is not in keeping with the neighborhood. The surrounding buildings are two storey. Further, it is in direct contradiction of the directions given to the planning department and developer to work with the residents to put forward a quality design for development. No one has a problem with development. This is not a Nimby case; rather, to use the Mayors terminology, it is about QUALITY. Many of the areas were addressed by the developer but the main issue with the number of floors has not been addressed.

Other concerns with regards to traffic and pedestrian safety have been met with "that's a policing problem" by the city planning department. This is irresponsible. If there is an opportunity to ensure the safety of our neighborhood in it's design; why would this not be addressed.

I strongly urge council to reject the planning department proposal and

ask the developers to do what was requested in the past two meetings:
Put forward a quality development that suits the surrounding area.

Thank you for your consideration.
Michele Berg

November 6, 2019

Re: Six Storey, 86 Dwelling Unit, Proposed Mid-Rise Residential Building

Compact and Compatible: How the proposed Gordon+Lowe's mid-rise housing development is the right fit for Guelph and Gordon Street

Dear Mayor Guthrie and Honorable Councilors:

The Gordon+Lowe's housing proposal is an exemplary mid-rise development. The project team; consisting of Architects, Planners, Engineers and client representatives, have worked with city staff for over two years. We have met with residents to understand their concerns. The result is a design that responds to its context, draws from its surroundings, while still providing the density that aligns with the future goals of the city.

Working through an iterative process with local residents and city staff, the massing of the building has been adjusted and refined in several ways to arrive at a thoughtful response to its context. Located at Gordon St. and Lowe's Rd. the design has to address and respect the intersection. The building has been pulled back from the corner, opening up views into the existing neighborhood while also increasing safety at the intersection. Deep, wrapping step backs were introduced at the two ends of the building on the fifth and sixth floors, giving the project a four-storey presence at the Gordon and Lowe's intersection. The step backs also provide a visual transition to the surrounding single and semi detached low-rise housing. Balconies are recessed introducing strong shadows on the façade, segmenting the building into five distinct sections or building facades. The three middle segments are accentuated with two-storey masonry arches that stand proud of the building, placing a visual focus on the pedestrian view – the two lowest levels of the building. The arches also reinforce a scale and rhythm that can be found in the surrounding low-rise neighborhood.



Street View: Gordon and Lowe's

MARTINSIMMONS.CA

200-113 Breithaupt Street, Kitchener ON N2H 5G9
P 519.745.4754 F 519.745.0061

The project will use warm and richly textured materials to reinforce a thoughtful design response to the surrounding residential neighborhood. Light and dark masonry, clear glass, metal finishes and natural wood will draw on warm notes, softening the presence of the building. The varied building materials and colour selections will also be used to enhance smaller building elements, creating more visual interest and human scale. Light materials will be used on the fifth and sixth floors at the deep setbacks to further visual transition. The addition of natural wood and wood-look materials will bring warmth and scale to the facades and window treatments. The two-storey arches and the at-grade walk-up residential units will use a rich and warm material pallet to ground, emphasize and make a distinct “townhouse” like experience for both the inhabitants and passing pedestrians alike.

The main entrance on Gordon St. will be accompanied by seven individual residential entrances. Behind a low garden wall, these walk-up units will have their own front doors, porches, small gardens and exterior lighting. The low garden wall will create a strong street edge, providing not only a pedestrian-friendly experience but also privacy and a sense of ownership for the walk-up units. The front doors and walkways maintain a residential and pedestrian experience along Gordon St. The architecture fosters residents coming and going, gardening out front, walking their dogs, or chatting with neighbors, consistent with the existing character of the neighborhood. Carefully curated landscape will also do its part with indigenous planting and trees that will work harmoniously with the building providing visual layering.

The proposed Gordon+Lowes development is a bespoke design that responds with character to the context of the neighborhood in which it is located. It does not turn its back on the neighborhood but engages with it. This project effectively addresses considerations, including the City of Guelph’s intensification goals, site conditions, urban design guidelines, zoning bylaws, and local concerns. The result is a thoughtful design solution that will work well within the community and timelessly into the future.

We look forward to your support and opportunities to continue to engage and work with the city to refine the design through the Site Plan Approval process. This project will be a wonderful addition to Guelph’s built form and its community.

On behalf of the Reid’s Gordon+Lowes Project Team,

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Martin', with a stylized, flowing script.

Jason Martin B.ARCH, OAA, MRAIC
PARTNER

MARTINSIMMONS.CA

200-113 Breithaupt Street, Kitchener ON N2H 5G9
P 519.745.4754 F 519.745.0061



6783 Wellington Road 34, RR 22
Cambridge ON N3C 2V4
T: 519.658.6656
TF: 877.88.REIDS
F: 519.654.9746

November 7, 2019

Re: Reid's Heritage Homes Zoning By-law Amendment Application at 1533-1577 Gordon and 34 Lowes Road

Dear Mayor and Members of Council,

As a representative of Reid's Heritage Homes, I am writing to the members of Council regarding our project at 1533-1577 Gordon and 34 Lowes Road. As you are aware, we are proposing an 86 unit, stepped 6-storey apartment building at the corner of Gordon and Lowes Road. We would like the opportunity to clarify a few items discussed at the October 16, 2019 City Council Planning Meeting and express our commitment to this proposal.

Reid's Heritage Homes ("Reid's Heritage") has been a local homebuilder in the Guelph and surrounding area for over 40 years. Reid's Heritage has made significant contributions to building good quality homes throughout the City including, but not limited to, Village by the Arboretum and the Westminster Woods subdivision. We have also been leaders in Net Zero buildings in this community, specifically in Ward 6, and our commitment to working with Council, Staff and our purchasers remains strong. This commitment will continue to develop and evolve as the City of Guelph Staff work to reach out to the development community and develop a more fulsome framework regarding Council's goal of creating a Net Zero Carbon Community by 2051.

As part of this project, Reid's Heritage has engaged experts to guide and shape this proposal. Among the top experts retained were: GSP Group, Martin Simmons Architects, Stantec Consulting Ltd, Paradigm Transportation Solutions and Englobe. Throughout this process, we have made our consulting team available to Staff, members of the public and members of Council. This team of experts has worked extremely hard over the last two years to ensure the best project takes shape. Our team has worked with Staff and met with residents on numerous occasions to hear and consider their concerns. We understand the importance of community and appreciate the emotions of the concerned residents. We truly thank everyone who has taken time to attend various meetings. However, we need to be making decisions for the future of our City and they need to be based in fact. Below are a few additional points for your consideration before casting your final vote regarding this project.

1. Both the Official Plan and the Gordon Street Intensification guidelines permits and envisions, respectively, an apartment building to a maximum of 6 storeys and 100 units/ha, in this location. Both of these documents were approved by Council in 2018. The purpose of the zoning by-law amendment application is to implement the approved and existing policies of the Official Plan. The fundamental question is, through zoning, should an apartment building be permitted in this location? Considering the approved Official Plan policies and the outdated zoning bylaw which was drafted in 1995 (currently being updated by Staff), the answer should be yes. Both Provincial and local planning policy direction has significantly changed since the Zoning By-law was prepared in 1995 (almost 25 years old). How people live and work has also changed since 1995 and thus the need for a Zoning By-law Amendment to implement the City's Official Plan. The City's zoning by-law is not a promise to any member of this community, it is a Planning and Land Use tool used to implement Official Plan policies and guide development. It is meant to be updated and changed to address current policies, needs and future development.

2. Compatibility does NOT mean 'the same'. We sympathise with the concerns regarding change, however, a complete, transit supportive, mixed-use community is not created by only building the SAME. There are many examples of excellent neighbourhoods that are shared with a range of people, incomes, and land uses. Please refer to the Staff Report which provides a fulsome analysis of compatibility which has been completed by your Staff Planner, who is a trained subject expert on this matter. The length, height and massing have all been considered within the context of this location and have been deemed to conform with the Official Plan policies, is compatible and supported by Staff. These were not quickly made decisions but were developed through a comprehensive process with City Staff and the neighbourhood over the last two years and have been evaluated based on its merits against good planning, urban design, site constraints, engineering standards and City policy.
3. We recognize that the Built Form Standards for Mid-Rise Buildings and Townhouses recommends that the length of a mid-rise building that is taller than 4 storeys not exceed 75 metres to reduce impacts such as shadowing. Please note that this is a guideline and if it can be demonstrated that there are no negative impacts (e.g. shadows) as a result of additional building length, there is no reason that the building cannot be longer than 75 metres. Please refer to the attached letter from MartinSimmons Architects, which further elaborates on the design of the building.
4. This project is not an affordable housing project as per the CMHC or the City Affordable Housing Strategy definition, it is however, a more attainable form of home ownership in this neighbourhood. This project is intended to be a condominium form of development not a purpose-built rental project. A variety of forms of housing and uses, including single detached dwellings, townhouses, apartments and commercial uses create great neighbourhoods. This type of housing will provide another option for those looking to enter the housing market or looking to downsize while continuing to reside in Ward 6. This location along Gordon Street (close to transit, commercial, schools and open space) is the appropriate location for this proposal.
5. We have studied all the required technical aspects of this project and met to hear concerns and further explain these studies with residents. Reid's Heritage had the following studies completed as part of this development proposal:
 - a. Archaeological Report
 - b. Phase I & II Environmental Site Assessment
 - c. Functional Servicing & Stormwater Management Report
 - d. Geotechnical Report
 - e. Hydrogeology Report
 - f. Planning Justification Report
 - g. Site Plan and Perspectives
 - h. Topographic Survey
 - i. Transportation Impact Study
 - j. Tree Preservation Plan
 - k. Urban Design Brief, including a sun/shadow study

These technical studies were prepared by subject experts, were reviewed by appropriate City Staff (or City hired peer reviewer) and meet the requirements of the City and the best practices of the industry. We stand behind this project and our current design. It is a quality project, it is appropriate, and technically sound.

6. A significant amount of time and effort have been spent on the urban design and massing of this project. Please find the attached letter from our project architect, MartinSimmons Architects, who further examines this.

7. Reid's Heritage has reviewed our CEI letter with our team and consultants. We are pleased to provide an updated letter for your review. Please see attached letter dated October 29, 2019.
8. Reid's Heritage and our team met with residents on numerous occasions. An informal public meeting was held in March 2018 at City Hall. We subsequently met with City Staff to review and revise the proposal. A neighbourhood information meeting was held in January 2018 and once again the proposal was revised. We met with two representatives of the neighbourhood group on April 4th at City Hall and April 9th at the 1550 Gordon Street property to review the technical studies with them. A summary letter was prepared by Reid's Heritage and circulated to the residents group representatives dated May 7, 2019 (attached for your reference) who shared it with their condo board members to explain how the project has changed as a result of our meetings. We understand additional meetings were held with City Staff to explain the proposal, the City development application process, and City policies / guidelines. We also understand that there were meetings with Councillor O'Rourke which we were not invited to attend. In our opinion, significant changes to the length, massing, setbacks, and number of units were made to the development proposal.

From the vote on October 16th, it is clear to us that some of you had concerns regarding our proposal. Reid's Heritage is happy to meet with any member of Council to further discuss any feedback or concerns and to discuss our proposal in more detail with you. We believe in this project and stand by our proposal. We look forward to hearing from you.

Regards,

Reid's Heritage Homes

A handwritten signature in blue ink that reads "J Mondell". The signature is written in a cursive, flowing style.

Jennifer Mondell, MCIP, RPP
Land Development Planner



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October 29, 2019

City of Guelph
Planning and Building Services | Infrastructure, Development and Enterprise
1 Carden Street
Guelph, ON N1H3A1

Attention: Michael Witmer, Senior Development Planner

**RE: 1533-1557 Gordon Street & 34 Lowes Road
Zoning By-law Amendment (ZC1710) – UPDATED Community Energy Initiative
(October 2019)**

Following the October 16, 2019 Council Meeting, Reid's Heritage was able to further review our CEI letter with our team and we are please to provide this updated letter for Council's review and consideration.

Please accept this letter outlining Reid's Heritage Homes Ltd. ("Reid's Heritage") commitment to the City's Community Energy Initiative and contributing to the goal of being a Net Zero Carbon Community by 2050.

Reid's Heritage has a long history of building energy efficient homes and advancing sustainable building practices. Notably, in 2012, Reid's Heritage was the first home builder in Canada to receive the ENERGY STAR® Participant Award from the federal Ministry of Natural Resources.

Reid's Heritage has also been a leader in championing the Blue Built Home program within the City of Guelph and received the City's 2013 Water Conservation and Efficiency Award. In addition to these recognitions, Reid's Heritage built the first LEED (and LEED Platinum) home in Canada, the first Built Green home in Ontario (also Built Green Platinum) and developed the first fully certified pilot LEED Neighbourhood Development in Canada.

Reid's Heritage was one of the five Canadian home builders selected to participate in the national Net Zero Energy (NZE) homes demonstration project which to build houses which produce as much energy as they consume on an annual basis. To date, we have constructed five (5) Net Zero and three (3) Net Zero Ready Homes and were awarded EnerQuality's 2015, 2016, 2017 Net Zero Builder of the Year Award.

It is our intention, that the proposed development at 1533-1557 Gordon Street & 34 Lowes Road will contribute to Action Item #1 from the CEI update, *to incrementally increase the number of net zero new homes to 100% by 2030* as follows:

- Reid's will continue to work with our consultants and City staff through Site Plan and detailed design for the development to find energy efficiencies and carbon saving measures, where possible and feasible.
- During detailed design, an energy model will be completed by our consultant which we will strive to meet or exceed SB-10 requirements. We will consider adding some of the common design strategies for low energy buildings.
- As part of the energy modeling analysis, we will incorporate a number of energy conservation measures (ECMs) common in Net Zero Carbon design, including high performance glazing systems (triple pane windows) and high efficiency heating, cooling, and ventilation systems and equipment (e.g., air source heat pumps).
- Provisions may be provided for the future retrofitting of parking lot lights to solar energy.
- Provisions will be provided in the design of the rooftop to ensure structural integrity and load requirements for future installation of solar panels.
- Mechanical rooms will be designed to be larger than required to facilitate future retrofitting of mechanical equipment.

In addition to the actions mentioned above, the following sustainability measures will be included in Reid's Heritage Homes proposal:

- All dwellings will be equipped with low flow faucets and showerheads and low volume flush toilets;
- All dwellings will incorporate Low VOC (volatile organic compounds) emitting and recycled materials wherever possible;
- Individually metered suites allowing/encouraging each resident to monitor/limit their energy usage;
- All dwellings will be equipped with low emissivity windows to reduce heat loss and heat gain (triple pane); thus reducing their energy bills and the loads on the grid during cooling season or as recommended by the final Noise Report/Acoustical consultant. Will be triple pane
- The project will incorporate light fixtures which utilize energy efficient bulbs (LED) with refractor and cut-off shields to reduce energy consumption and minimize light pollution;
- Lights will be occupied with occupancy sensor in common areas to reduce electrical when not in use;
- Energy Recovery Ventilation (ERV's) in each suite for fresh air and efficiency;
- Improve exterior air barrier by installing an exterior insulation system to reduce air leakage;
- Meet energy model insulation values to make more efficient and comfortable for the buyer while ensuring affordability in the community;
- Exterior lights will include automated controls/photocell which will turn off when natural lighting is sufficient;
- Waste collection will comply with the City of Guelph's Waste Management By-law;
- More robust soft landscape materials will be utilized and wherever possible native draught resistant planting to be specified.;

- Trees will be planted to enhance tree canopy and eventually provide cooling to the surrounding properties and amenity areas as well as contribute to the overall urban forest canopy;
- An erosion and sediment control plan will be implemented on the site for the duration of the construction.

In addition, during construction, a construction waste management plan will be implemented, and local materials will be sourced, in order to reduce the environmental impact on the transportation system. There are also a number of transit routes and multi-use trails serving the surrounding community along Gordon Street corridor which provide residents with alternative transportation options. We believe these measures will help contribute to the City's target to reduce transportation energy use. Reid's Heritage is also committed to discussing a partnership with Guelph Transit to provide bus passes to our purchasers for the first year of occupancy as recommended in the Traffic Impact Study completed for this project.

With this in mind, we believe the proposed development continues to demonstrate Reid's Heritage commitment to building energy efficient homes and advancing sustainable building practices. We believe these measures will improve the energy system and transportation goals for the building and are aligned with the City's *Actions in the low-carbon pathway* goals. We would be happy to discuss further if you have any questions.

Regards,

Reid's Heritage Homes Ltd.



Jennifer Mondell, MCIP, RPP
Land Development Planner



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May 7, 2019

**Re: 1533-1557 Gordon Street and 34 Lowes Road West
Zoning By-law Amendment Application - ZC1710
Summary of Applicable Policies and Design Changes from November 2017 to April 2019**

In November 2017, Reid's Heritage Homes made a development application to the City of Guelph proposing a Zoning By-law Amendment to the properties known as 1533-1557 Gordon Street and 34 Lowes Road West (the 'Subject Lands'). The proposal is requesting that the City's zoning by-law be amended to re-zone the Subject Lands to permit a 6-storey apartment building to implement the policies of the City Official Plan. The following memo is a summary of the applicable City policies, the process to date and the revisions to the proposal from November 2017 to present.

Policies and Guidelines

The following City policies and guidelines have been used as the basis for the development of Reid's proposal on the Subject Lands:

Official Plan

The City of Guelph updated their Official Plan to bring it into conformity with applicable Provincial regulations and plans in 2012. OPA 48 (the 'OP') was adopted by Council on June 5, 2012 and approved with modifications by the Ministry of Municipal Affairs and Housing in December 2013. The Decision was appealed to the Ontario Municipal Board (OMB) and was recently approved by the OMB on October 5, 2017.

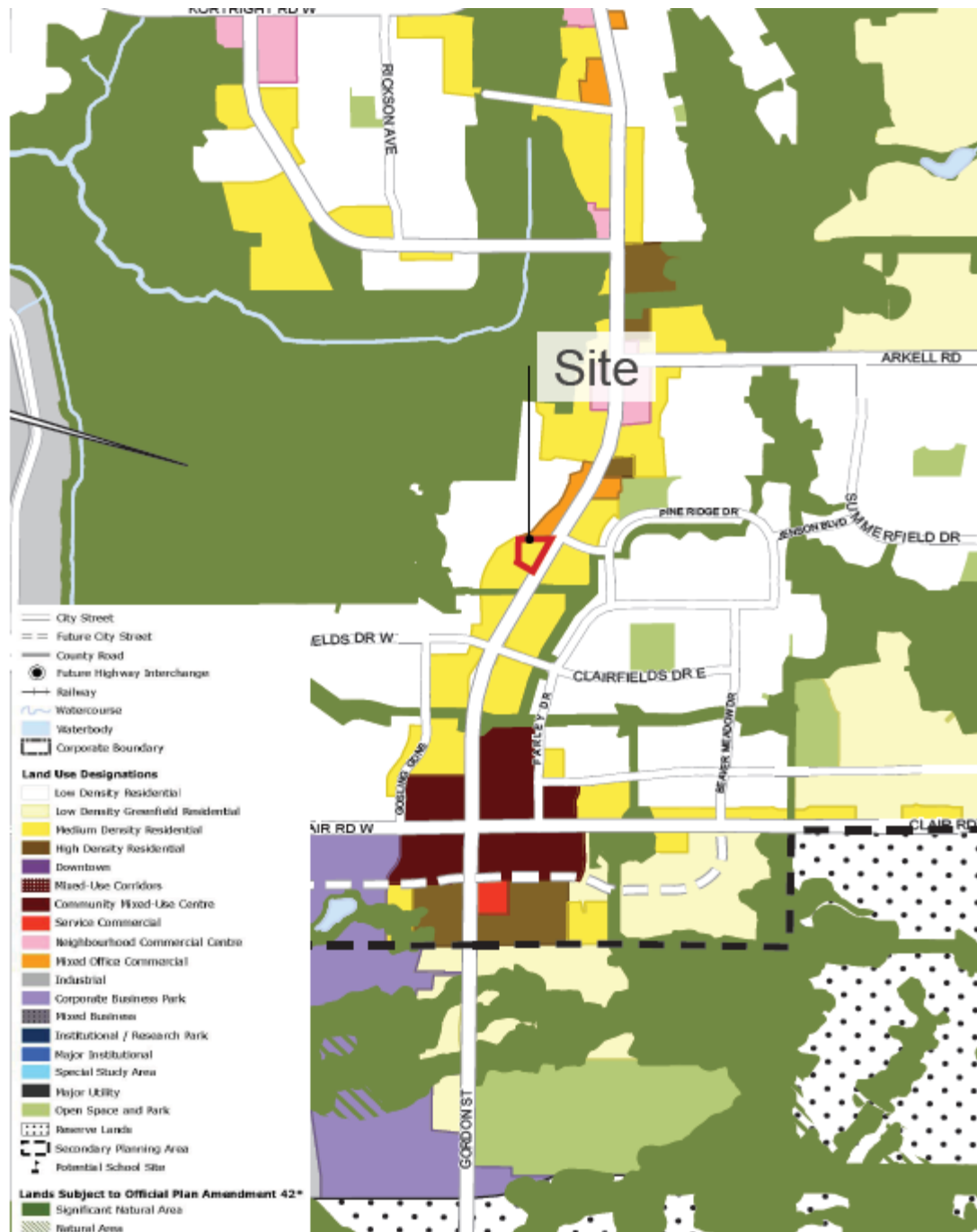
The Subject Lands are within the ***Built-Up Area of the City of Guelph as is identified on Schedule 1 – Growth Plan Elements in the OP***. Lands within the ***Built-Up Area*** are intended to be the focus for growth and are expected to accommodate population and employment growth. The Subject Lands are also located within an ***Intensification Corridor, as identified on Schedule 1 of the OP***. Policies related to intensification corridors are contained in Section 3.10 of the OP and are planned to achieve:

- 2.i) increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;
- 2.ii) a mix of residential, office, institutional, and commercial development where appropriate; and
- 2.iii) a range of local services, including recreational, cultural and entertainment uses where appropriate.
- 3. Development within intensification corridors identified on Schedule 1 will be directed and oriented toward arterial and collector roads.

The Subject Lands are designated ***Medium Density Residential on Schedule 2 – Land Use Plan in the OP***. This designation permits multiple unit residential buildings including townhouses and apartments (Section 9.3.4.1 in the OP). The OP permits a minimum building height of 2 storeys and a maximum building height of 6 storeys up to a maximum density of 100 units per hectare and not less than 35 units per hectare (Section 9.3.4.2 and 9.3.4.3 in the OP).



Schedule 1 Growth Plan Elements
Source: City of Guelph Official Plan



Schedule 2 Land Use Plan
Source: City of Guelph Official Plan

Gordon Street Intensification Corridor

The Gordon Street Intensification Corridor Concept Plans were approved by Council in April 2018. The Site is within Area 3 – Arkell Road to Clairfields Drive and Demonstration Site 7. Section 4 of the Urban Design Concept Plans for The Gordon Street Intensification Corridor document states that:

Gordon Street is envisioned to become a vibrant pedestrian friendly street framed by mid-rise buildings, continuous rows of healthy trees, and active at-grade uses that engage the street and the sidewalk. Future development will carefully protect, maintain, restore and enhance the Natural Heritage System and sensitively transition to the adjacent low rise neighbourhoods.

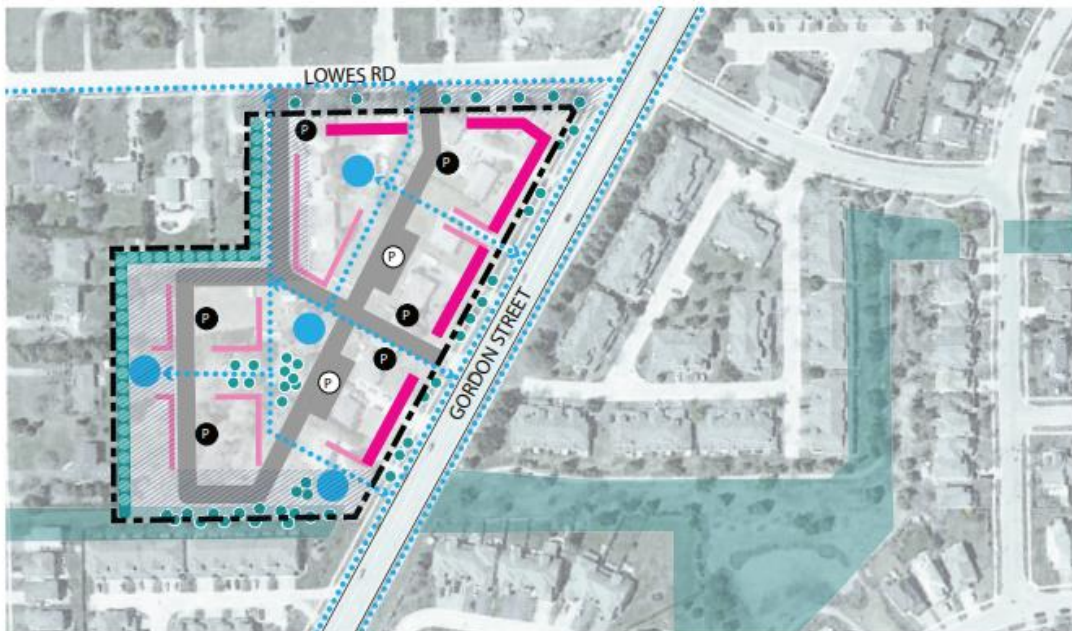
The concept plans for Demonstration Site 7 states:

Official Plan Directions for Site 7

Site 7 permits Medium Density Residential uses and allows for multiple unit residential buildings, such as townhouses and apartments. The permitted heights are 2 to 6 storeys and the permitted net residential densities are 35 units / ha to 100 units / ha. All new development must be directed and oriented toward arterial and collector roads.

Design Considerations for Site 7

- Promote a diverse range of housing options and building types.
- Create a strong pedestrian network and significant amenity space.
- Create townhouse units that front onto open spaces.
- Create rear lane access to parking for the majority of townhouse units.
- Provide a combination of parking solutions for mid-rise buildings, including surface parking, and underground parking and structured parking where possible.
- Conduct technical studies related to environmental impacts, stormwater management, servicing, etc.
- At Lowes Road and Gordon Street, the intersection should be framed by built form and will confirm to the required setbacks for daylight triangles.
- Where building façades occur facing Lowes Road West or Gordon Street, they should be highly articulated (primary façades) with windows and entrances facing the street.
- All surface parking areas should be well screened from Lowes Road West or Gordon Street.



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

Conceptual Urban Design Illustration for Area 3 -
Arkell Road to Clairfields Drive



Conceptual massing for Sites 5 and 6
(Gordon Street and Arkell Road)



Conceptual massing for Site 7
(Gordon Street and Lowes Road)



Mixed-use building with pedestrian
pathway offering permeability
through the site



Rear laneway providing access
to parking for townhouse units



Townhouses front onto an
internal amenity space



Residential mid-rise building
with a landscaped setback and
an upper storey stepback

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

Zoning

The City's current zoning by-law was adopted in 1995. It has received several site specific and City-wide amendments since. It currently zones the entire site as Residential Single Detached - R.1B.

The Zoning By-law amendment application submitted by Reid's Heritage Homes proposes to rezone the Subject Lands to General Apartment Zone (R.4A) with 2 site specific provisions to permit the proposed development.

The City is currently undertaking a comprehensive Zoning By-law Review and update to ensure the zoning by-law properly aligns and implements the policies of the Provincial Growth Plan and the City's Official Plan (OPA 48). Once complete, it is anticipated that this process generates an entirely new Zoning By-law.

Process

The following is a summary of key dates as it relates to the Zoning By-law Amendment Application:

- Pre-consultation Meeting with the City of Guelph for the Zoning By-law Amendment Application: May 30, 2017
- Formal Zoning By-law Amendment application made to the City (including technical studies such as urban design, traffic, functional servicing and stormwater management engineering, hydrogeological, tree preservation, Phase 1 and 2 ESA, planning justification, geotechnical, archaeological and a site plan/elevations): November 22, 2017
- Notice of Complete Application and Public Meeting: January 5, 2018
- Public Meeting (including public delegations by residents' group): March 19, 2018
- City Staff and Agency Comments on Zoning Bylaw Amendment submission and technical studies: February 2018-October 2018
- Design Update meeting with City Staff and Reid's: May 30, 2018
- Formal Resubmission of Zoning Amendment application and technical studies based on comments: December 14, 2018
- Neighbourhood Information Meeting: January 22, 2019
- Site Plan Pre-consultation meeting: March 27, 2019
- Meeting with Residents Group Representatives (Peter Kastner and Kerry Johnson): April 3, 2019
- Meeting on-site at 1550 Lowes Road with Residents Group Representatives: April 9, 2019
- City Comments on December 2018 resubmission: April 2019 (still pending)

Since the time of the application Reid's Heritage Homes has revised the proposed development concept a total of four times. We have heard from City departments and Agencies through informal meetings and formal comments on our development application. Three meetings have been held where the public and residents' group have provided their comments and feedback on the proposed development. See the section 'Summary of Changes' below for a detailed account of how we have responded to the comments received to date.

Summary of Changes

The following outlines key revisions to the proposed development concept since November 2017 as a result of design changes, staff and agency comments and public input.

Original Concept – November 2017

of Units: 102 units

Density: 119 units / ha

Length of Building: 98.5metres

Height of Building: 6 storeys without any setbacks

of site-specific requests: 9

- a) The maximum density shall be 119 units per hectare;*
- b) The minimum exterior side yard (Gordon) shall be 4.0 metres;*
- c) The minimum rear yard setback shall be 9.7 metres;*
- d) The minimum common amenity area shall be 1630 m²*
- e) The minimum landscaped open space shall be 2950 m²*
- f) The minimum number of off-street parking spaces (including visitor spaces) shall be 123 (1.2 spaces per unit);*
- g) The maximum Floor Space Index shall be 1.24;*
- h) The maximum angular plane shall be 46 degrees to Gordon Street;*
- i) The maximum angular plane shall be 50 degrees to Lowes Road West*



Revised – May 22, 2018 (after Public Meeting)

of Units: 102 units

Density: 119 units / ha

Length of Building: 89.9 metres (revised internal unit mix)

Height of Building: 6 storeys without any setbacks

of site-specific requests: 7



Key Changes:

- length of the building
- redesign of the common amenity spaces and parking lot

Revised – July 13, 2018 (after Design Meeting with Staff)

of Units: 92 units

Density: 107 units / ha

Length of Building: 81.9 metres (revised internal unit mix)

Height of Building: 6 storeys without any stepbacks

of site-specific requests: 5



Key Changes:

- reduce # of units
- reduce building length
- revised building design (massing, materials, entrances to Gordon St, landscaping to enhance pedestrian environment)

Revised – October 2018 – Resubmitted as part of formal resubmission package on December 14 2018 & presented at January 22 meeting

of Units: 89 units

Density: 103 units / ha

Length of Building: 81.9 metres

Height of Building: 6 storeys with stepback at the sixth storey

of site-specific requests: 3



Key Changes:

- reduce units #
- stepback at sixth storey

Revised – March 14, 2019 (after Neighbourhood Meeting)

of Units: 86 units

Density: 100 units / ha (complies with OP policies)

Length of Building: 81.9 metres

Height of Building: 6 storeys with stepback at the fifth and sixth storey

of site-specific requests: 2

a) The minimum rear yard setback shall be 18.6 metres;

b) The minimum common amenity area shall be 1340 m²



Key changes:

- reduce units #
- stepback at fifth and sixth storey

Summary Table of Changes November 2017 – March 14 2019

	November 2017	July 2018	October 2018	March 2019
# of units	102	92	89	86
Density	119units/ha	107 units/ha	103 units/ha	100 units/ha
Building Length	98.9	89.9	81.9m	81.9m
Building Height	6 storeys	6 storeys	6 storeys with stepback at sixth storey	6 storeys with stepback at fifth and sixth storey
FSI	1.24	1.013	0.995	0.96
Angular Plane	46 degrees (Gordon) 50 degrees (Lowes)	41.2 degrees (Gordon) 43.4 degrees (Lowes)	41.2 degrees (Gordon) 43.4 degrees (Lowes)	41.2 degrees (Gordon) 36.9 degrees (Lowes)
Common Amenity Area	1630m ²	1611m ²	1611m ²	1340m ²
Landscape Area	2969m ²	3440m ²	3440m ²	3440m ²
Parking	123	124	124	124
# of site-specific requests	9	5	3	2

We trust that the above outlines the applicable policies that have shaped the development proposal for the Subject Lands as well as the design process and understanding of key changes over the last 18 months. The City's policies and guidelines as well as the technical studies and materials submitted to the City as part of this development application are available on the City's website.

Sincerely,
Reid's Heritage Homes