

December 15, 2023

Kelley McCormick, Senior Development Planner
Planning and Development Division
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Attention: Kelley McCormick

**RE: 1 Clair Road East, City of Guelph (Ward 6)
Official Plan & Zoning By-Law Amendment Application**

We, First Capital REIT (“First Capital”), agents of FCHT HOLDINGS (ONTARIO) CORPORATION, own the property municipally known as 1-105 Clair Road East, referred to moving forward for the purpose of this development application as 1 Clair Road East (the “subject site”). The subject site is situated at the southwest corner of Clair Road East and Hawkins Drive, and is bound by Clair Road East and Poppy Drive East to the North and South respectively, and Farley Drive and Hawkins drive to the West and East respectively. The subject site is a part of the larger Pergola Commons shopping centre, which extends west to Gordon Street.

We are pleased to submit the enclosed Official Plan Amendment & Zoning By-law Amendment pre-submission application to permit the comprehensive redevelopment of the subject site with four 10-14 storey mixed-use and residential buildings. The development program contemplates the introduction of 721 residential dwelling units, 1,841 square metres of grade-related commercial space fronting onto Clair Road East, 791 vehicular parking spaces, and 858 bicycle parking spaces, and 4 loading spaces.

In support of these applications, we have enclosed a Planning Justification Report prepared by MHBC, and an Urban Design Rationale Report prepared by Bousfields Inc., concluding that the proposed development will contribute to the achievement of numerous Provincial and Municipal policies. It also concludes that the proposal is consistent with the 2020 Provincial Policy Statement, the 2020 Growth Plan, and the Guelph Official Plan, including OPA 80.

It is our position that the proposal represents good planning and urban design, and responds to the Provincial and Municipal policy directions that encourage intensification and the efficient use of land and infrastructure within areas designated for growth, particularly in locations that are well-served by existing municipal infrastructure.

The following deliverables have been prepared to comply with the required list of drawings and reports identified by the enclosed checklist provided by City Planning on September 21, 2023, following a pre-consultation meeting held on December 13, 2023.

In support of the application, please find the following documents for your review and consideration:

1. Development Application Form;
2. Planning Checklist;
3. Planning Justification Report (PJR), prepared by MHBC, dated December 15, 2023;
4. Affordable Housing Report, refer to section 2.8 of PJR, prepared by MHBC, dated December 15, 2023;
5. Detailed Site Plan, refer to sheet A 201 of architectural set, prepared by SVN Architects, dated December 14, 2023;
6. Architectural Floor Plans, prepared by SVN Architects, dated December 14, 2023;
7. Draft Zoning By-Law Amendment (1995-14864), prepared by MHBC, dated December 15, 2023;
8. Draft Zoning By-Law Amendment (2023-20790), prepared by MHBC, dated December 15, 2023;
9. Draft Official Plan Amendment, prepared by MHBC, dated December 15, 2023;
10. Parking Justification Report, refer to section 6.0 of Urban Transportation Consideration Report, prepared by BA Group, dated December 15, 2023;
11. Commercial Function Study, prepared by Tate Research, dated December 13, 2023;
12. Neighbourhood Information Meeting and Community Engagement Report, prepared by Bousfields Inc, dated November 28, 2023;
13. Urban Design Brief, prepared by Bousfeilds Inc., dated December 15, 2023;
14. Wind Tunnel Study, prepared by RWDI, dated December 11, 2023;
15. Sun and Shadow Study, prepared by SVN architects, dated December 14, 2023;
16. Building Elevations, refer to sheets A 301 – A 305 of architectural set, prepared by SVN architects, dated December 14, 2023;
17. Feasibility Noise Study, prepared by RWDI, dated December 12, 2023;
18. Urban Transportation consideration Report, prepared by BA Group, dated December 15, 2023;
19. Transportation Demand Management Plan, refer to section 9.0 of the Urban Transportation Consideration Report, prepared by BA Group, dated December 15, 2023;
20. Truck Turning/ Movement Analysis, prepared by BA Group, dated December 14, 2023;
21. Combined Functional Servicing and Storm Water Management Report, prepared by CivilGo, dated December 13, 2023;
22. Combined Geotechnical and Hydrogeological Report, prepared by WSP, dated December 12, 2023;

23. Grading and Drainage Plan, refer to sheet CV-200 – CV-203 of the civil set, prepared by CivilGo, dated December 13, 2023;
24. Site Servicing Plan, refer to sheets CV-100 – CV-103 of the civil set, prepared by CivilGo, dated December 13, 2023;
25. Phase 1 Environmental Site Assessment, prepared by WSP, dated December 14, 2023;
26. Landscape Plan, refer to sheet L-100 of landscape set, prepared by SVN Architects, Landscape Division, dated December 14, 2023;
27. Bird Friendly Design Checklist, refer to PJR Appendix (9), dated December 15, 2023;
28. Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry, dated December 15, 2023.
29. Community Energy Initiative Strategy Study, refer to PRJ Appendix (8), dated December 15, 2023.
30. Salt Management Plan, prepared by CivilGo, dated December 13, 2023.
31. Waste Survey Report;
32. Section 59 Policy Applicability Review;
33. Renderings of Proposal, prepared by SVN architects, dated December 14, 2023.

Should you have any questions, please do not hesitate to contact the undersigned at 647-267-1137.

Sincerely yours,



Kara Green
Manager, Development
First Capital REIT