



June 9, 2025

File No.: 24071

City of Guelph  
 Planning and Building Services  
 1 Carden Street,  
 Guelph, ON N1H 3A1

Attn: Eric Rempel, Planner II

Re: **105 Elmira Road North**  
**OPA/ ZBA Staff Comment Response Package – OZS25-003**  
**Killam Apartment Subsidiary II Limited Partnership and HIP Investments Inc.**

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We are writing in response to the staff comments received from the City of Guelph dated May 27, 2025 regarding application OZS25-003. These applications, submitted on behalf of Killam Apartment Subsidiary II Limited Partnership and HIP Investments Inc., ("Owners"), pertain to the property 105 Elmira Road North ("Site") in the City of Guelph.

To address the City's comments, we are pleased to submit the following:

1. Comment Response Matrix (GSP Group, June 9, 2025);
2. Public Meeting Comment Summary (GSP Group, June 9, 2025);
3. Amenity Standards Zoning By-law Comparison Chart (GSP Group, June 6, 2025);
4. Updated Site Plan and Statistics (ABA Architects, June 2, 2025);
5. Updated Amenity Drawing (ABA Architects, June 5, 2025);
6. Amenity Occupancy Analysis (ABA Architects, June 5, 2025);
7. Comparative Shadow Analysis (ABA Architects, June 2025);
8. Updated Pavement Markings and Signage Plan (Crozier, June 6, 2025);
9. Updated Transportation Impact Brief (Crozier, June 6, 2025);
10. Updated Geotechnical Investigation (CVD, June 5, 2025);
11. Updated Groundwater Level Monitoring Program Summary (CVD, June 6, 2025); and
12. Revised Feasibility Noise Study (GHD, June 6, 2025).

**We trust this information is sufficient for a decision at the July 15, 2025, Council Planning meeting. However, if any additional information is required, please do not hesitate to reach out.**

Sincerely,  
**GSP Group Inc.**

A handwritten signature in purple ink that reads "R. Bossie".

Rachel Bossie, MCIP, RPP  
Senior Planner  
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A handwritten signature in black ink that reads "Hugh Handy".

Hugh Handy, MCIP, RPP  
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c.c.: Scott Higgins, HIP Developments  
Wesley Hordyk, HIP Developments  
Carrie Curtis, Killam  
Andrew Kent, Killam