



April 22, 2022

Project No. 1824

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

Attention: Michael Witmer, Senior Development Planner, Planning and Building Services  
Infrastructure, Development and Enterprise

**Re: Second Submission - Zone Change Application File: OZS20-017  
111 to 193 Silvercreek Parkway North – Willow West Mall  
D.D. 111-193 Silvercreek Ltd. (Starlight Group Property Holdings Inc.)**

A pre-consultation meeting was held on March 18, 2020. The Zone Change application was submitted to the City on December 14, 2020. The application was deemed to be complete on January 15, 2021. A Public Meeting was held on March 8, 2021. The proposal has been revised to address the technical and public comments received. Please find the following digital **Second Zone Change Submission** enclosed;

- Planning Report and Urban Design Brief dated April 22, 2022.
- First Submission Comment Matrix.
- Sustainability Brief prepared by Petroff Partnership Architects dated December 7, 2022.
- 3 Colour Building Renderings prepared by Petroff Partnership Architects.
- Noise Study prepared by Valcoustics dated April 22, 2022.
- Functional Servicing and Stormwater Management Report prepared by Stantec dated April 22, 2022.
- Supplemental Geotechnical Investigation prepared by Stantec dated April 14, 2022.
- Commercial Parking Study prepared by Paradigm dated April 21, 2022.
- Architectural Drawing Set prepared by Petroff Partnership Architects dated April 22, 2022.
- Sun/Shadow Study prepared by Petroff Partnership Architects.
- Sun Shadow Analysis prepared by Petroff Partnership Architects dated April 21, 2022.
- Master Plan prepared by Petroff Partnership Architects dated April 14, 2022.
- Active Transportation Plan prepared by Petroff Partnership Architects dated April 14, 2022.
- Minor Variance Decision A-111/08 including plan.
- Site Plan approved on February 10, 2017.
- Traffic Geometric Plan prepared by Paradigm dated April 7, 2022.
- Landscape Plan prepared by Studio tla dated April 22, 2022.

This second submission has been revised to address the technical and public comments received in the following manner;

- 160 apartment units and a commercial unit are proposed in one 6 storey building instead of two buildings. The new proposed location at the intersection will reduce any potential impacts to the current commercial uses and customers during construction.
- The common amenity area has been increased and includes programmed indoor, outdoor and rooftop spaces.
- The required 6 m setback and the angular plane are now met from Willow Road and Silvercreek Parkway North. Adequate soil capacity is provided along the street frontages for landscape plantings including trees.
- Active uses such as a commercial unit along Silvercreek Parkway North and residential units with doors, windows and terraces will be provided along Willow Road to animate these street frontages.
- The Beer Store will remain in its current location and is not proposed to be demolished.
- The RBC is proposed to be demolished and provided the opportunity to relocate in the new mixed-use building.
- Additional greenspace, landscape areas, tree and other vegetation plantings are included to soften the transition between the proposed residential and the current commercial use of the property. These green areas are shown on the Landscape Plan provided with this submission and will provide an improved living environment for the new residents.
- The required 205 residential parking spaces (including visitor and barrier free parking) are provided in the revised proposal. Residential parking is provided underground for residents with surface parking provided for visitors.
- An Urban Design Master Plan has been provided at the request of City staff which indicates how the future Phase 2 development can be accommodated by the current proposal.
- A 3m buffer strip along the street has been added to the proposal in proximity to the new building. This will permit a landscape buffer to be provided to green the street and partially screen the parking area.
- An Active Transportation Plan has been provided to indicate how the site will accommodate various modes of travel through the property.
- A Sustainability Brief has been provided which summarize the Community Energy Initiatives of this proposal.

The number and magnitude of the requested specialized zoning regulations have been reduced and include the following;

#### Specialized Apartment Zoning Regulations;

- That the Minimum Rear Yard to Willow Road be 6 m where the zoning requires 69.2 m.
- That the Minimum Common Amenity Area for a maximum of 160 apartment units be 2,135 m<sup>2</sup> where the zoning by-law requires 3,400 m<sup>2</sup>.
- That the Minimum Landscaped Open Space be 14% where the zoning requires 40%.
- That Minimum setback of underground parking to a lot line be 2 m where the zoning requires 3 m.

Specialized CC-\_\_ Zoning Regulations;

- That the minimum commercial parking ratio be 1 parking space per 25.5 m<sup>2</sup> of Gross Floor Area where the by-law requires 1 parking space per 23.64 m<sup>2</sup> of Gross Floor Area.

Please let me know if any hard copies are required of this submission. We look forward to this revised application proceeding to Council for a decision.

Yours truly,



Astrid Clos, MCIP, RPP