



Zelinka Priamo Ltd.

LAND USE PLANNERS

VIA EMAIL

November 10, 2023

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

Attention: Lindsay Sulatycki, Senior Development Planner

**Re: Pre-Submission Application for Zoning By-law Amendment
Guelph Watson Holdings Inc.
115 Watson Parkway North
Guelph, ON**

Our File: TCT/GPH/22-04

On behalf of Guelph Watson Holdings Inc. (the "Owner"), Zelinka Priamo Ltd. is pleased to submit a Pre-Submission application related to a proposed Zoning By-law Amendment for the lands municipally known as 115 Watson Parkway North, formerly known as 75 Watson Road North (the "subject lands").

BACKGROUND

The subject lands are irregular in shape and are approximately 6.44 hectares in size. The subject lands have approximate frontages of 325 metres onto Watson Parkway N and 160 metres onto Watson Road N. The southern lot line is adjacent to Clyde Creek and a proposed public trail corridor. The subject lands are vacant and are not known to have been previously developed with any structures.

The subject lands are predominantly designated Commercial Mixed-Use Centre with small areas designated Significant Natural Areas as per Schedule 2 of the Official Plan ("OP").

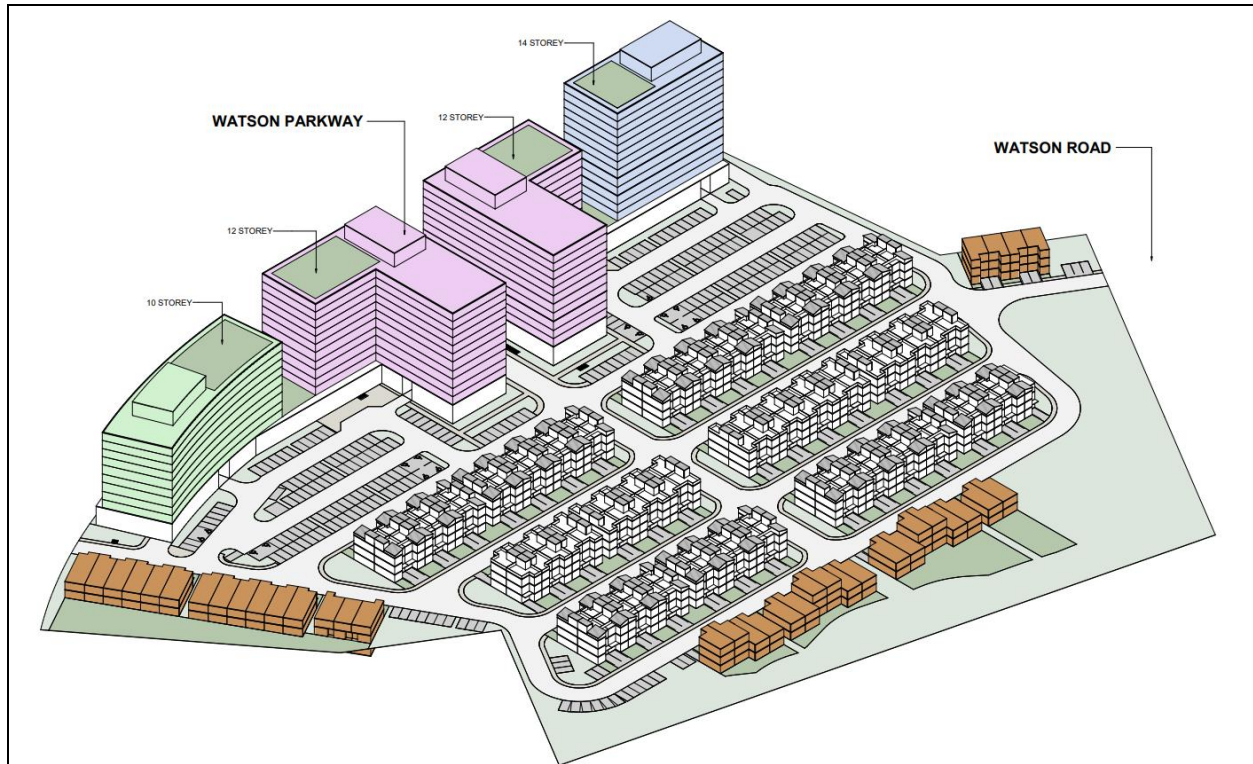
Under Zoning By-law (1995)-14864, as amended, the subject lands are predominantly zoned Specialized Community Shopping Centre with Holding Provisions [CC-15(H)] with small areas zoned Park (P1) and Floodway (FL). The subject lands are zoned Community Mixed-Use Centre [CMUC-9(PA)(H10)(H12)] and Natural Heritage System (NHS) by Zoning By-law (2023)-20790, which is under OLT appeal and not yet in effect.

PROPOSAL

The proposal is to develop the subject lands with a mixed-use community with approximately 1,070 dwelling units, inclusive of a range of housing types. Approximately 2,818 square metres (\pm 30,335 square feet) of commercial gross floor area ("GFA") is proposed at-grade fronting onto Watson Parkway N. The primary entrances to the apartment buildings are oriented toward the street.

Four residential buildings are proposed atop two building podiums directly along Watson Parkway N (Buildings A-D on the enclosed Site Plan). The buildings are proposed to range in height from 10 to 14 storeys, with commercial space occupying portions of the ground floors. Internal to the site, approximately 37 on-street and 160 back-to-back townhouse units are proposed (see Figure 1).

Figure 1: Proposed 3D Massing Plan (excerpt)



An approximately 0.45-hectare public park is proposed to front along Watson Road N for use by future residents and the surrounding community. A total of approximately 0.79 hectares of the subject lands are proposed to be conveyed to the City for parkland and conservation purposes, for a resulting net lot area (site area less parkland, NHS conveyance, and road network) of approximately 4.28 hectares.

The internal road network is proposed to be privately owned and maintained. Starwood Drive is proposed to be extended at the intersection with Watson Parkway N to create the main access to the subject lands, which is proposed to be flanked by the mixed-use buildings with active at-grade commercial space, creating a gateway feature into the development. Additional accesses are proposed along Watson Parkway N and Watson Road N.

Two (2) levels of underground parking are proposed for the exclusive use of the two mixed-use buildings. Surface parking areas are provided for commercial and visitor parking, which are generally screened from view from adjacent public roads. Each of the proposed back-to-back and on-street townhomes is provided with one (1) driveway space. Sufficient indoor and outdoor bicycle parking is proposed for all uses in accordance with Zoning By-law (2023)-20790.

In addition to approximately 2,000 sq. m of outdoor ground-level amenity space, approximately 2,500 sq. m of total outdoor rooftop/podium amenity areas on Buildings A-D, and a new public park, the site is proposed to be supported by a direct connection to the planned municipal trail network abutting the southern lot line adjacent to Clyde Creek. A mix of indoor and outdoor

shared amenity spaces are proposed for residents of the mixed-use buildings, including party rooms, exercise facilities, and rooftop seating areas.

PRE-CONSULTATION

A Development Review Committee (“DRC”) meeting was held on May 25, 2022 to discuss the proposed development of the subject lands. A DRC Checklist was provided on July 6, 2022, providing a summary of comments and a list of materials required for a complete application. A revised Checklist was received on February 6, 2023 to reflect the City’s new Pre-Submission process. The identified materials have been prepared and provided as part of this submission for Staff review in advance of a formal application.

As confirmed through correspondence with Planning Staff, planning materials (including a planning justification report and draft instruments) are not been provided with the Pre-Submission application. Appropriate provisions will continue to be identified and refined based on Staff feedback through the comprehensive Pre-Submission review process.

As per verbal communications with Development Engineering Staff in March 2023, we understand that the requirement to submit an Erosion and Sediment Control Plan at this stage is premature and will be deferred to a later date.

PROPOSED ZONING BY-LAW AMENDMENT

Zoning By-law Amendment to By-laws (1995)-14864 and (2023)-20790 are contemplated to facilitate the proposed development. At a high-level, the amendments will:

- Deem Watson Parkway N as the front lot line;
- Consider the lands as one lot for the purposes of zoning interpretation;
- Expand the range of residential built form permissions;
- Determine appropriate regulations;
- Implement the boundary of the Natural Heritage System;
- Reflect the proposed park; and
- Address refinements to the floodplain lands, where appropriate.

SUBMISSION PACKAGE

In addition to this covering letter, please find the following materials provided with this submission:

- Completed Zoning By-law Amendment Pre-Submission Application form, including authorizations;
- Consolidated DRC Pre-Consultation Checklist dated November 10, 2023;
- City of Guelph Consolidated DRC Minutes dated July 6, 2022;
- Parcel Registers for PIN 71493-1824 and PIN 71493-3060;
- Plan of Survey;
- Architectural Drawings and Statistics (RZ001-RZ801) prepared by Turner Fleischer Architects Inc., dated October 2023;
- Arborist Report - Tree Inventory and Preservation Plan prepared by North-South Environmental, dated September 2023;

- Commercial Function Study prepared by urbanMetrics, dated October 2023;
- Community Engagement Report prepared by LURA Consulting, dated July 2023;
- Concept Servicing Plan (P1 Parking Level) prepared by Odan Detech Group Inc., dated October 2023;
- Concept Servicing Plan (Ground Floor Level) prepared by Odan Detech Group Inc., dated October 2023;
- Concept Servicing Plan (Roof Level) prepared by Odan Detech Group Inc., dated October 2023;
- Conceptual Intersection Design prepared by Crozier, dated October 2023;
- Scoped Environmental Impact Study prepared by North-South Environmental Inc., dated November 2023;
- Floodline Mapping HEC-RAS Section prepared by Odan Detech Group Inc., dated October 2023;
- Functional Servicing & Stormwater Management Report prepared by Odan Detech Group Inc., dated November 2023;
- Geotechnical Reports prepared by Toronto Inspection Ltd., dated March 2022 and June 2022;
- Geotechnical Report Addendum re: Proposed Trail Connection prepared by Toronto Inspection Ltd., dated June 2023;
- Geotechnical Report Addendum re: Supplementary Subsoil Data prepared by Toronto Inspection Ltd., dated September 2023;
- Hydrogeological Assessment, prepared by Palmer Environmental, dated November 2023;
- Landscape Master Concept Plan prepared by The MBTW Group, dated September 2023;
- Noise and Vibration Study prepared by GHD Limited, dated October 2023;
- Pedestrian Level Wind Study prepared by Gradient Wind, dated October 2023;
- Phase I Environmental Site Assessment Update prepared by Toronto Inspection Ltd., dated April 2022;
- Preliminary Concept Grading Plan prepared by Odan Detech Group Inc., dated October 2023;
- Preliminary Section Plan prepared by Odan Detech Group Inc., dated October 2023;
- Salt Management Plan prepared by Odan Detech Group Inc., dated November 2023;
- Shadow Study prepared by Turner Fleischer Architects Inc., dated October 2023;
- Completed Section 59 Applicable Policy Review, dated November 2023;
- Stage 1 Archaeological Report prepared by Stantec for previous landowner, dated May 2018, including Entry into Register dated June 1, 2018;

- Transportation Impact Study prepared by Crozier, dated November 2023, including Vehicular Maneuvering Analysis;
- Urban Design Brief prepared by The MBTW Group, dated November 2023; and
- Completed Waste Survey Report, dated October 2023.

Please note that the Pre-Submission application fee of \$5,000.00 will be submitted by EFT payment by GWHI upon confirmation of receipt of this application.

We trust that the enclosed information is satisfactory. Should you have any questions, or require further information, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, RPP, MCIP
Principal Planner

cc. Guelph Watson Holdings Inc. (via email)