



Date: April 17, 2023

To: City of Guelph

**Planning and Building Services**

**PROJECT: 14 Stevenson St. North, Guelph**

Re: O.P.A & Z.B.A Pre-submission

Dear Mr. Chris DeVriendt,

Following our meeting and conversation on March 31, 2023 the following drawings and studies have been submitted for OPA & ZBA application pre submission review and comments:

- DRC Minutes
- OPA/ZBA Application form
- Site Plan
- Planning Justification report
- Draft Zoning By-law amendment (Included in PJR)
- Draft Official Plan amendment (Included in PJR)
- Affordable housing analysis (Included in PJR)
- Community Energy Initiative (Included in PJR)
- Urban Design Brief
- Building Elevations and Renderings
- Functional Site Servicing Report & Storm Water Management Report
- Site Servicing, Grading and Drainage Plan
- Erosion and Sediment Control Plan
- Noise and Vibration Study
- Rail Safety report
- Phase 1 ESA
- Landscaping Design
- Arborist Report
- Landscape Itemized Cost Estimate
- Geotechnical Study
- Metrolinx Approval in principal email

As discussed, a voluntary community consultation meeting to be held and Metrolinx final Letter of clearance to be provided prior to Formal complete submission.

Please contact me with any questions and concern.

Best Regards,

Hamid Bahrami