

April 13, 2023

Katie Nasswetter, Senior Development Planner
City of Guelph
Planning, Urban Design and Building Services
1 Carden Street
Guelph, ON N1H 3A1

**RE: 140 Hadati Road, City of Guelph
Official Plan and Zoning By-law Amendment (OZS22-015)
OUR FILE 21351A**

On behalf of our client Dotty Lake Retreats Inc. (the 'owner'), we are pleased to provide a revised Conceptual Site Plan. The Plan has been revised in consideration of staff comments and comments from Council regarding the supply of parking. The following summarizes the changes:

Parking supply

The Conceptual Site Plan included with the Official Plan and Zoning Bylaw Amendment submission provided 26 parking spaces for 24 units. This included one parking space for each unit and 2 visitor parking spaces. A site-specific amendment was required to permit a reduction in visitor parking – the required amount of resident parking was provided. Through the public consultation process, a concern was identified regarding on-street parking, with the comments suggesting the proposed development would place an added burden on on-street parking, which was already in demand in the morning due to the path leading to the schools to the south on Victoria Road North.

The revised Conceptual Site Plan includes 31 parking spaces – including the required amount of visitor parking (5 spaces). There will be 26 parking spaces for 24 units. All of the units will have a parking space and two units will have the potential for an additional parking space. In our experience and in our opinion, this is an appropriate supply of parking for a stacked townhouse development.

Density and Compatibility

Planning staff, in their comments, stated that 'Planning staff do not support the density – a reduction in the number of units would remove the need for the side yard variance and address the parking ratio concerns and generally make the site more compatible with the surrounding residential neighbourhood.' Per the above, the supply of parking has been addressed.

The Official Plan and Zoning would permit a 3-storey building – the proposed stacked townhouse building is 0.5 storeys greater, a minor increase. The building has been situated on the site to provide significant physical separation from all surrounding residential properties – in all cases, at least 20 metres of separation. The neighbourhood includes single detached, semi-detached, townhouse, apartment and stacked townhouse buildings. Hadati Road is a collector road, which is a more appropriate location for low-rise intensification. Given the supply of parking, the physical separation, the minor increase in height and the perimeter landscaping, it is not clear why the proposed development is incompatible with surrounding residential uses.

Placement of the Building

The comments provided from Urban Design and Planning staff included a recommendation that the building be moved further from Leacock Ave increasing the setback from 3 metres to 4.5 metres. In this regard, the revised Conceptual Site Plan now includes a 4.5 metre setback from Leacock Ave. We believe this comment has been addressed.

Pedestrian Circulation, Landscape Buffer and Other Site Plan comments

The revised Conceptual Site Plan includes pedestrian connection through the amenity area to the sidewalk along Hadati Road, which provides direct access to the units. Both the Uptown Cres and Leacock Ave sidewalks also provide access to the front of the building and the entry to the units.

The rear (north side) of the parking area includes a 3.0 metre landscape area. The Arborist Report identifies a number of trees along the north side of the site and recommends that those in good health be retained. The intent, through the site plan process, is to retain the trees to the extent possible and where required, plant new trees to assist with softening the transition from the parking area to the adjacent properties. Fencing will also assist with blocking headlights.

There are a number of other detailed comments that can be further considered through the required site plan application, including detailed landscaping, building architecture and the location of bicycle parking. The Conceptual Site Plan illustrates a location for outdoor bicycle parking, which is accessible from Upton Cres.

Traffic

City Engineering Services staff reviewed the application and concluded that “there is surplus capacity to accommodate the additional traffic from the proposed development.’ Furthermore, staff advised that ‘based on the available service requests and traffic data staff are unable to establish a pattern for traffic concerns on roadways immediately adjacent to the proposed development.’ As such staff addressed any comments or concerns expressed through the public consultation process with regard to traffic.

Stormwater Management

Although it is acknowledged that more detailed lot grading and drainage will be reviewed through the Site Plan process, City Engineering Services staff advised that they 'have no concerns with the stormwater management as proposed for the site.'

Noise

City Engineering Services staff reviewed the Noise Feasibility Study and advised they 'have no concerns' with the Study.

Summary

In summary, the revised Conceptual Site Plan includes additional parking, maintains the landscape buffer along the north side lot line and locates the building further from Leacock Ave, per staff comments. The building is a significant distance from nearby properties/buildings, provides additional housing choice in the community, and assists the City in meeting its Housing Pledge for 18,000 new units by 2031.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner

cc: Dotty Lake Retreats Inc.