

July 29, 2022

Attn: Mr Chris DeVriendt, Manager of Development Planning  
City of Guelph  
Planning, Urban Design and Building Services  
1 Carden Street  
Guelph, ON, N1H 3A1

Dear Mr. DeVriendt

**RE: 140 Hadati Road, City of Guelph  
Official Plan and Zoning By-law Amendment – Stacked Townhouse Redevelopment  
OUR FILE 21351A**

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On behalf of Dotty Lake Retreats Inc., we are pleased to formally submit our applications for Official Plan Amendment and Zoning By-law Amendment for the redevelopment of the site located at 140 Hadati Road.

The subject lands comprise a total of 0.2537 hectares and are located on the east side of Hadati Road between Leacock Avenue and Upton Crescent. The lands are currently developed with a single tenant commercial building and surface parking.

**Description of Proposed Development:**

The owner is proposing to demolish the existing building on the site and develop a new stacked townhouse building. The building includes 24 units, with 2 or 3 bedrooms, each with their own exterior entrance. The 3.5 storey building is located at the front of the site, along Hadati Road, with surface parking to the rear and a common outdoor amenity space on the corner of the site closest to Upton Crescent. Access to the development is proposed from two driveways in the same general location as the two existing driveways from Leacock Avenue and Upton Crescent. Both driveways are located close to Hadati Road, which would be the main exit road from the area, out to Victoria Road. A total of 26 parking spaces are proposed, including one space for each unit and two visitor parking spaces. Pedestrian connections are provided from both Upton Crescent and Leacock Avenue. The building entrances face Hadati Road, with direct pedestrian connections proposed to the public sidewalk. A 3 metre landscape buffer has been provided adjacent to the two residential properties to the north and screening will be used to ensure the car headlights do not trespass onto the adjacent lands.

**Official Plan Amendment and Zoning By-law Amendment Requests:**

To permit the proposed development an Official Plan Amendment and Zoning By-law Amendment will be required. Below is a summary of the proposed requests and detailed further with justification within the submitted Planning Justification Report prepared by MHBC Planning, with support of all studies listed above.

### **Official Plan Amendment:**

The applicant is requesting an Official Plan Amendment to increase the density for the subject lands, and a minor increase in height. The lands are located on a collector road in an area with parks, trails, schools, commercial and public transit. The proposed redevelopment satisfies the criteria in the Official Plan for intensification in the built-up area and provides a new form of housing, with family sized units to allow residents to move into the neighbourhood without the need to purchase a single detached dwelling.

### **Zoning By-law Amendment**

The lands municipality known as 140 Hadati Road are being requested to be rezoned from Convenience Commercial (C-1) to Specialized Residential Cluster Townhouse (R.3A-X), subject to the following:

In addition to the permitted uses in the R.3A zone, a 'Multiple Attached Dwelling' shall also be permitted.

That notwithstanding anything to the contrary, the following site specific regulations shall apply:

- The minimum required Lot Area per dwelling unit shall be 105 square metres
- The minimum required Front Yard setback (Leacock Avenue) shall be 3 metres
- The maximum permitted building height shall be 3.5 storeys
- That visitor parking be provided at a rate of 8.3% or 2 spaces for 24 units.

### **Complete Submission:**

A formal Pre-Consultation Meeting was held with City of Guelph Staff on November 10, 2021. A number of meetings followed to confirm plans moving forward for the Official Plan Amendment and Zoning By-law Amendments.

To complete our applications for Official Plan Amendment and Zoning Amendment, the following reports and plans have been submitted:

- Two (2) copies of the Completed Application Form (including original signed document);
- Six (6) copies of the Conceptual Site Plan and Floor Plans – Prepared by ABA Architects;
- Four (4) copies of the Planning Justification Report – Prepared by MHBC Planning
- Two (2) copies of the Urban Design Brief – Prepared by MHBC Planning;
- Four (4) copies of the Building Elevations and 3D Renderings – Prepared by ABA Architects;
- Two (2) copies of the Engineering Reports and Plans – Prepared by Meritech Engineering:
  1. Functional Servicing Report and Stormwater Management Report;
  2. Traffic Geometric Plan;
  3. Conceptual Site Servicing, Grading and Erosions and Sediment Control Plans;
- Two (2) copies of the Geotechnical Report – Prepared by Chung and Vander Doelen;
- Two (2) copies of the Noise Feasibility Study – Prepared by SLR;
- Four (4) copies of the Phase 1 Environmental Site Assessment – Prepared by G2S Consulting;
- Four (4) copies of the Tree Inventory & Preservation Plan – Prepared by JK Consulting Arborists; and
- Two (2) copies of the Section 59 Policy Applicability Analysis.

All above noted plans and reports have been submitted digitally.

Hard copies of the aforementioned materials will be provided and couriered to your attention and fees will be paid separately by applicant.

We trust that you find our application for Official Plan Amendment and Zoning By-law Amendment complete with all supporting documentation enclosed in our digital submission. If you require any additional information to process our applications and deem the application complete, we ask that you contact the undersigned.

Yours truly,

**MHBC**



Trevor Hawkins, M.P.L, MCIP, RPP  
Partner



Kate Wills, BES, MCIP, RPP  
Associate

cc. *Dotty Lake Retreats Inc.*