

May 25, 2020

Ms. Katie Nasswetter  
City of Guelph  
1 Carden Street  
Guelph, ON  
N1H 3A1

(via email)

Dear Ms. Nasswetter:

**RE: Resubmission - Plan of Subdivision & Zoning By-law Amendment Application  
190, 202, 210, 216 Arkell Road  
OUR FILE 15246A**

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On behalf of our client, Crescent Homes., we are pleased to provide the enclosed materials as part of our resubmission for the Draft Plan of Subdivision and Zoning By-law Amendment applications to facilitate the proposed redevelopment of 190 – 216 Arkell Road in the City of Guelph.

The subject lands comprise an area of approximately 2.5 hectares and are located west of the intersection of Arkell Road and Victoria Road South. The subject lands are legally described as Part Lot 6, Concession 8 and Part South 1/2 of Rear Part of Lot 6, Concession 8, Township of Puslinch. The subject lands are currently occupied by four single detached dwellings which are proposed to be demolished.

The proposal is to redevelop the lands to construct 72 new residential units: 48 stacked townhouse units and 24 cluster townhouse units. In addition to the proposed townhouse buildings, a surface parking area is proposed for the stacked townhouse units. In total, 66 surface parking spaces are proposed, which exceeds the Zoning By-law requirement. The cluster townhouse dwellings are proposed to have driveway parking.

The proposal takes into consideration the request by the City to show the connection between the proposed development and Dawes Avenue. Through the pre-consultation process, City staff further requested that the proposed road be aligned with Summerfield Drive, across from the subject lands. These changes have been carried forward in the proposed concept plan. High quality urban design is also implemented in the design of the buildings, with the use of building materials that complement the existing neighbourhood.

The lands are currently zoned Agriculture (A) in the Township of Puslinch Zoning By-law No. 18/85. A Zoning By-law Amendment application is required to rezone the lands to Townhouse Residential (R3.A) Zone to permit the townhouses and to permit an increased density for the cluster townhouse blocks as a

site specific provision. This is required due to the creation of blocks for the townhouses as a result of the public road. No other regulations are proposed to be changed and the overall density on the site conforms with the Official Plan.

We have enclosed the following in support of the Plan of Subdivision and Zoning By-law Amendment application:

- A copy of the revised Draft Plan of Subdivision, prepared by MHBC Planning, dated March 18, 2020;
- A copy of the Functional Servicing Report, prepared by MTE Consultants Inc, revised April 7, 2020.;
- A copy of the Preliminary Stormwater Management Report, prepared by MTE Consultants Inc, revised April 7, 2020.;
- A copy of the Hydrogeological Investigation, prepared by MTE Consultants Inc., revised April 7, 2020;
- A copy of the Phase II ESA prepared by MTE Consultants Inc., dated January 10, 2020, and
- A copy of the updated EIS, prepared by NRSI, revised May, 2020.

We look forward to working with City staff on this exciting redevelopment and to provide high quality residential units to support density, design and transit objectives in the City. Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'DAA', with a long horizontal line extending to the right.

Dave Aston, M.Sc, MCIP, RPP  
Partner

cc. *Nitin Jain, Crescent Homes*  
*Ivana Cekic, MTE Consultants Inc.*  
*Ken Burrell, NRSI*