



November 22, 2017

File No: 17117

City of Guelph
Planning, Urban Design and Building Services
1 Carden Street, 3rd Floor
Guelph, ON
N1H 3A1

Attn: Mr. Chris DeVriendt, RPP, MCIP
Acting Manager of Development Planning

**Re: Reid's Heritage Homes Ltd., 883928 Ontario Ltd. and RHH Property Management Ltd.
1533 to 1557 Gordon Street & 34 Lowes Road West
Zoning By-law Amendment Application**

Dear Mr. DeVriendt:

GSP Group has been retained by Reid's Heritage Homes Ltd., 883928 Ontario Ltd. and RHH Property Management Ltd. to coordinate the preparation and submission of a planning application for a Zoning By-law Amendment for the properties municipally known as 1533, 1534, 1549, 1557 Gordon Street and 34 Lowes Road West in the City of Guelph (the "Site").

The proposed Zoning By-law Amendment is necessary to permit the development of the Site for a six storey mid-rise residential apartment building (the "Proposed Development"). The Proposed Development will include associated surface parking and outdoor and indoor common amenity areas.

A Zoning By-law Amendment is required to permit the Proposed Development. The proposed Zoning By-law Amendment would rezone the Site from Residential Single Detached (R1.B) to a site specific General Apartment Zone (R.4A). The following site-specific regulations are required:

Notwithstanding Section 5.4.2.5, 5.4.2.6, 5.4.2.12, 5.4.2.13, 5.4.2.14, 5.4.12.18, 4.16.1, on the lands zoned R.4A, the following shall apply:

- a) The maximum density shall be 119 units per hectare;
- b) The minimum exterior side yard (Gordon Street) shall be 4.0 metres;
- c) The minimum rear yard setback shall be 9.7 metres;

- d) The minimum common amenity area shall be 1630 m²;
- e) The minimum landscaped open space shall be 2950 m²;
- f) The minimum number of off-street parking spaces (including visitor) shall be 123 (1.2 spaces per unit);
- g) The maximum Floor Space Index shall be 1.24;
- h) The maximum angular plane shall be 46 degrees to Gordon Street;
- i) The maximum angular plane shall be 50 degrees to Lowes Road West.

In support of the Zoning By-law Amendment Application, please find enclosed:

- Two (2) copies of the completed Application Form;
- Twelve (12) copies of the Development Concept;
- Twelve (12) copies of the Building Elevations;
- Twelve (12) copies of the Planning Justification Report;
- Four (4) copies of the Urban Design Brief;
- Four (4) copies of the legal survey;
- Four (4) copies of the Functional Servicing Report and associated drawings;
- Eight (8) copies of the Tree Preservation Plan;
- Six (6) copies of the Transportation Impact Study;
- Four (4) copies of the Hydrogeology Report;
- Four (4) copies of the Archaeological Report;
- Four (4) copies of the Phase I Environmental Site Assessment;
- Four (4) copies of the Phase II Environmental Site Assessment;
- Four (4) copies of Environmental Site Screening Questionnaire;
- A CD with digital copies of the above noted reports and drawings;
- A cheque in the amount of \$7,949, payable to the City of Guelph, for the required application fee.

We trust the enclosed is sufficient to circulate the proposed Zoning By-law Amendment Application. Please do not hesitate to contact Hugh Handy or myself should you require any additional information or have any questions.

Yours truly,
GSP Group

A handwritten signature in blue ink, appearing to read "Sarah Code". The signature is fluid and cursive, with the first name "Sarah" and last name "Code" clearly distinguishable.

Sarah Code, MCIP, RPP
Planner

cc. Mr. Matt Robson, Reid's Heritage Homes Ltd.