



July 22, 2024

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

Dear Ms. Nasswetter:

**RE: 4<sup>th</sup> Resubmission - Plan of Subdivision & Zoning By-law Amendment Application  
190, 202, 210, 216 Arkell Road (OZS18-008)  
OUR FILE 15246A**

---

On behalf of our client, Crescent Haven 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”).

The following provides an overview of the modifications to the subdivision plan and resubmission materials to address the most recent City comments from July/August 2023:

### **Block and Amenity Area Design**

- The layout of Block 1 has been redesigned to increase the size of the amenity area and to consolidate the four (4) previously proposed townhouse buildings into three (3) buildings. This larger amenity area could accommodate a playground structure for the residents of this block and the overall subdivision. Details of the amenity area to be explored further through the detailed design (SPA) process.

### **Urban Design**

- The stacked townhouse buildings that front onto Arkell Road have been made larger to provide a more prominent street frontage and block views to the surface parking behind.
- Front yard setback of 6.0 metres for buildings fronting Arkell Road has been provided to ensure trees can be accommodated along Arkell Road after the road widening.
- Urban Design Brief has been updated to address comments from Urban Design staff.

### **Engineering**

- The Stormwater Management Strategy and Functional Servicing Report has been revised, based on discussions with City staff on the preferred design.
- Grading and servicing design has been updated based on the revised Draft Plan.

- The surface water and infiltration balances have been revised per the new SWM strategy.
- Design consideration has been given to accommodate the construction of the trail on the adjacent lands. Through discussions with City staff, it has been deemed appropriate that the trail be developed by the adjacent property owner, in coordination with our client.
- Based on email correspondence with engineering staff, it is understood that a potential easement connection to the lands to the west is no longer required.

### **Environmental**

- An EIS Addendum has been prepared which includes an updated analysis of the revised stormwater management approach and associated water balance information. No negative impacts are anticipated as a result of the proposed stormwater management approach.

### **Section 59 Review Form**

- A completed Section 59 Policy Applicability Review form has been completed and included with this resubmission.

The City has adopted a new Zoning By-law that has resulted in changes to the zoning on the lands and has the result of pre-zoning the lands. The pre-zoning of the lands permits the street townhouse uses that are proposed on the public street. The By-law will need amendment to permit the proposed stacked townhouse dwellings.

We request that the Zoning By-law Amendment application for the subject lands be revised to rezone the residential lands from RL.1 to RM.5 (Block 2) and RM.6 (Blocks 1 and 3), in accordance with the provisions and regulations for these zoning categories established in the Zoning By-law approved by Council on April 18, 2023. Furthermore, we request site specific provisions to the RM.5 (Block 2) and RM.6 zone (Blocks 1 and 3) to permit the building locations and density as shown on the concept plan included with this resubmission. We expect that, at a minimum, site specific provisions for reduced lot area (RM.5 zone) and increased density (RM.6 zone) will be required.

In support of the Plan of Subdivision and Zoning By-law Amendment application, we are pleased to enclose the following:

- A comment response table providing responses to City staff's comments;
- A copy of the revised Draft Plan of Subdivision, prepared by MHBC Planning, dated May 2024;
- A copy of the revised Draft Plan Concept, prepared by MHBC Planning, dated May 2024;
- A copy of the revised Urban Design Brief, prepared by MHBC Planning, revised June 2024;
- A copy of the Functional Servicing Report, prepared by MTE Consultants Inc., revised June 2024;
- A copy of the Preliminary Stormwater Management Report, prepared by MTE Consultants Inc., revised June 2024;
- A copy of an Addendum to the EIS, prepared by NRSI, dated July 2024; and
- A copy of a completed Section 59 Policy Applicability Review form.

Should City staff require physical copies of any of the above noted materials or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

We look forward to staff providing the draft Zoning By-law and draft plan conditions to proceed with a staff recommendation report to Council.

Yours truly,  
**MHBC**

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

---

**David Aston, M. Sc., MCIP, RPP**  
**Partner**

A handwritten signature in black ink, appearing to read 'Luisa Vacondio', followed by a horizontal line extending to the right.

---

**Luisa Vacondio, BES, MCIP, RPP**  
**Senior Planner**

cc. *Nitin Jain, Crescent Haven Homes*  
*Ken Hanes, MTE Consultants Inc.*  
*Tara Brenton, NRSI*