



Notice of Revised Planning Applications

190, 202, 210 and 216 Arkell Road

File: OZS18-008

Date: August 19, 2024

The applicant at 190-216 Arkell Road has proposed revisions to a draft plan of subdivision and associated Zoning By-law Amendment.

As heard at the Statutory Public Meeting on January 28, 2019, the intent of these applications is to permit a residential subdivision comprised of stacked cluster townhouses along Arkell Road and on-street townhouses along a new public road that would eventually connect from Arkell Road at Summerfield Drive to Dawes Avenue. Revised submission materials were also submitted previously on May 29, 2023, December 10 2021 and May 25, 2020.

Application Revisions

Changes and revised supporting information for the applications have been received from the applicant, MHBC Planning, on behalf of the owner, Crescent Homes, for the subject site.

Key changes include:

- Redesign of block 1 and amenity area to increase the size of the amenity area and to consolidate the four (4) previously proposed townhouse buildings into three (3) buildings.
- Stacked townhouses along Arkell Road made larger to gain street frontage and block view of surface parking behind;
- Front yard setback of 6.0 metres provided for buildings fronting Arkell Road to accommodate trees along Arkell road after road widening.
- Revised stormwater management strategy, Functional Servicing Report, Grading and servicing design;
- Updated urban design brief.

New Materials Submitted

On July 22, 2024, the following items were submitted to the city for review:

- Revised Draft Plan of Subdivision, prepared by MHBC Planning, dated May 2024
- Urban Design Brief, prepared by MHBC Planning, revised June 2024;
- Functional Servicing Report, prepared by MTE Consultants Inc., revised June 2024;
- Preliminary Stormwater Management Report, prepared by MTE Consultants Inc., revised June 2024;
- Updated EIS, prepared by NRSI, revised July 2024.

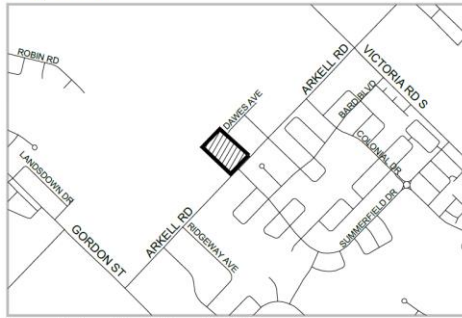
These documents as well as previous submission materials are available online at **guelph.ca/development** under **190-216 Arkell Road**. For additional information please contact the planner managing the file:



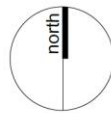
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Key Map:

Key Plan



Subject Lands



SCALE: NTS

Source: National Road Network (NRN)

Proposed Draft Plan Concept:

