

May 12, 2023

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

Dear Ms. Nasswetter:

**RE: Resubmission - Plan of Subdivision & Zoning By-law Amendment Application
190, 202, 210, 216 Arkell Road
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 March/April 2022:

Block/Amenity Area Design

- The layout of Block 1 has been redesigned in order to relocate and facilitate an amenity area that is central to the proposed development and can accommodate a playground structure for the residents of this block and the overall subdivision.

Urban Design

- The stacked townhouse buildings along Arkell Road have been rotated to have the building entrances fronting Arkell Road. Grading of buildings will match grading along Arkell Road as closely as possible.
- The parking circulation on Block 1 has been redesigned to provide easier access to the garbage collection points for waste management trucks/vehicles, as they will no longer have to back out of the parking area and can turn around the cul-de-sac.
- The proposed development provides an opportunity to integrate with the lands to the west via a potential future extension of the drive aisle in Block 2, identified by an access easement along the right of way.
- Urban Design Brief has been updated to address comments from Urban Design staff.

Engineering

- The Stormwater Management Strategy 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.

Environmental

- An EIS Addendum has been prepared which assesses the potential for negative impacts based on the updated stormwater management design concept and monthly wetland water balance calculations.

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 RL.3 (Block 3) and RM.6 (Blocks 1 and 2), 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 that the RM.6 zone (Blocks 1 and 2) also contain a site specific provision to permit an increased density of 120 units per hectare (whereas 100 units per hectare is permitted in the RM.6 zone).

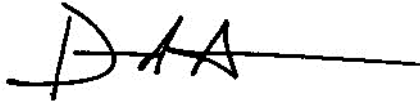
In support of the Plan of Subdivision and Zoning By-law Amendment application, we are pleased to enclose the following:

- A comment response table providing responses to City staff's comments from March 2022;
- A copy of the revised Draft Plan of Subdivision, prepared by MHBC Planning, dated April 2022;
- A copy of the revised Draft Plan Concept, prepared by MHBC Planning, dated April 2022;
- A copy of the revised Urban Design Brief, prepared by MHBC Planning, revised May 2023;
- A copy of the Functional Servicing Report, prepared by MTE Consultants Inc., revised May 2023;
- A copy of the Preliminary Stormwater Management Report, prepared by MTE Consultants Inc., revised May 2023;
- A copy of an Addendum to the EIS, prepared by NRSI, dated May 2023; 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 finding the 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', with a long horizontal line extending to the right.

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

A handwritten signature in black ink, reading 'Luisa Vacondio', in a cursive style.

Luisa Vacondio, BES
Planner

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