

December 10, 2021

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.

We have been working with City staff over the past year on the subdivision design as it relates to the road connection to Dawes Avenue, the location and design of the Stormwater Management Pond, and the need for a park block. Through these discussions, City staff agreed with the removal of the park block and the location and design of the SWM facility has been determined. As a result of these conclusions, the draft plan of subdivision has been updated, and updates to technical reports completed.

The following provides an overview of the modifications to the subdivision plan and resubmission materials:

Park Design

- In discussions with City staff, it has been confirmed that the park block will no longer be required, provided that an adequate amenity area with a playground structure can be provided through a redesign of Block 1 and the proposed development connects to the larger trail network. Design consideration has been given to the construction of the trail. City staff have confirmed that the trail will be designed/developed by the adjacent subdivision.
- The layout of Block 1 has been redesigned in order to facilitate an amenity area that can accommodate a playground structure for the residents

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.
- 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.
- Active infiltration measures are introduced where feasible, to include LID measures
- Grading has been raised wherever possible (primarily the right-of-way) to achieve as much cover as possible on the storm and sanitary sewers.

Environmental

- The EIS has been updated to address City of Guelph Official Plan Policy clarification and the extension of Dawes Avenue including buffer encroachment. The revision provides clarification with reference to Policy 4.1.1.11.
- Updates to the draft plan layout and grading for proposed development have been assessed from an environmental perspective.
- Groundwater conditions, including flow direction, are assessed to address City comments related to impacts to the wetland from infiltration changes on the property.
- The EIS provides information analysis in support of the water balance.
- A Wetland Water Balance Risk Evaluation was completed and the EIS provides an evaluation to address comments related to impacts to the wetland.
- The TIPP report was updated to reference to City's Tree Technical Manual.

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

- A copy of the revised Draft Plan of Subdivision, prepared by MHBC Planning, dated April 2021;
- A copy of the revised Urban Design Brief, prepared by MHBC Planning, revised December 2021;
- A copy of the Functional Servicing Report, prepared by MTE Consultants Inc., revised December 2021;
- A copy of the Preliminary Stormwater Management Report, prepared by MTE Consultants Inc., revised December 2021;
- A copy of the Hydrogeological Assessment, prepared by MTE Consultants Inc., revised December 2021;
- A copy of the updated EIS, prepared by NRSI, revised December 2021.

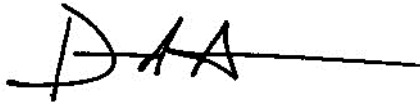
Should City staff require physical copies of any of the above noted materials, please let us know.

Should you require any additional information 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



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



Luisa Vacondio, BES
Planner

cc. *Nitin Jain, Crescent Haven Homes*
Dave Hicks, MTE Consultants Inc.
Tara Brenton, NRSI