



SHAPING GREAT COMMUNITIES

December 14, 2018

File No: 17117

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

Attn: Mr. Michael Witmer, RPP, MCIP
Senior Development Planner

**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 – ZC1710**

Dear Mr. Witmer:

GSP Group was 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 original Zoning By-law Amendment Application was submitted in November 2017. The City assigned the file number ZC1710 to the Application.

The proposed Zoning By-law Amendment is necessary to permit the development of the Site for a six storey mid-rise residential apartment building. Since the initial submission in November 2017, the project team has been working to refine the development concept and building elevations, in response to Staff, Agency and Public comments. The changes to the development concept have resulted in modified site-specific zoning regulations.

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.

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:

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Notwithstanding Section 5.4.2.4, 5.4.2.5, 5.4.2.9, on the lands zoned R.4A, the following shall apply:

- a) The maximum density shall be 103 units per hectare;
- b) The minimum rear yard setback shall be 18.6 metres;
- c) The minimum common amenity area shall be 1611 m²;

Previously, there were nine (9) site specific regulations being requested. The project team has worked to refine the number of site-specific regulations required to permit the Proposed Development. The density has decreased from 119 units per hectare to 103 units per hectare.

The proposed density of 103 units per hectare is slightly over the 100 units per hectare permitted in the Official Plan. Reid's Heritage Homes will provide a letter, under separate cover outlining the proposed community benefits as per Policy 10.7.2 of the Official Plan.

In support of this resubmission, please find enclosed the following drawings/reports which have been modified to reflect the revised development concept:

- Twelve (12) copies of the Development Concept;
- Twelve (12) copies of the Building Elevations;
- Four (4) copies of the Urban Design Brief;
- Four (4) copies of the Functional Servicing Report (including a SWM Brief) and associated drawings;
- Six (6) copies of the Tree Preservation Plan;
- Eight (8) copies of the Transportation Impact Study;
- Four (4) copies of the Hydrogeology Report;
- Four (4) copies of a comment response chart;
- Digital copies of the above noted reports and drawings.

We trust the enclosed is sufficient to continue with the processing of the 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



Sarah Code, MCIP, RPP
Planner

cc. Ms. Jennifer Mondell, Reid's Heritage Homes