

March 25, 2019

Michael Witmer, Senior Development Planner  
Planning and Building Services, City of Guelph  
1 Garden Street  
Guelph, ON N1H 3A1

**Re: Application to Amend the Zoning By-law  
To Permit the Development of 57 Cluster Townhouse Units  
78 Eastview Road and 82 Eastview Road**

We are pleased to provide, herewith, an application to amend Zoning By-law 1995 – 14864 of the City of Guelph. The proposed amendment would allow the development of 57 cluster townhouse on the above noted properties.

78 Eastview Road is owned by 2589618 Ontario Inc. and 82 Eastview Road is owned by 2613598 Ontario Inc.

The current zoning of these properties is Urban Reserve and Residential Detached. Neither of these zones would permit the proposed development.

The proposed development would require the demolition of the existing single detached dwellings on each of the 2 lots. The existing Provincially Significant Wetland and Significant Woodland would be protected from development and buffers will be created to ensure the features are maintained unimpaired.

Enclosed with this submission please find the following:

- Two (2) copies of the Zoning By-law Amendment Application form with original signatures
- Sixteen (16) copies of the Conceptual Site Plan prepared by BJC Architects
- Twelve (12) copies of the Planning Justification Report prepared by Robert Russell Planning Consultants Inc.
- One (1) copy of the draft Zoning By-law Amendment
- Eight (8) copies of the conceptual Architectural Renderings prepared by BJC Architects
- Six (6) copies of the Legal Survey
- Six (6) copies of the Functional Servicing and Stormwater Management Report prepared by MTE Consultants
- Six (6) copies of the Servicing and Grading Plans C2.1 and C2.2 MTE Consultants
- Six (6) copies of the Existing Conditions Plans C1.1 and C1.2 MTE Consultants
- Eighteen (18) copies of the Environmental Impact Study, including Tree Inventory/Preservation Plan prepared by WSP
- Six (6) copies of the Traffic Impact Study prepared by Paradigm Transportation Solutions
- One (1) CD containing the digital submission of all documents above
- Bank Draft in the amount of \$2,235 made out to GRCA as payment of their Zoning By-law Amendment review fee

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- Bank Draft in the amount of \$14,906.32 made out to the City of Guelph as payment of the Zoning By-law Amendment application fee.

I trust that this submission is complete and in accordance with the submission requirements provided subsequent to the pre-application consultation meeting held July 26, 2017.

If you should have any comments or questions, please feel free to contact me at your convenience.

Yours Truly,

**ROBERT RUSSELL PLANNING CONSULTANTS INC.**



Rob Russell, MCIP, RPP  
President