



February 14, 2024

Project: 16-14-118

Mr. Michael Witmer
Senior Development Planner
Planning and Building Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mr. Witmer:

**Re: Revisions to Draft Plan of Subdivision Plan – 220 Arkell Road
City File OZS19-017
Part Lot 6, Concession 8 (formerly Township of Puslinch)
Owner: Rockpoint Properties Inc.**

In December of 2019, applications for a draft plan of subdivision and zone change were filed with the City. A public meeting was held in May of 2020 to review the draft plan of subdivision and zone change applications.

On April 24, 2023, a resubmission package was forwarded to City staff and in October of this year a meeting was held with City staff to review the most recent staff comments. To address these concerns the following information is being submitted at this time:

- A revised Draft Plan of Subdivision.
Changes to the plan include the increase in the width of Street A from 17 metres to 20 metres; Reduction in frontage associated with the townhouse block (Block 34); Addition of 3 single detached residential lots at the east end of Street A, south side; and Reduced unit count from 98 units to 97 units.
- Revision to zoning of the property for Block 34 recognizing reduced lot frontage of 12 metres. This Block will have two entrances of approximately 12 metres in width each. The current zoning by-law for stacked townhouses (R.3A) zones requires a Minimum Lot Frontage of 18 metres and proposed zoning by-law for stacked townhouses (RM.6) require a Minimum Lot Frontage of 30 metres. A Specialized Zone will be required.
- An update to the TIS in the form of a Transportation Impact Study Technical Memorandum dated January 15, 2024
- A PDF of the Comment/Response Matrix (CRM) in response to Second Submission comments provided by:
 - o Engineering comments from Ethan Barrand
 - o Environmental comments from Leah Lefler
 - o Grand River Conservation Authority (GRCA) comments from Jessica Conroy

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- A PDF copy of the 220 Arkell Addendum Memo - Natural Environment Response to Comments on Second Submission dated February 12, 2024.
- A PDF copy of covering letter and Addendum No. 1 – Revised Preliminary Servicing, Grading and Stormwater Management Report in Response to Second Submission comments complete with updated:
 - Drawings ► A .PDF copy of revised Conceptual Servicing Plan (Drawing C-100, Rev.2) and Revised Conceptual SWM Plan (Drawing C-410, Rev 1) – Appendix A
 - Figures ► A .PDF copy of revised Figures 2.0, 7.0, 8.0, and 9.0
 - Appendix D ► A .PDF copy c/w revised supporting documentation.
- A PDF copy of the Revised Water Balance Calculations in Response to First and Second Submission Comments Draft Plan Application - 220 Arkell Road, City of Guelph, Ontario dated February 7, 2024.
- A PDF copy of the Infiltration Testing Results in in Response to Second Submission Comments and in support of Third Draft Plan Submission - 220 Arkell Road, City of Guelph, Ontario dated February 7, 2024.

Please advise if you require hard copies of this material.

Thank you for your attention to this matter.

Yours very truly,

J.D. BARNES LIMITED

(Formerly Black, Shoemaker, Robinson & Donaldson Limited)



Nancy Shoemaker, BAA, RPP

Attachments

Copy: Chris DeVriendt, City of Guelph
Carson Reid, Rockpoint Properties Inc.
Kevin Brousseau, Stantec Consulting

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