



April 4, 2022

File No.: 19024

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

Attention: Mr. Michael Witmer
Senior Planner

**Re: 2479281 Ontario Inc.
265 Edinburgh Road North
Resubmission for Official Plan Amendment and Zoning By-law Amendment**

Dear Mr. Witmer:

On behalf of our client, 2479281 Ontario Inc., we are pleased to submit revised materials in support of the Official Plan Amendment and Zoning By-law Amendment Application(s) for the properties municipally known as 265 Edinburgh Road North (the "Site").

A pre-consultation meeting was held on September 4, 2019 to discuss the requirements of a complete application.

The Site is located along the north side of Edinburgh Road North between Willow Road and London Road West in the City of Guelph. The Site is 1.61 hectares with 189 metres of frontage along Edinburgh Road North.

The proposed Official Plan and Zoning By-law Amendment Applications (the "Proposed Applications") are necessary to permit the development of the Site for two, seven (7) storey residential buildings with commercial units on the ground floor (the "Proposed Development").

The proposed Official Plan Amendment would redesignate the Site from Service Commercial to Medium Density Residential with a site-specific policy to permit convenience commercial uses to a maximum of 200 m² and a maximum height of 7 storeys.

The proposed Zoning By-law Amendment would rezone the Site from Service Commercial One (SC.1) Zone to Specialized General Apartment (R.4A) Zone. The below includes a list of the site-specific permitted uses and regulations:

- The following convenience commercial uses shall be permitted, to a maximum of 200 m².
 - *Convenience store*
 - *Service establishment which is defined as: a Place providing services related to the grooming of persons (such as a barber or salon), a Place providing the cleaning, maintenance or repair of personal articles and accessories (such as dry cleaning and laundering), small appliances or electronics, or a Place providing services related to the maintenance of a residence or business (such as a private mail box, photocopying, courier*

or custodial services), but does not include a: Parlour, Adult Entertainment; Small Motor Equipment Sales; Storage Facility; Tradesperson's Shop; Warehouse; and Wholesale.

- *Restaurant*
 - *Florist*
 - *Bake Shop*
 - *Artisan Studio which is defined as: a place used as the workplace of a photographer, artist, craftsperson, sculptor or potter but does not include a repair service or manufacturing.*
- The minimum side yard setback shall be 3.5 metres (left side).
 - The maximum Floor Space Index shall be 1.04.

In support of these applications, please find enclosed the following revised materials:

- Two (2) copies of the Preliminary Site Plan;
- Two (2) copies of the Commercial Function Study;
- Two (2) copies of the Urban Design Brief;
- Two (2) copies of the Shadow Study;
- Two (2) copies of the Building Elevations and Floor Plans and 3D Views;
- Two (2) copies of the Functional Servicing and Stormwater Management Report;
- Two (2) copies of the Existing Conditions Plans, Grading Plan, Servicing, Erosion and Sediment Control Plans with Notes and Details;
- Two (2) copies of the Traffic Impact Study;
- Two (2) copies of the Noise and Vibration Study;
- Two (2) copies of the Phase I and II Environmental Site Assessments;
- Two (2) copies of the draft Official Plan and Zoning By-law Amendment; and
- Two (2) copies of the Comment Response Matrix.

Should you have any questions, or require additional information, please do not hesitate to contact Hugh Handy or myself.

Yours truly,

GSP Group Inc.



Valerie Schmidt, MCIP, RPP
Senior Planner