



SHAPING GREAT COMMUNITIES

November 17, 2020

File No.: 19024

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

Attention: Mr. Chris DeVriendt
Manager of Development Planning

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

Dear Mr. DeVriendt:

On behalf of our client, 2479281 Ontario Inc., we are pleased to submit an 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 and one, two (2) storey commercial building (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 440 m² and a maximum height of 7 storeys.

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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 440 m².
 - *Day Care Centre*
 - *Convenience store*
 - *Personal service establishment which is defined as: a place where persons are employed in furnishing services and administering to the individual and personal needs of persons including a barber, hairdresser, beautician, aesthetician, tailor, dressmaker, shoemaker, or a tanning salon*
 - *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 3.0 metres.
- The minimum landscaped open space shall be 35.5%.
- The maximum Floor Space Index shall be 1.01.
- The maximum angular plane shall be 49 degrees.

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

- One (1) copy of the completed Application Forms;
- Twenty-four (24) copies of the Preliminary Site Plan;
- Ten (10) copies of the Planning Justification Report;
- Ten (10) copies of the Commercial Function Study;
- Six (6) copies of the Urban Design Brief;
- Six (6) copies of the Streetscape Plan;
- Six (6) copies of the Building Elevations and Floor Plans;
- Twelve (12) copies of the Functional Servicing and Stormwater Management Report (includes the Geotechnical Report);
- Twelve (12) copies of the Grading Plan, Servicing Plan, Erosion and Sediment Control Plan and Notes and Details;
- Eight (8) copies of the Traffic Impact Study (includes Auto-Turn Drawings);
- Six (6) copies of the Noise and Vibration Study;
- Six (6) copies of the Phase I and II Environmental Site Assessments;
- Two (2) copies of the Community Energy Initiative Letter;

- A bank draft in the amount of \$21,326.90 for the required application fee.

A Record of Site Condition will be provided prior to final approval of the Applications.

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

Yours truly,

GSP Group Inc.



Sarah Code, MCIP, RPP
Associate – Senior Planner