

February 14, 2024

SBM-23-1518

Development Planning
City of Guelph
1 Carden Street
Guelph, ON, N1H 3A1

Attn: Lindsay Sulatycki, Senior Development Planner

**Re: Applications for Official Plan and Zoning Bylaw Amendments on behalf of Habitat for Humanity (G-W)
303-317 Speedvale Avenue East, Guelph, ON**

On behalf of Habitat for Humanity (Guelph – Wellington), Strik Baldinelli Moniz Ltd. is pleased to submit applications for Official Plan and Zoning Bylaw Amendments to permit a 6-storey, mid-rise apartment building with 48 dwelling units and 48 parking spaces for their landholdings at #303, #309 and #317 Speedvale Avenue East, Guelph.

The proposed applications are requesting text and map amendments to the City of Guelph Official Plan to create a new Site Specific Policy, as well as Zoning Bylaw Amendments to create site specific zoning provisions within both 1995 and 2023 (currently under appeal) Zoning Bylaws.

In accordance with the initial Pre-Application Consultation Development Review Meeting held on September 27, 2023, and in response to the comments received, the following application materials have been assembled to form a complete application.

Included for your review and consideration are:

- OPA & ZBA Application Form – signed and commissioned
- Neighbourhood Information Meeting Summary
- Architectural Plans
 - Building Elevations
 - Typ. Floor Plans
 - Angular Plane
- Urban Design Brief
- Sun / Shadow Study
- Pedestrian Wind Brief
- Environmental Noise Study
- Planning Justification Report
 - Affordable Housing Assessment
 - Community Energy Initiative Analysis
 - Draft Bylaws
- Functional Servicing Study (includes Stormwater Management Brief)

- Site Plan Drawings
 - Detailed Site Plan
 - Existing Conditions, Grading/ESC, etc
 - Servicing Plans & Details
 - Landscape Plans & Details
 - Salt Management Plan
 - Traffic Geometric Plans (Waste management truck movements)
 - Fire Route (not submitted) – Per OBC requirements, no Fire Route is required on-site.
- Arborist Report (Tree Inventory and Preservation Plan)
- Geotechnical Investigation
- Hydrogeological Report
- Environmental Site Assessment (Phase 1 and Phase 2)
- RSC Submission to MECP (Awaiting Response from Ministry)
- Section 59 Review Request Form

We look forward to working with you to complete the Official Plan and Zoning Bylaw Amendment application process. Should you have any questions, please do not hesitate to contact me directly with the information below.

Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical



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cc. Ryan Deska & Brett Daw, Habitat for Humanity (Guelph- Wellington)