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January 29, 2020

Mr. Michael Witmer
Senior Development Planner
Infrastructure, Development and Enterprise
City of Guelph

Sent via email to: Michael.Witmer@guelph.ca

Dear Mike:

**PROPOSED ZONING BY-LAW AMENDMENT APPLICATION
33-37 ARKELL ROAD AND 1408 GORDON STREET, GUELPH**

On behalf of our client, ASC (Guelph) Facility Limited Partnership c/o Dan Edwards (Resolve Project Management), please accept this letter and the following materials as the complete Zoning By-Law Amendment application for the properties municipally known as 33-37 Arkell Road and 1408 Gordon Street, Guelph:

- Two (2) Copies of the Completed Application Form
- Thirty-Five (35) Copies of the Proposed Architectural Drawings (Site Plan, Building Elevations and Cross Sections) prepared by IBI Group
- Fourteen (14) copies of the Planning Justification and Urban Design Report (which includes a discussion on the City's Affordable Housing policies and which includes a draft proposed Zoning By-law Amendment) prepared by IBI Group
- Five (5) copies of the Community Energy Initiative Update Letter prepared by IBI Group
- Twelve (12) copies of the Functional Servicing and Stormwater Management Report prepared by GM BluePlan (includes Waste Survey Report, Water Balance, Preliminary Servicing Plan and Preliminary Grading Plan)
- Six (6) copied of the Geotechnical (which includes preliminary Hydrogeological) study prepared by CVD Engineering
- Eight (8) Copies of the Tree Inventory and Preservation Plan prepared by IBI Group
- Nine (9) copies of the Transportation Impact and Parking Justification Study prepared by Paradigm Transportation Solutions
- Six (6) copies of the Road and Stationary Noise Study prepared by JJ Acoustics
- Six (6) copies of the Pedestrian Wind Study prepared by SLR Consulting
- Five (5) copies of the Phase 1 Environmental Site Assessment (with recommendation that no Phase 1 / further investigation is required)
- Five (5) copies of the Salt Management Plan prepared by GM BluePlan

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- Five (5) copies of the Sourcewater Protection (Clean Water Act) Clearance application prepared by GM BluePlan.

As shown on the proposed Site Plan prepared by IBI Group, the applicant is proposing the comprehensive redevelopment of the property to include a mixed use retirement community. The proposed development has been designed to support the ability for future residents to age in place. The retirement oriented apartment suites providing the greatest amount of independence (with units containing a small kitchen) and memory care units provide the greatest degree of supports. All residents of the building would benefit from shared amenities and services provided within the development. Key elements of the proposed development include:

- 47 seniors / retirement-oriented apartment suites;
- 99 independent living suites;
- 80 memory care residential units;
- A range of building amenities and services tailored to the needs of future residents, including fitness facilities, a swimming pool, dining facilities (bistro, private dining, and main dining room), personal services, library, chapel, and theatre;
- A dedicated commercial unit (257 sq. m) along the Arkell Road frontage; and,
- Extensive outdoor amenity areas and landscaped areas including a secured outdoor terrace (for exclusive use of memory care residents), outdoor dining areas, outdoor seating and walking paths.

In order to conform to the Official Plan and to permit the proposed development a Zoning By-Law Amendment application is being proposed to:

- Re-zone the entirety of the site R4 (apartment)
- Introduce Site-Specific Use Regulations to permit:
 - The use of the site for commercial / retail purposes to accommodate the dedicated 257 sq. m commercial unit;
 - A maximum density of 115 units per hectare, whereas a maximum of 100 units per hectare is permitted;
 - A front yard setback of 3 m from Arkell Road, whereas 6 m is required;
 - A minimum eastern side yard of 4.8 m, whereas a side yard of half the height of the building is required;
 - A maximum FSI of 1.3, whereas a maximum FSI of 1.0 is permitted; and
 - Site specific parking rates:
 - Retail: 1 space per 33 sq. m
 - Seniors Apartment Units: 1.5 per unit for first 20, 1.25 per unit for additional unit
 - Independent Living Units: 0.6 spaces per unit
 - Memory Care Units: 1 space per every 3 units.

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Given the current COVID restrictions in place, the above noted materials will be provided to you digitally by way of a dropbox/FTP site. Please advise how the required hardcopies should be submitted and we will make arrangements to have them delivered at our earliest convenience.

Consistent with the requirements of the Planning Act, we request that the City of Guelph accept and review this application for completeness and circulate the application to applicable review agencies and the general public for comment.

Should you have any questions about the proposal or should you wish to discuss, please do not hesitate to contact me.

Sincerely,

IBI GROUP

A handwritten signature in black ink, appearing to read "D. Galbraith". The signature is fluid and cursive, with a prominent initial "D" and a long, sweeping horizontal stroke at the end.

David Galbraith,
Senior Planner