



August 24, 2018

File No: 17144

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

Attn: Mr. Chris DeVriendt, MCIP, RPP  
Manager of Development Planning

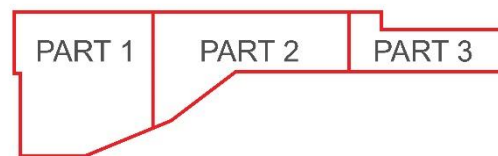
Re: **Armel Corporation**  
**Official Plan and Zoning By-law Amendment Application**  
**Paisley Park Development, Guelph**

Dear Sir:

GSP is the Planning Consultant to Armel Corporation and we are pleased to submit the enclosed application for an Official Plan and Zoning By-law Amendment for the lands located at the southwest intersection of Paisley Road and Whitelaw Road. This application is being made as a follow up to the Pre-Consultation Meeting held on October 27, 2017 with the City.

The Concept Plan illustrates a mixed density residential development with approximately 800 dwelling units. The greatest density is focused on Paisley Road in the form of apartments, while townhomes and a 1.2 hectare park are proposed for the remainder of the Site. Stormwater is managed through a series of infiltration areas and stormwater management ponds. A 30 metre buffer from the wetland and woodland area to the west of the Site in Guelph-Eramosa is included in the Concept Plan.

The Official Plan Amendment would redesignate the lands from “Low Density Greenfield Residential” and “Significant Natural Areas and Natural Areas” to “High Density Residential” with a site-specific provision to limit the permitted height on Part 2 to four storeys. In addition, all references to the Natural Heritage mapping on Schedules 3, 4, 4A, and 6 is proposed to be removed to reflect the findings of the Environmental Impact Study prepared by NRSI.



The Zoning By-law Amendment would rezone the Site from Urban Reserve (UR) and Agricultural (A) to High Density Apartment (R.4B) with site-specific exemptions to:

- Consider Parts 1 and 2 as one lot for for the purposes of regulating density, floor space ratio and building setbacks;

- Add townhouses, stacked townhouses, and back-to-back townhouses as permitted uses in Part 2;
- Reduce the maximum height on Part 2 to 4 storeys;
- Increase the angular plane to 50°;
- Reduce the minimum side yard setback to 6 metres;
- Reduce the minimum rear yard setback to 6 metres;
- Reduce the minimum distance between buildings to 13 metres for Part 1 and to 3 metres for townhome blocks in Part 2;
- Reduce the minimum common amenity area to 3 square metres per apartment unit and redefine amenity area to balconies, outdoor patios, indoor recreation rooms, indoor social spaces, pools, and rooftop amenity areas;
- Reduce the minimum landscaped open space to 30%; and,
- Reduce the minimum number of parking spaces to one space per unit, inclusive of visitor parking.

In support of the applications, we have enclosed the following:

- Two copies of the completed Official Plan Amendment application form including one with an original signature;
- Two copies of the completed Zoning By-law Amendment application form including one with an original signature;
- Cheques in the amounts of \$19,493 (City) and \$1,800 (GRCA) being the required application fees for the Official Plan and Zoning By-law Amendment;
- 20 copies of the Conceptual Site Plan;
- 2 copies of the Stage 1-2 Archaeological Assessment prepared by Stantec Consulting Ltd.;
- 5 copies of the Traffic Impact Study prepared by Salvini Consulting;
- 18 copies of the Functional Servicing Brief prepared by GM BluePlan Engineering;
- 18 copies of the Environmental Impact Study prepared by Natural Resource Solutions Inc.;
- 8 copies of the Geotech Report prepared by Chung and Vander Doelen Engineering Ltd.;
- 6 copies of the Phase 1 Environmental Site Assessment prepared by GM BluePlan Engineering;
- 8 copies of the Hydrogeological Study prepared by GM Blueplan Engineering;
- 8 copies of the Permeameter Testing Report prepared by Chung & Vander Doelen Engineering Ltd;
- 4 copies of the Sanitary Monitoring Report prepared by GM Blueplan Engineering;
- 8 copies of the Planning Justification Report prepared by GSP Group Inc.;
- 8 copies of the Urban Design Brief prepared by GSP Group Inc;
- A memory stick with digital copies of all plans and reports (PDF format).

I respectfully request that you review this application in the context of the Pre-Consultation Summary Report. We look forward to you deeming the applications complete and circulating same to the commenting agencies and departments.

In the meantime, if you have any questions, please do not hesitate to contact me.

Yours truly,  
**GSP Group**

A handwritten signature in black ink, appearing to read "Glenn Scheels". The signature is fluid and cursive, with the first name "Glenn" and last name "Scheels" clearly distinguishable.

Glenn Scheels MCIP, RPP

cc. Chris Corosky, RPP, Armel Corporation