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April 25, 2024

Lindsay Sulatycki, MCIP, RPP
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Submitted via email to Lindsay.Sulatycki@guelph.ca and planning@guelph.ca

Dear Ms. Sulatycki,

RE:

**Official Plan and Zoning By-law Amendment Applications
601 Scottsdale Drive, Guelph
OUR FILE: 1056G**

On behalf of our client, Forum 601 Scottsdale LP ("Forum"), we are pleased to submit the enclosed applications for Official Plan Amendment and Zoning By-law Amendments (the "Applications") to permit the development of additional student housing on the property municipally known as 601 Scottsdale Drive (the "subject lands").

As detailed below, the Applications as submitted represent the culmination of over a year and a half of working with City staff and agencies to refine and improve the proposal. Forum is very proud of the result and looks forward to finalizing the plan and obtaining approval of the amendments in the coming months to construct much-needed new student housing as soon as possible.

The Proposal

The subject lands are located at the northwest corner of the intersection of Stone Road West and Scottsdale Drive. A portion of the lands are developed with a former hotel building that has been converted into a residential building containing 164 suites (177 beds) geared to students attending the University of Guelph. Phase 1, ALMA Guelph, was approved through previous planning processes (Zoning By-Law Amendment and Site Plan Control) and is fully occupied.

The enclosed Applications are to permit a second phase of the development (Phase 2) on the vacant underutilized portion of the subject lands. ALMA Guelph Phase 2 is proposed to consist of two seven (7) storey buildings (with a combined gross floor area of 21,936 m²) with a total of 489 units (587 beds), a single storey indoor amenity area (encompassing 3,095 m²) connecting the two new buildings, as well as supporting vehicular and bicycle parking. ALMA Guelph Phase 2 is an extension

of Phase 1. The two phases have been planned and designed to provide a seamless community for all students. Thoughtful consideration has been given to the public realm and pedestrian specific space with appropriate separation and distinction between vehicular and pedestrian spaces, the inclusion of indoor and outdoor amenities to be utilized by all students, of both Phases, building a community, fostering social interaction and creating identity and inclusivity in the campus-like development.

The Application Process

As you know, a significant amount of work has been done to prepare and refine the ALMA Guelph Phase 2 development concept prior to this formal submission. The Applications as submitted represent the culmination of more than 18 months of consultation with City staff, detailed comments from City departments and public agencies, and a community consultation meeting on December 11, 2023. The first Pre-application Consultation meeting with City staff was held on October 26, 2022. A Pre-Submission application was submitted to the City on October 20, 2023, which included all of the information and materials identified in the Pre-application Consultation and provided checklist. Comments on the Pre-Submission application were provided to our client on December 15, 2023, which included both Zoning and Site Plan related comments and comments from the Ministry of Transportation (“MTO”) followed on February 26, 2024. Since receiving the comments, our client has held multiple meetings with staff and the MTO to make further refinements. Forum is pleased to submit the Applications as the product of this comprehensive iterative process.

Forum remains engaged in ongoing discussions with the MTO regarding the comments it provided. In the event that further modifications to the proposal are required as a result of those discussions, the modifications will form part of a resubmission on the Applications at the appropriate time. Notwithstanding any potential modifications, Forum remains confident that it can appropriately address MTO’s comments.

The enclosed Applications are supported by addenda to the October 2023 reports or updated reports, as the case may be, that consider and/or respond to staff and agency comments received at the pre-application consultation meeting, throughout the pre-application process, and by way of Pre-submission Review comments on December 15, 2023. A pre-submission comment response matrix is appended to the Planning Justification Report (the “PJR”), and Section 2.0 of the PJR provides a detailed overview of the updates to the Applications that result from the consideration of staff and agency comments.

Given the comprehensiveness of the Applications as submitted, together with the expected Bill 185 changes to the *Planning Act* to rescind the fee refund provisions for development applications, it is our client’s hope that staff will be able to make a positive recommendation on this proposal and bring it forward to Council for its consideration as soon as possible. Forum looks forward to working towards that goal with City staff.

Forum is also monitoring other changes to the *Planning Act* that may affect these Applications as this process proceeds. It is evident that the Province is making big strides to support the construction of student housing, and changes are in progress to make that happen.

Supporting Information and Materials

Enclosed are the following reports and materials, which have been prepared in accordance with the Pre-application Consultation Record:

- Completed and authorized application forms for an Official Plan Amendment and a Zoning By-law Amendment;
- A Survey, prepared by Van Harten Surveying Inc. and dated July 20, 2022;
- A Site Plan (AZ101), Floor Plans (AZ200 – AZ202), Building Elevations (AZ401 – 402), and Shadow Studies (AZ1101 – AZ1104) prepared by Sweeny & Co Architects, last revised April 22, 2024;
- Landscape Plans (RZL1 – RZL3), prepared by Ferris + Associates Inc. and dated September 22, 2023;
- Civil engineering plans (EX-1, EX-2, GP-1, GP-2) prepared by MTE and last revised March 28, 2024;
- A Planning Justification Report (includes draft amendments, community energy initiative, affordable housing analysis, and community engagement strategy) prepared by MHBC and dated October 2023;
 - A Planning Justification Addendum Report, prepared by MHBC (includes updated draft amendments, pre-submission comment response matrix, and summary of the Neighbourhood Information Meeting) and dated April 2024;
- An Urban Design Brief, prepared by MHBC and dated October 2023;
- A Traffic Impact Study and Parking Study, prepared by Paradigm Transportation Solutions and dated September 2023;
 - A Traffic Impact Study and Parking Study Addendum, prepared by Paradigm Transportation Solutions and dated April 22, 2024;
- A Phase 1 & 2 Environmental Site Assessment, prepared by Watters Environmental Group Inc. and dated December 2021;
- A Geotechnical Investigation, prepared by MTE and dated September 22, 2023;
- A Preliminary Hydrogeological Report, prepared by MTE and dated March 27, 2024;
- A Functional Servicing and Stormwater Management Report, prepared by MTE and dated September 22, 2023;
 - A Functional Servicing and Stormwater Management Report Addendum, prepared by MTE and dated April 24, 2024;
- A Salt Management Plan, prepared by MTE and dated March 28, 2024;
- A Noise and Vibration Impact Study, prepared by RWDI and dated August 30, 2023;
 - A Noise and Vibration Impact Study Addendum Letter, prepared by RWDI and dated April 22, 2024;
- A Pedestrian Wind Comfort Assessment, prepared by RWDI and dated September 22, 2023;
- An Arborist Report, prepared by Ferris + Associates Inc. and dated September 25, 2023; and,
- A Section 59 Applicability Form.

One copy of the above-referenced materials will be couriered to your attention.

An application fee of \$36,900.00, being the fee for a major combined OPA/ZBA with pre-submission review, will be forwarded to your attention separately.

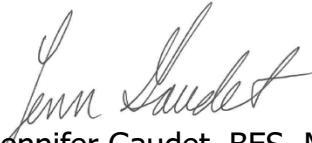
We trust the enclosed constitute the full submission required for the Official Plan and Zoning By-law Amendments to be accepted and processed by the City in accordance with the *Planning Act*. We look forward to working with the City to bring the Applications forward to Council for a decision.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner



Jennifer Gaudet, BES, MCIP, RPP
Senior Planner

cc. *Dayna Gilbert, Managing Director, Real Estate Development*
Vimal Lad, Senior Manager, Real Estate Development

Encl.