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October 20, 2023

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

Submitted via email to planning@guelph.ca

Dear Mr. DeVriendt,

**RE: Pre-Submission Application
Official Plan and Zoning By-law Amendments
601 Scottsdale Drive, Guelph
OUR FILE: 1056G**

On behalf of our client, Forum 601 Scottsdale LP, we are pleased to submit this Pre-submission Application for an Official Plan Amendment and Zoning By-law Amendment for 601 Scottsdale Drive (the "subject lands").

The subject lands are located at the northwest corner of the intersection of Stone Road West and Scottsdale Drive and are currently developed with an existing building (Phase 1), which converted a former hotel into a building containing 164 suites (177 beds) geared to students attending the University of Guelph. Phase 1 was approved through previous planning processes and is currently fully occupied.

The Official Plan and Zoning Bylaw Amendments are proposed to permit a second phase of the development (Phase 2) on the vacant underutilized portion of the subject lands. Phase 2 consists of two seven storey buildings with a combined 489 suites (587 beds), a single storey indoor amenity area connecting the two new buildings and supporting vehicular and bicycle parking.

A Pre-application Consultation meeting was held with City of Guelph staff on October 26, 2022 to discuss Phase 2. The following submission materials were prepared in accordance with the Pre-application Consultation Record and are enclosed as part of the Pre-submission review:

- Completed and authorized application forms for an Official Plan Amendment and a Zoning By-law Amendment;

- A Site Plan (AZ101), Floor Plans (AZ200 – AZ202), Building Elevations (AZ401 – 402), and Shadow Studies (AZ1101 – AZ1104) prepared by Sweeny & Co Architects, dated September 22, 2023;
- Landscape Plans (RZL1 – RZL3), prepared by Ferris + Associates Inc. and dated September 22, 2023;
- A Survey, prepared by Van Harten Surveying Inc. and dated July 20, 2022;
- A Planning Justification Report (includes draft amendments, community energy initiative, and affordable housing analysis), prepared by MHBC and dated October 2023;
- 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 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 September 22, 2023;
- A Functional Servicing and Stormwater Management Report, prepared by MTE and dated September 22, 2023;
- A Noise and Vibration Impact Study, prepared by RWDI and dated August 30, 2023;
- A Pedestrian Wind Comfort Assessment, prepared by RWDI and dated September 22, 2023; and,
- An Arborist Report, prepared by Ferris + Associates Inc. and dated September 25, 2023.

Two copies of the above-referenced materials will be couriered to your attention and are anticipated to arrive on Monday, October 23.

An application fee of \$5,000 will be forwarded to your attention by our client.

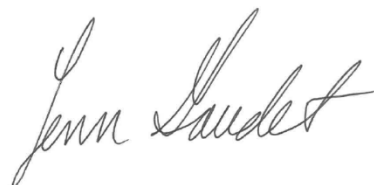
We look forward to discussing the proposed development with staff and appreciate your review of the enclosed materials. Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

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