



January 4, 2018

Project No. 0717

Guelph City Hall  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

Attention: Katie Nasswetter, Senior Development Planner  
Planning, Urban Design and Building Services

**Re: Second Submission - Zone Change Application ZC1606  
671 Victoria Road North - 1830334 Ontario Inc.**

A pre-consultation meeting was held with the City on August 26, 2015. On March 1, 2016 the **first submission** of the zone change application was provided to the City for the entire commercial block. This application was deemed a complete application by the City on March 29, 2016. On May 9, 2016 the City held a Statutory Public Meeting. On February 23, 2017 a revised plan was presented to the neighbourhood at an Informal Public Meeting. Further changes were then made to the proposal to respond to the comments received from the public and to address the technical comments received through the circulation.

This is the **second submission** of the zone change application. This second submission has been revised to address the comments received as follows;

- The zone change now only applies to the north portion of the property. The south portion of the property will retain the existing NC-9 Zone.
- The commercial floor area has been reduced from 4,000 m<sup>2</sup> to approximately 884 m<sup>2</sup>.
- The minimum lot area of the commercial block has been reduced from 12,487 m<sup>2</sup> to approximately 3,700 m<sup>2</sup>.
- The number of residential units has been reduced from 124 apartment units to 31 cluster townhouse units.
- The maximum building height has been reduced from 6 storeys to a maximum of 3 storeys. The townhouse units 1 to 16 abutting the existing townhouses are 2 storey units (appearing as 3 storeys at the back walk out units). Units 17 to 31 are located centrally within the site and are proposed to be 3 storey units.
- Units 1 to 16 have an enhanced setback of 9.6 m from the east property line. Units 27 to 31 have an enhanced setback of 23.5 m from the north property line.
- The request to change the commercial zoning to permit a drive-thru and a pharmacy is being withdrawn and the current NC-9 commercial zoning will remain in effect on the south portion of the property.
- No underground parking is proposed for the property.
- The minimum 6m wide landscaped buffer in the current zoning will continue to be a requirement for the commercial proposal where it abuts the existing on-street townhouses on Mussen Street.
- The commercial proposal meets all of the in effect zoning regulations of the existing NC-9 Zone.
- The proposal respects the density, building height, common amenity area, parking and landscaped area requirements of the R.3A Zone.

- The only specialized zoning regulation required for the cluster townhouse site is a front yard setback of 4.5 m where 6 m is required by the zoning. The purpose of this reduced front yard is to provide an enhanced setback to the existing abutting on-street townhouse units on Mussen Street. The 4.5 m front yard setback will permit landscaping to be located in the front yard of the proposed townhouse units facing onto Victoria Road North.

Please find the following enclosed in support of this Second Submission;

- 16 copies of the Concept Plan dated July 16, 2017.
- 4 copies of the Planning Report dated January 4, 2018.
- 8 copies of the Functional Servicing Report prepared by GM Blue Plan dated August 30, 2017.
- 8 copies of the Site Grading Plan (SGP) prepared by GM Blue Plan dated August 30, 2017.
- 8 copies of the Site Servicing Plan (SSP) prepared by GM Blue Plan dated August 30, 2017.
- 4 copies of the Traffic Impact Study Update prepared by Paradigm Transportation dated August 2017.
- 8 copies of the proposed Building Elevations prepared by Ahmad Lmohamad dated November 23, 2017.
- Community Energy Initiative Commitment Letter dated February 26, 2016.

Digital files of the submission will be provided via email. Please let me know if there is any additional information that you require.

Yours truly,



Astrid Clos, MCIP, RPP

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cc: Hussein Ghaddar, 1830334 Ontario Inc.

(0717.Second Submission Commercial Zone Change.doc)