



June 14, 2018

File No: 14080

City of Guelph  
Planning, Urban Design and Building Services  
1 Carden Street, 3<sup>rd</sup> Floor  
Guelph, ON  
N1H 3A1

Attn: Ms. Katie Nasswetter  
Senior Development Planner

**Re: Zoning By-law Amendment Application  
98 Farley Drive – Boundary Properties Ltd.  
Revised Urban Design Brief and Elevations**

Dear Ms. Nasswetter:

GSP Group has been retained by Boundary Properties Ltd. to coordinate the preparation and submission of a planning application for a Zoning By-law Amendment for the property municipally known as 98 Farley Drive in the City of Guelph (the “Site”). A Zoning By-law Amendment application was submitted on December 22, 2017 for the Site.

A public meeting was held on March 19, 2018. We received Staff Urban Design comments on April 20, 2018. Since this time have been working to address both public and Staff comments. The changes have resulted in modified site-specific zoning requests. The following are the site-specific regulations being requested:

- Notwithstanding Table 5.4.2 (6), the maximum density shall be 105 units per hectare;
- Notwithstanding Table 5.4.2 (8), the minimum side yard (north) shall be 5.5 metres (previously 6.0 metres);
- Notwithstanding Section 5.4.2.1, the minimum side yard (north) shall be 5.5 metres (previously 6.0 metres);
- Notwithstanding Table 5.4.2 (9), the minimum front yard (Farley Drive) shall be 4.5 metres (previously 3.5 metres);
- Notwithstanding Table 5.4.2.4 (1), the minimum common amenity area shall be 1530 m<sup>2</sup> (previously 940 m<sup>2</sup>);
- Notwithstanding Table 5.4.2.4 (3), a portion of the common amenity area shall be permitted in the front yard;

- Notwithstanding Section 4.16.2, the angular plane to the lands zone P.1 shall be 75 degrees (previously 70 degrees);
- Notwithstanding Section 4.16.2, the angular plane to the street shall be 50 degrees (previously 43 degrees).

The increased angular plane is a result of the building increasing in height from five to six storeys. The additional storey was added in an effort to address Staff's comment that the building was too long. A strong pedestrian connection through the Site to Gordon Street has been provided. The front yard setback along Farley Drive has increased to 4.5 metres (from the previously provided 3.0 metres). The common amenity area has increased, by 590 m<sup>2</sup> and a larger outdoor common amenity area is proposed to be provided adjacent the indoor common amenity area, making it more functional and enjoyable for future residents.

No parking reduction is required and as such, we request removal of the previous request for a site-specific regulation for parking. The required parking as per the Zoning By-law has been provided.

We do not believe that the proposed changes require further public notice, as per Section 34.17 of the Planning Act.

In support of the changes to the site plan and elevations, please find enclosed:

- Twelve (12) copies of the revised Concept Plan;
- Five (5) copies of the revised Urban Design Brief, prepared by GSP Group;
- Five (5) copies of the revised Elevations and Perspectives prepared by MMMC Architects;
- Five (5) copies of the revised Draft Zoning By-law.

We trust the enclosed is sufficient to proceed to a Council meeting. Please do not hesitate to contact Sarah Code or myself should you require any additional information or have any questions.

Yours truly,  
**GSP Group**

A handwritten signature in blue ink that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP  
Senior Associate

cc. Mr. Scott Hannah, Reid's Heritage Homes Ltd.