



SHAPING GREAT COMMUNITIES

August 13, 2020

File No: 18087

City of Guelph
Planning, Urban Design and Building Services
1 Carden Street
Guelph, ON N1H 3A1

Attention: Katie Nasswetter
Senior Development Planner

Dear: Ms. Nasswetter:

**Re: 66 Duke Street
Official Plan and Zoning By-law Amendment**

GSP Group, on behalf of IT Enterprises Inc, is pleased to submit this application for an Official Plan and Zoning By-law Amendment for the property located at 66 Duke Street. The proposed amendments will facilitate the development of a 22-unit multiple dwelling building. The Official Plan Amendment will introduce a Site Specific Policy related to maximum net density while the Zoning By-law Amendment is seeking to rezone the property from Industrial B.4 Zone to a site specific Residential Infill Apartment R.4D Zone.

The Proposed Development has been carefully considered through the design process to consider the surrounding community context. The Site design has been configured to consider the existing streetscape while providing high-quality building design and materials. The Proposed Development is consistent with the Provincial and Regional planning policy and maintains the intent of the City Official Plan and Zoning By-law.

As such, please find enclosed the following documents, comprising a complete application:

- 1 x Cover Letter;
- 1 x Official Plan Amendment application form;
- 1 x Zoning By-law Amendment application form;
- 24 x Conceptual Site Plans (24" x 36");
- 8 x Planning Justification Reports;
- 1 x Draft Official Plan Amendment;
- 1 x Draft Zoning By-law Amendment;
- 6 x Urban Design Brief;
- 6 x Parking Justification Letter;

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- 4 x Legal Surveys;
- 6 x Functional Servicing and SWM Report including Existing Conditions, Grading and Drainage Plans;
- 6 x Noise Feasibility Study;
- 6 x Phase I Environmental Site Assessment;
- 1 x Cheque in the amount of \$17,624.53; and,
- 1 x USB containing the above described submission material.

Please note that the Traffic Impact Study will be submitted under separate cover as agreed with City staff.

If you have any questions, or require any additional information, please do not hesitate to contact the undersigned. We look forward to discussing this project with you in the near future.

Yours truly,

GSP Group Inc.

A handwritten signature in black ink, appearing to read "Chris Pidgeon". The signature is written in a cursive, flowing style.

Chris Pidgeon, MCIP, RPP

Cc: Inam Carere, IT Enterprises Inc
Edward Thomas, SRM Architects