



April 29, 2021

Project: 17-14-285

Mrs. Katie Nasswetter
Senior Development Planner
Planning and Building Services
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mrs. Nasswetter:

**Re: Proposed Zone Change: 47-75 Willow Road
Lots 6 and 7 and Part of Lot 8, Registered Plan 593
Owner: Willow Court Ltd.**

We have reviewed the comments submitted from the following City of Guelph departments:

- Engineering and Transportation Services dated January 14, 2021;
- Parks and Recreation dated January 31, 2020; and
- Planning Services (Urban Design) dated December 29, 2020

To address these comments, I am forwarding digital files of the following plans and reports:

- Revised Urban Design Brief BSRD)
- Revised Design Report (Edge Architects)
- Letter addressing Transportation Matters (Salvini Consulting)
- Revised Engineering Plans (GM BluePlan)
- Engineering response letter (GM BluePlan)

In addressing City comments the major changes to the plan include the following:

- New buildings have been setback 6 metres from Willow Road and Dawson Road
- The unit count has been reduced from 130 units to 115
- Amenity area has been increased to include indoor areas and community rooftop gardens in both buildings.
- Commercial floor space has been reduced to 1,748 m². This represents a 27% reduction in the commercial floor area of the original plaza area, however, only 1,273 m² of the existing plaza is currently occupied.

The revised plans and reports also address:

- Change to Willow Road driveway
- Inclusion of traffic geometrics plan
- Revisions to throat length of all driveways
- Parking will be unbundled

- Car share vehicle will be further examined as part of Site Plan review
- Bike parking has been added to the plan (internal & external locations)
- The building will be electrified to address energy efficiency
- Geothermal heating/cooling is being examined and will be detailed at Site Plan review
- EV charging stations will be detailed at Site Plan review
- Commercial entrances have been directed to municipal sidewalks
- Double sidewalks have been eliminated
- Landscape area adjacent to Willow Road has been increased and will be detailed at Site Plan review
- External walkways have been aligned with bus stops.

I trust this package will provide the City with sufficient information for the final review of this proposal, moving forward to Council with a decision report.

Should you have any questions, please call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED



Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments

Copy: Willow Court Ltd.