



May 24, 2019

File No: 17144

The City of Guelph
Planning Services Division
City Hall
1 Carden Street
Guelph, ON
N1H 3A1

Attn: Ms. Katie Nasswetter – Senior Development Planner

Dear Mrs. Nasswetter:

Re: **361 Whitelaw Road**
Proposed OPA and ZBA Applications
Armel Corporation

Further to your recent meetings with Armel Corporation, this letter and accompanying materials constitute a revision to our Official Plan Amendment and Zoning By-law Amendment applications for the proposed residential re-zoning at 361 Whitelaw Road, at the intersection with Paisley Road.

The proposed concept plan has been reduced in scale from approximately 800 to 700 residential units with an enlargement of the public park. The development concept has been further refined to illustrate a more detailed urban design strategy for the site. This revision also proposes the application of the High Density Residential (with implementing R4B Zoning) and Medium Density Residential (with implementing R4A zoning) designations applied to the north and middle portions of the site, respectively. Higher density residential is appropriately located closest to the Paisley Imperial Mixed Use Node, consistent with Schedule 1 of the Official Plan (see attached).

In the vicinity of Paisley and Whitelaw, the eight and ten storey buildings on the previous plan have been replaced by eight and nine storey buildings oriented to the streets with stepping and terracing as the buildings rise. The corner of the site has been opened to create an entry plaza. Building mass has also been redeployed at the north end of the site so that it now opens to the west to the woods while still framing the courtyard on three sides. Building heights transition from 8 to 4 storey apartments mid-block, and further transitioning to stacked and back-to-back townhouses at the southern end of the block. The attached concept plan, sections and 3D models illustrate the relationships between both buildings on site, as well as existing and proposed buildings to the east of the Paisley / Whitelaw intersection.

Consistent with comment received from the City, the public park at the south end of the site has been increased in size from 1.15 hectares to 1.4 hectares, including additional frontage along Whitelaw Road (approximately 70 meters). Further, Armel is investigating providing a further park connection to Shoemaker Crescent and Whitelaw Gardens Park on adjacent land it owns in the Township of Guelph Eramosa.

Consistent with the revised development concept we have revised the implementing planning documents. The OPA has been simplified to designate parts of the block as High Density Residential, Medium Density Residential and Park on the appropriate schedules to the Official Plan. No specific policies appear necessary at this time.

The zoning by-law amendment will establish Residential Apartment (R.4B) zoning nearest to the Paisley Whitelaw intersection, Residential Apartment (R.4A) zoning in the mid-block portion of the site, and Neighbourhood Park (P.2) zoning at the south end of the site. The number of special regulations has been reduced and now primarily focuses on addressing outdated development regulations with a more contemporary, compact approach to built form, along with some regulations such as setbacks to recognize unique site conditions. This lot will have two zones applied to it but will be one property, so it is necessary that the external yards and setbacks along with common amenity area apply to the larger block. The rear yard setback (adjacent to the park) has been adjusted to match the scale of the development. The parking rate has been calibrated for apartment development as supported by the study submitted to the City. The distance between apartment buildings (15 meters) and townhouse units (3 meters) is proposed to recognize industry standards. Townhouse and stacked townhouse building forms are also added to the permitted uses of the R4A zone.

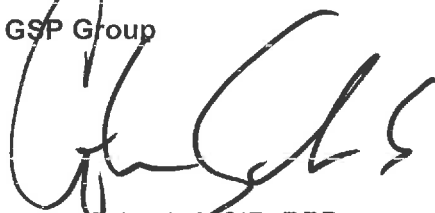
We are in the process of preparing addendum reports to address these changes as illustrated on the plans submitted, along with comments received to date in the original circulation of the applications. These reports will be submitted to you within a week.

If you have any questions about this material, please call me or Chris Corosky at Armel. We look forward to meeting in the near future to continue the processing of this application.

Thank you for your attention to this matter.

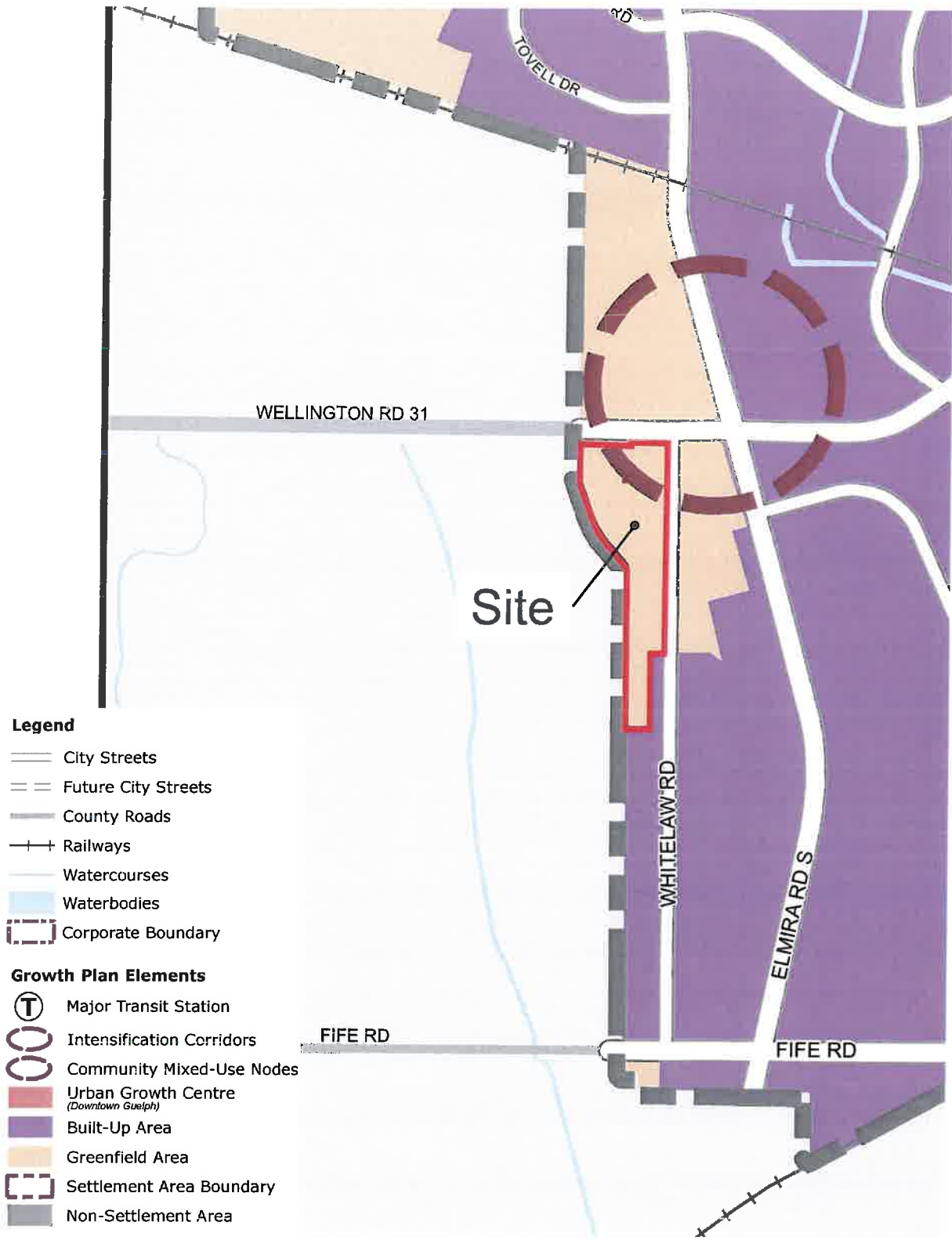
Yours truly,

GSP Group

A handwritten signature in black ink, appearing to read 'Glenn Scheels', written over the printed name below.

Glenn Scheels MCIP, RPP

cc. Mandy Scully, Chris Corosky, Armel Corp.
David Moore, WZMH Architects



Schedule 1 - Growth Plan Elements
 Source: City of Guelph Official Plan (September 2018 Consolidation)

Figure
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