



DELIVERED VIA EMAIL

December 1, 2021

City of Guelph
Planning and Building Services C/O
City Clerk's Office
1 Carden Street
Guelph, ON
N1H 3A1

Attention: Messrs. Andrew Sandor, Planning Clerk-Policy & David deGroot, Senior Urban Designer

Dear Sirs,

RE: **Comments: York Road-Elizabeth Street Draft Urban Design Concepts Study**
540 York Road
City of Guelph

I write to provide written comments regarding the York Road-Elizabeth Street Draft Urban Design Concepts Study ("*Urban Design Study*"), as it pertains to lands located within the City of Guelph and municipally addressed as 540 York Road ("*Subject Lands*").

The Subject Lands are approximately 12,159 Square Metres in Lot Area and located within the York Road and Elizabeth Street corridor.

The Subject Lands are included within the Urban Design Study as 'Site B' and specific policy and design directions have been included for the Subject Lands, as part of the initial Draft Urban Design Study.

The Registered Owner (2793031 Ontario Inc.) of the Subject Lands has a vested interest in the study including the process and recommendations.

Accordingly, our office respectfully requests Notice of any Decision and wishes to actively participate with the City in the development of the final Urban Design Study including policy and design directions for the Subject Lands.

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York Road -Elizabeth Street Land Use Study & Official Plan Amendment No. 69

The Subject Lands form part of the York Road-Elizabeth Street Land Use Study and have been re-designated to 'Commercial Mixed-Use Centre' through Official Plan Amendment No. 69 to the *City of Guelph Official Plan*.

The Urban Design Study seeks to provide policy and design directions in accordance with the York Road-Elizabeth Street Land Use Study.

Our Client supports the vision for the York Road corridor and Official Plan Amendment No. 69 to permit a mix of land uses including residential uses, where appropriate.

The Subject Lands are zoned 'SC' Zone (*Service Commercial*) per the *City of Guelph Zoning By-law (1995)-14864*, as amended.

As the existing Zoning on the Subject Lands does not permit residential land uses, an Amendment is required to introduce residential uses while also ensuring all site-specific design requirements are implemented through the site-specific Zoning By-law Amendment.

As noted, we wish to actively participate throughout the Urban Design Study process to ensure the Subject Lands are designed to permit a mix of lands uses including commercial and residential land uses.

To date, our Client has actively participated with the City to advance the vision of the York Road corridor including Elizabeth Street.

Land Use Concept & Pre-Application Consultation Meeting

To date, a proposed Land Use Concept for the Subject Lands including a mixed of land uses within of 10-storey apartment building with commercial ground floor (*Grocery Store*), surface parking and loading areas, one level of underground parking and associated amenity area. A total of 180 residential apartment units, 1,820 square metres of commercial Gross Floor Area (*GFA*), 332 above and underground parking spaces and 3,035 square metres of open space is proposed for the redevelopment of Subject Lands.

The Land Use Concept represents intensification of land uses on the Subject Lands generally consistent with the vision for the York Road corridor including to provide local commercial uses including a grocery store and residential apartment dwellings which will provide housing options to the community. A copy of the Land Use Concept Plan is included with these written comments and the said Plan will be revised as part of the application and review process.

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On July 7th, 2021, the proposed development was considered by the City's Development Review Committee as part of the required Pre-Application Consultation process.

On July 26th, 2021, the City of Guelph provided the Pre-Consultation Summary, outlining all requirements for to obtain Approval of the proposed development including a site-specific Zoning By-law Amendment, along with all requires Plans and Studies.

Our Client is committed to the funding for the preparation of all required technical studies in support of a Zoning By-law Amendment and Site Plan Control applications pertaining to the development of the Subject Lands.

Draft Urban Design Study Comments

In reviewing the draft Urban Design Study and policy, design directions for Site B, which includes the Subject Lands, our office is generally supportive of the policy directions and agrees the Subject Lands represent an opportunity for redevelopment and intensification consisting of commercial and residential land uses through compatible study and design efforts.

With regards to the design directions, our office respectfully requests the enclosed Land Use Concept Plan be considered when developing specific recommendations for the Subject Lands. Again, our Client is willing to actively participate with the City to further refine the Land Use Concept Plan to ensure appropriate design. We note, the 3D Diagram for Site B incorporates a lower and a 'slab' building mass for the Subject Lands whereas the enclosed Land Use Concept Plan includes additional height, in accordance with the Official Plan designation which permits a maximum of 10-storeys and with less building massing across the Subject Lands. Again, it is our request we are provided the opportunity to discuss and collaborate with the City on the design recommendations for the Subject Lands, as part of the Urban Design Study, recognizing the Study will also be guided by the pending Planning Act applications and review process.

We wish to thank you for the opportunity to provide written comments on the draft Urban Design Study and look forward to continued engagement opportunities throughout the study process. Your attention and consideration of these written comments is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.

Principal

Copy: Client