

March 23, 2023

Abby Watts
Project Manager, Comprehensive Zoning Bylaw Review
Infrastructure, Development and Enterprise Services
Planning and Building Services
Guelph City Hall
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Watts:

**RE: 1563-1579 Gordon St, 42 & 48 Lowes Rd and 164, 174, 182 Dawn Ave, City of Guelph
City of Guelph Comprehensive Zoning By-law Review
OUR FILE Y509BQ**

MHBC, on behalf of our client Reid's Heritage Homes, is pleased to submit this letter with respect to the City of Guelph's Comprehensive Zoning By-law Review. Our client is the owner of lands municipally addressed as 1563, 1567, 1573 and 1579 Gordon Street, 42 and 48 Lowes Road and 164, 174 and 182 Dawn Avenue in the City of Guelph ('subject lands').

The subject lands are located in the southerly portion of the City of Guelph, to the north of the Clairfields Drive and Gordon Street intersection. The subject lands are comprised of nine parcels of land with a combined area of approximately 2.21 ha with approximately 92 metres of frontage on Dawn Avenue, 54 metres of frontage on Lowes Road and 74 metres of frontage on Gordon Street. The current use of the subject lands is low density residential, with each of the nine parcels containing a single detached dwelling.

A Zoning By-law Amendment application was submitted for the subject lands on April 8, 2022 (City File Number OZS22-006). The application is requesting permissions to redevelop the site with a mix of single detached and stacked townhouse units. A public meeting was held for this development application on July 13, 2022 and we are currently working with City Staff through the review of the application. The Zoning By-law Amendment application seeks to rezone the lands into two categories, as follows:

- To change the 'R.1B' zone to 'R.1D' for the single detached dwelling component. No site specific provisions are requested.

- To change the 'R.1B' zone to 'R.3A' with site specific provisions for the stacked townhouse component.

MHBC has reviewed the City's Draft Zoning By-law and mapping, released to the public on July 13, 2022. We note the proposed zone for majority of the subject lands is **RM.6 (PA) (H13) – Medium Density Residential 6, Parking Area, Holding 13**. The portion of the subject lands with frontage on Dawn Avenue is zoned **RL.1- Low Density Residential 1**.

The RM.6 zone permits residential uses including mid-rise apartments up to 6 storeys and cluster townhouses, back-to-back townhouses, stacked townhouses and stacked back-to-back townhouses to a maximum of 4-storeys. The PA suffix indicates that the site falls within the City's "Parking Area", which applies maximum parking rates for stacked townhouses. The H13 suffix is intended to ensure that adequate municipal services are available prior to development on site. Prior to removal of the H symbol, a municipal services review is required to be completed to the satisfaction of the City.

The RL.1 zone permits residential uses including single detached dwellings, semi-detached dwellings and duplex dwellings, as well as small apartment buildings and on-street townhouses.

The staff report dated November 8, 2021 states that the CDA suffix is to apply to sites subject to current development applications and that zoning categories are not assigned to these lands. We respectfully request that, the CDA suffix be applied to the subject lands to reflect the active Zoning By-law Amendment application, in process. Through that process, the appropriate zoning for the subject lands, including necessary site specific regulations, will be determined.

Further, through the development application process, a Functional Servicing Report has been prepared which demonstrates that the subject lands can be adequately serviced. Therefore, with the addition of the CDA suffix, in our view the H symbol is not required to be applied to the subject lands

In the event that the Zoning By-law Amendment for the subject lands is approved in advance of Council's consideration of the Comprehensive Zoning By-law, we respectfully request that zoning of the subject lands in the Comprehensive Zoning By-law be revised to reflect the approved zoning of the subject lands, including site specific provisions.

We also request to be added to the City's circulation list with regard to the Comprehensive Zoning By-law review. We look forward to continuing to work with City staff in connection with these lands.

Yours truly,

MHBC



Emily Elliott, BES, MCIP, RPP
Associate

cc. *Jeff Robinson*