



June 27, 2023

Tricia Givens, M.Sc.(Pl), MCIP, RPP
Director, Planning
County of Norfolk, Community Development Division
185 Robinson St.
Suite 200, Simcoe, Ontario, N3Y 5L6

**RE: DELHI GOLF AND COUNTRY CLUB, NORFOLK COUNTY (FILE NO. OPNPL2023036)
REVISED DEVELOPMENT PLAN**

Dear Ms. Givens,

BA Group is retained by Delhi Development Inc. to provide transportation advisory services for the proposed residential subdivision located on the Delhi Golf and Country Club lands in Norfolk County.

An application was initially submitted in February 2023 for a total of 514 residential units and 150 retirement units. The application was accompanied by a Transportation Impact Study prepared by BA Group, dated February 2023.

A revised application was subsequently submitted in March 2023 for a total of 724 residential units and 150 retirement units (herein referred to as the March submission). The revised application was accompanied by an updated Transportation Impact Study prepared by BA Group, dated March 2023 (herein referred to as the March TIS).

The March TIS concluded that the traffic projected to be generated by the proposed development could be accommodated by the surrounding road network. The proposal included the signalization of the James Street (Highway 3) / Tisdale Drive intersection to accommodate the projected traffic volumes entering and exiting the site via Tisdale Drive.

Comments have recently been received from Norfolk County, which include comments on the abovementioned March TIS. At the time of writing this letter, formal comments have not been received from MTO.

Subsequent to the above, a revised plan has been prepared for a total of 674 residential units and 150 retirement units, which represents an overall reduction of 50 residential units compared with the March submission. Specifically, the revised plan includes

- An additional 6 detached dwellings and an additional 7 street townhouses in the south section of the site proposed to be serviced by Tisdale Drive;
- No change to the number of detached dwellings in the central section of the site proposed to be serviced by Street A, albeit these units are now proposed within a condo block; and
- A reduction of 63 condo townhouses in the condo block in the north section of the site proposed to be accessed via Wilson Avenue.

The revised plan is attached in **Appendix A**.

Given the decrease in residential units, the overall vehicle trip generation associated with the revised proposal would reduce and therefore the future traffic operations can be expected to generally improve compared with the results discussed in the March TIS. As a result of the increased number of units in the south section of the site, there will be a minor increase to the projected vehicle trips entering and exiting via the site Tisdale Drive (in the order of 10-15 two-way peak hour vehicle trips). Based on the peak hour operations results for the James Street (Highway 3) / Tisdale Drive intersection outlined in the March TIS, it is expected that this minor increase could be accommodated under the proposed signalized configuration, particularly noting that the through volumes on James Street (Highway 3) will be reduced as a result of the overall vehicle trip reduction.

An updated Transportation Impact Study is currently being prepared in response to the revised plan, which will formally update the traffic analysis, as well as other transportation considerations in the study such as the concept road plan, functional plan and on-street parking plan. The revised study will also include responses to the abovementioned comments received from Norfolk County.

I trust this is satisfactory. Notwithstanding, should you have any questions, please contact the undersigned.

Sincerely,

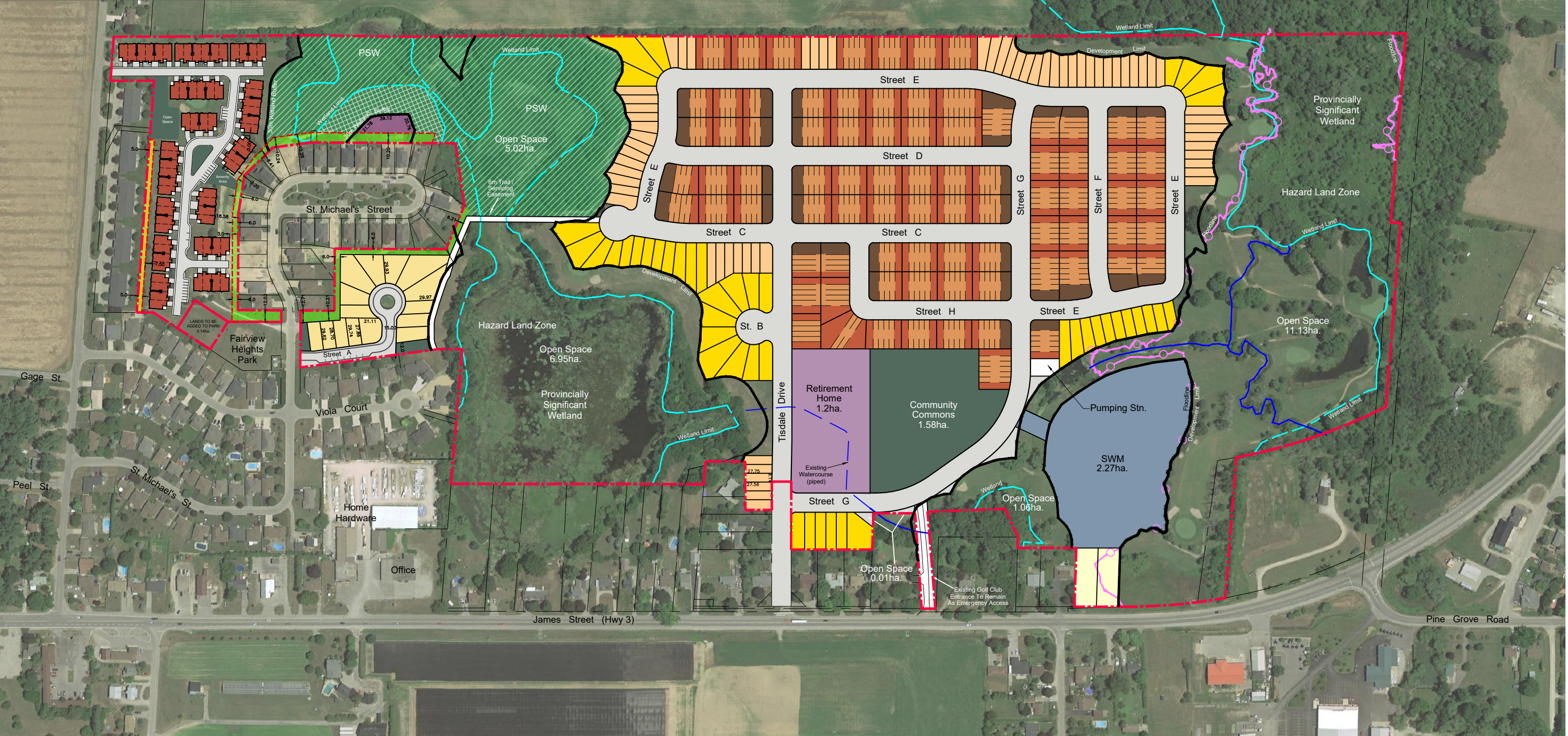
BA Consulting Group Ltd.

A handwritten signature in black ink, appearing to read "L. Richardson".

Luke J. Richardson, P.Eng.
Associate

Appendix A: Revised Plan

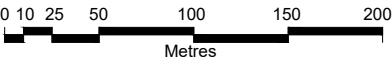
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Delhi Development Inc.
DEVELOPMENT CONCEPT
Delhi Golf & Country Club

Site Area: 55.32ha. (136.7ac.)
Developable Area: 29.73ha. (73.4ac)
No. of Lots / Units: 824

- 30' Townhouses (66)
- 18' Street Townhouses (318)
- 20' Street Townhouses (132)
- 22' Street Townhouses (32)
- 30' Lots (63)

36' Lots (46)44' Lots (15)60' Lots (2)Retirement Home (150)

NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site and is subject to municipal planning approvals.

Scale 1:4,000 | May 29, 2023 | Project No.: 21208 | Drawn By: SL/MN



GSP
group



SHAPING GREAT COMMUNITIES

June 27, 2023

File No. 21208

Sent via email to:

Ms. Tricia Givens
Director of Planning
Community Development Division
County of Norfolk
185 Robinson Street Suite 200
Simcoe, ON N3Y 5L6

Dear Ms. Givens:

**Re: Delhi Golf Club Lands Redevelopment – Revised Proposal Submission
Development Application OPNPL2023036/ZNPL2023037/28DPL2023069/28TPL2023070**

On behalf of Delhi Development Inc., and further to the submission of the revised plan for the Delhi Golf and County Club lands (dated May 29, 2023) and accompanying letter submitted on June 1, 2023, we are pleased to submit this package of additional technical information regarding the revised proposal.

The following documents have been prepared:

- Revised Draft Plan of Subdivision, prepared by GSP Group
- Planning Justification Addendum Letter, prepared by GSP Group
- Traffic Impact Addendum Letter, prepared by BA Group
- Servicing Strategy Addendum Letter, prepared by T.Y Lin International
- Functional Servicing and Stormwater Management Addendum Letter, prepared by R.J. Burnside
- Environmental Impact Addendum Letter, prepared by Beacon Environmental
- Environmental Noise Addendum Letter, prepared by Jade Acoustics
- Technical Reports Addendum Letter, prepared by WSP Golder
- Economic Benefits Addendum Letter, prepared by Altus Group

We trust this information is sufficient to continue the review of the development applications. Please do not hesitate to contact us if you have any questions or would like further clarification.

Sincerely,
GSP Group Inc.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca



Hugh Handy, MCIP, RPP
Vice President



Evan Wittmann, MCIP, RPP
Planner

Encl.

Cc: Brandon Sloan, County of Norfolk
Lindsay King, County of Norfolk
Client

June 27, 2023

PROJECT NUMBER 10478

Tricia Givens, M.Sc., MCEP, RPP
Director, Planning Community Development Division
185 Robinson St.
Suite 200, Simcoe, Ontario
N3Y 5L6

**Re: Delhi Golf and Country Club Redevelopment
Impacts on Revised Development Concept on Delhi Servicing Technical Memorandum**

TYLin International Canada Inc. (TYLin) was retained by Delhi Redevelopment Inc. c/o Geranium ('owners', 'owner') to review the anticipated servicing requirements for the proposed redevelopment of the Delhi Golf & Country Club lands. The resulting Delhi Golf and Country Club Redevelopment Servicing Study Technical Memorandum set out the anticipated water and wastewater servicing option for a proposed 874 units in March 2023.

Following the submission of the March 2023 Servicing Study Technical Memorandum a reduction of 50 units has been proposed for the Delhi Golf & Country Club redevelopment. A reduction of water demand and wastewater flows would be the result of removing 50 units from the proposed redevelopment. The new wastewater average day flow and water maximum day demand, and its respective reduction of flows can be noted in Table 1 below.

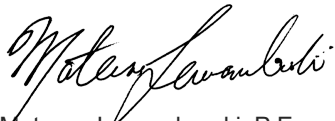
Table 1: Variation in Flows

Criteria	Flow (874 Units)	Flow (824 Units)	Reduction in Flows
Average day flow (wastewater)	545 m ³ /d	512 m ³ /d	33 m ³ /d
Maximum day demand (water)	1,267 m ³ /d	1,189 m ³ /d	78 m ³ /d

Overall, the conclusions and recommendations put forth in the Delhi Golf and Country Club Redevelopment Servicing Study Technical Memorandum (TYLin, 2023) would not substantially change and provide similar recommendations based on the proposed water and wastewater servicing design.

Sincerely,

T.Y. LIN INTERNATIONAL COMPANY



Mateusz Lewandowski, P.Eng.
Project Manager
mateusz.lewandowski@tylin.com



SHAPING GREAT COMMUNITIES

June 27, 2023

File No. 21208

Sent via email to:

Ms. Tricia Givens
Director Planning
Community Development Division
County of Norfolk
185 Robinson Street Suite 200
Simcoe, ON N3Y 5L6

Dear Ms. Givens:

**Re: Delhi Golf Club Lands Redevelopment – Revised Proposal Planning Justification
Development Application OPNPL2023036/ZNPL2023037/28DPL2023069/28TPL2023070**

On behalf of Delhi Development Inc., and further to the letter submitted on June 1, 2023, that outlined the revisions to the proposed development (revised plan dated May 29, 2023) of the Delhi Golf and County Club lands (the "Subject Site"), we are submitting this letter to provide additional planning justification for the revisions.

The revisions to the plan ("Revised Proposal") are in response to community input received during the Community Information Meeting in March 2023. The revisions reflect discussions with the neighbouring residents between March and June 2023, with the primary revisions being made to the north part of the plan in the condominium townhouse block (Block 195 on the Draft Plan of Subdivision) and in the area of proposed Street A (Block 194 of the Draft Plan of Subdivision). Minor revisions have also been made in the vicinity of 18 Tisdale Drive and the Community Commons in the southern part of the plan. As indicated in the following sections, the Revised Proposal continues to be consistent with the Provincial Policy Statement and policies of the Norfolk County Official Plan, as the revisions are primarily design related.

North Condominium Townhome Block (Block 195)

Revisions:

- Replacement of 18' (5.5 m) condominium townhomes with 30' (9.1 m) bungalow townhomes and bungalow-with-loft townhomes, resulting in a decrease in unit count from 129 to 66 for this area;

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- Delineation of a 16.5' (5 m) buffer block proposed to be conveyed to the owners of 74 Wilson Avenue Townhomes (Norfolk Condominium Corporation No. 14) to increase the separation distance between the existing and proposed townhomes. This buffer block is 0.22 acres (0.09 ha) in area.
- The layout of the proposed condominium block has been revised to recognize the new buffer areas and reduce the number of units.

Response:

The existing built form along Wilson Avenue, the property adjacent the northern condominium block of the Subject Site, are bungalow townhomes. By revising the proposed built form in this area to larger, bungalow townhomes from the previous two-storey iteration, a more complimentary built form condition will be present. Additionally, the buffer space provides an increased distance between the buildings to enhance privacy.

The revised layout of the condominium block maintains the functionality of the street system and parking areas, and continues to provide open amenity areas for the future residents. This reconfigured layout also maximizes the preservation of existing trees and maintain the functionality of existing drainage features.

Expansion of Fairview Heights Park

Revisions:

- Delineation of a 0.34 acre (0.14 ha) block for conveyance to the County to provide for an expansion to the existing Fairview Heights Park adjacent to the homes on Viola Court; this block replaces six 18' (5.5 m) townhomes previously proposed in this part of the plan.

Response:

The removal of units to increase the area of the Fairview Heights Park provides additional park space to the surrounding area, including the future residents of the area.

St. Michael's Street/Street "A" (Block 194)

Revisions:

- A buffer area, varying in depth from 10.5' to 39.3' (3.2 to 12 m), has been delineated at the rear of homes on St. Michael's Street and is proposed to be conveyed to the St. Michael's Street Condo Corporation (Norfolk Vacant Land Condominium Corporation No. 24). The buffer area encircles the St. Michael's Street enclave and is 1.28 acres (0.52 ha) in area.

- A section of open space east of the homes on St. Michael's Street, near the wetlands, is proposed to be conveyed to the St. Michael's Condo Corporation (Norfolk Vacant Land Condominium Corporation No. 24). This block is 0.22 acres (0.09 ha) in area.
- Street A is now designed as with a 49' (15 m) right of way and is proposed as a condominium street, like St. Michael's Street. The proposed homes on Street A will be bungalow and bungalow lofts on lots with frontages of 44' (13.4 m).

Response:

Several of the existing houses along St. Michael's Street have limited rear yards. The addition of a buffer area around these houses will provide a distance between the houses that is more consistent with typical setbacks in urban areas. As with the existing townhomes on Wilson Avenue, the existing houses on St. Michael's Street are bungalows. The Proposed Revisions for Street A include the built form now being bungalows, in keeping with the character of the existing St. Michael's Street development. Overall, the revisions in this area will result in Street A and St. Michael's Street being consistent in design.

Community Commons

Revisions:

- The proposed Community Commons has been reduced by approximately 0.32 acres (0.13 ha), less than the proposed 0.35 acre (0.14 ha) expansion to Fairview Heights Park, and replaced with seven 18'/20' (5.5/6 m) townhomes.
- The addition of six 30' (9.1 m) lots for single detached homes fronting onto Tisdale Drive, which address property encroachments associated with the property at 18 Tisdale Drive.

Response:

Although the Community Commons is being slightly reduced in area, the overall provision of park space through the Proposed Revisions is slightly increased. The Fairview Heights Park area will increase by 0.14 ha, which is more than the decrease of 0.13 ha of the Community Commons. The reduced area of the Community Commons is to provide one additional block of townhomes. With the removal of several units from the northern area of the Site, the Revised Proposal reduces the number of dwelling units overall from 874 to 824. The Community Commons can continue to function as a neighbourhood park, available to both current and future residents, while an appropriate amount of housing can be delivered.

Conclusion

The Revised Proposal continues to be consistent with the Provincial Policy Statement and policies of the Norfolk County Official Plan, as the revisions are primarily design related. The Revised Proposal demonstrates the integration and addressing of neighbourhood concerns and provides an enhanced plan that efficiently utilizes the Subject Site.

Please do not hesitate to contact us if you have any questions or would like further clarification.

Sincerely,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Vice President



Evan Wittmann, MCIP, RPP
Planner

Encl.

Cc: Brandon Sloan, County of Norfolk
Lindsay King, County of Norfolk
Client



June 26, 2023

Via: Email

Tricia Givens, M.Sc. (PI), MCIP, RPP
Director, Planning
Norfolk County
185 Robinson St., Suite 200
Simcoe ON N3Y 5L6

Dear Tricia:

**Re: Delhi Golf Course - Updated Development Plan
FSR and SWM Report Update
Project No.: 300053741.0000**

R.J. Burnside & Associates Limited (Burnside) has been retained by Delhi Development Inc. c/o Geranium to prepare a Functional Servicing Report (FSR) and Stormwater Management (SWM) Report. These reports were submitted to the County of Norfolk in March 2023. Since the initial submission, the plan has been adjusted as per ongoing studies and discussions with neighbouring residents. The number of lots and dwellings have been adjusted as per the Development Concept dated May 29, 2023 (see Appendix A). The initial and updated lot numbers are summarized in Table 1 below.

Table 1: Development Plan Unit Count

	March 2023 Development Plan	May 2023 Development Plan
Single-Family Detached Homes	120	126
Street Townhouses	475	482
Townhouse Block Units	129	66
Retirement Units	150	150
Total Units	874	824

The updated Development Plan reduces the total number of units by 50. The Site can be described in two parts: as the North Site and South Site. The adjustments in the May 2023 update to the plan are largely focused on the North Site, where the total number of units in the townhouse block have been reduced by 63 to a current total of 66 units and the 'Street A' portion of the development adjusted to a private road and condominium, sharing similarities with the existing and adjacent condominium block.

The focus of the work done by Burnside in the initial submission was to present a servicing approach for the subject property with focus on sanitary, stormwater, and water services and present technical information to support the recommendations made within the reports. The proposed adjustments in the May 2023 Development Plan do not have an impact on the general servicing approach. The demand for individual services is either reduced, or has a negligible impact, and is summarized below.

1.0 Sanitary Servicing

Sanitary servicing for the South Site is proposed via a new pumping station. The North Site will connect into the existing St. Michael's pumping station. Sanitary servicing flows for the initial and updated Development Plan are found below in Table 2.

Table 2: Peak Sanitary Flows

	March 2023 Development Plan	May 2023 Development Plan
North Site Peak Sanitary Flows	6.28 L/s	4.19 L/s
South Site Peak Sanitary Flows	26.78 L/s	27.55 L/s

The peak flow conditions for the sanitary sewers on the subject site have changed slightly but does not impact the servicing approach. The reduction in units on the North Site reduces the proposed loading on St. Michael Street's pumping station, while the increase in flows to the proposed pumping station on the South Site has minimal impact. These sanitary flow numbers will be confirmed in our formal response to County and other agency comments.

2.0 Watermain

Changes in water servicing have a similar result as the sanitary servicing discussed above. Fewer units in the North Site reduces the demand on that section of the system, while more units in the South Site increases demand for the proposed looping through to James Street. Since the servicing approach for water is all one system, and the updated Development Plan has no impact on fire flows, the proposed water servicing approach remains unchanged. Water demand calculations will be confirmed in our formal response to County and other agency comments.

3.0 Stormwater Management

The Stormwater Management approach generally remains unchanged with the May 2023 Development Plan. The reduction in units in the North Condominium Block will require a smaller volume of stormwater storage because of the increased park and landscaped space. Stormwater quality requirements will remain the same.

The stormwater approach for 'Street A' also remains the same, where quality control will be applied at-source, and quantity control will be at the downstream stormwater management facility.

The increased number of lots in the South Site will have a minimal impact on the overall site imperviousness. This increase will result in a minimal increase in storage requirements within the SWM Facility. It is expected that the current SWM facility design has enough excess capacity to accommodate this minor increase.

4.0 Closure

The updates to the Development Plan will have an improved or negligible impact on the proposed servicing solutions explored in our FSR and SWM report, submitted in March 2023. Burnside will work to assemble a formal response to County and other agency comments that incorporate the details of this letter. Should you have any questions regarding the proposed servicing for this site, please contact the undersigned.

Yours truly,

R.J. Burnside & Associates Limited



Frank Goulding, P. Eng.,
Project Manager
FG:cvh

Enclosure: Appendix A - 2023 05 29 Development Plan

cc: Andrea Kelly, Geranium (enc.) (Via: Email)
Theyonass Manoharan, Geranium (enc.) (Via: Email)

Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of R.J. Burnside & Associates Limited.



BURNSIDE

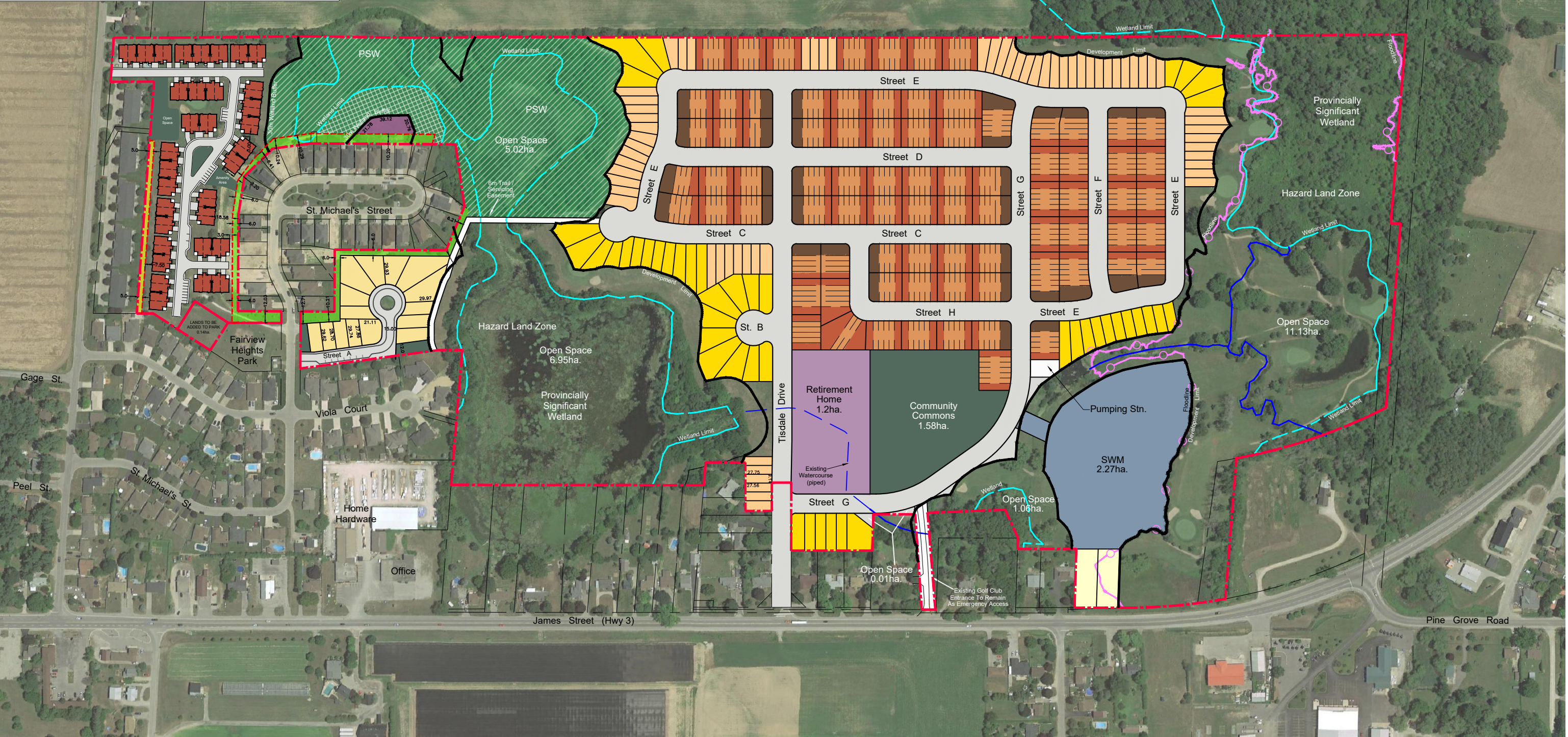
[THE DIFFERENCE IS OUR PEOPLE]



Appendix A

2023 05 29 Development Plan

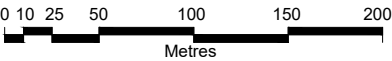
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Delhi Development Inc.
DEVELOPMENT CONCEPT
Delhi Golf & Country Club

Site Area: 55.32ha. (136.7ac.)
Developable Area: 29.73ha. (73.4ac)
No. of Lots / Units: 824

- 30' Townhouses (66)
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- 36' Lots (46)
- 44' Lots (15)
- 60' Lots (2)
- Retirement Home (150)



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site and is subject to municipal planning approvals.

Scale 1:4,000 | May 29, 2023 | Project No.: 21208 | Drawn By: SL/MN



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June 27, 2023

Memorandum to: Cheryl Shindruk, Executive Vice President
Geranium

From: Diana Petramala, MA, Director
Altus Group Economic Consulting

**Subject: Economic Impact of Revised Development Plan dated May 29, 2023, Delhi Golf
and Country Club Redevelopment**

Our File: P- 6700

Altus Group, Economic Consulting, produced an analysis on the economic impact of the redevelopment in March 2023. The report estimated the impact the development would have on municipal revenue (property taxes and development charges) and economic activity in the Delhi community, including increased retail spending, population and labour force. These estimates were based on a unit count of 874.

Based on discussions with the existing community, the development concept was revised to 824 units. While all economic variables would be lower, the impact of this change will not be significant. For example, the March 2023 report estimated that development charges for the 874 units would total \$13.9 million. A preliminary estimate would suggest that reducing the unit count to 824 would reduce development charges paid by the development to \$12.9 million.

The economic impact would be reduced by a similar amount.

Altus Economic Consulting will commit to producing an updated economic benefit report prior to final approval.

Sincerely,



Diana Petramala

Director, Economic Consulting

Altus Expert Services, Altus Group

Memorandum

To: Tricia Givens, Director of Planning at Norfolk County

From: Chana Steinberg and Kristi Quinn, Beacon Environmental Limited

Date: June 28, 2023

Ref: 221361

**Re: Delhi Golf and Country Club - Environmental Impact Study – Progress Statement
Delhi, Ontario, Norfolk County**

Beacon Environmental Limited (Beacon) was retained by Delhi Development Inc. and prepared an Environmental Impact Study (EIS) for the proposed re-development of the Delhi Golf and Country Club in Delhi, Ontario, Norfolk County. The collective golf course lands will be referred to as the subject property throughout this memorandum. The first EIS iteration was completed and dated March 2023.

The project team received comments from the Development Engineering department of Norfolk County, dated May 30, 2023 in relation to the EIS. A comment matrix has been provided by the client and populated with interim responses. A consolidated response will be formally provided to the County in due course.

The purpose of this memorandum is to confirm that the EIS is being updated to reflect changes to the Draft Plan (May 29, 2023), the results of additional fieldwork as a result of comments received since the March submission and a response to the County and First Nation comments. The updated EIS will include an expanded field program that is currently underway in response to correspondence provided by Six Nations of the Grand River, as well as comments provided by the County. Additional field tasks including a snake habitat assessment, owl surveys, turtle basking surveys and an acoustic monitoring study for the potential presence of endangered bat species.

We note that correspondence from the Ministry of the Environment Conservation and Parks (MECP) remains outstanding in response to an Information Gathering Form (IGF) that was submitted, with the intent of ensuring the application continues in conformity with the Endangered Species Act (ESA). The project team is also awaiting a meeting with the MECP to discuss the IGF and next steps. It is possible that additional fieldwork will be requested by the MECP.

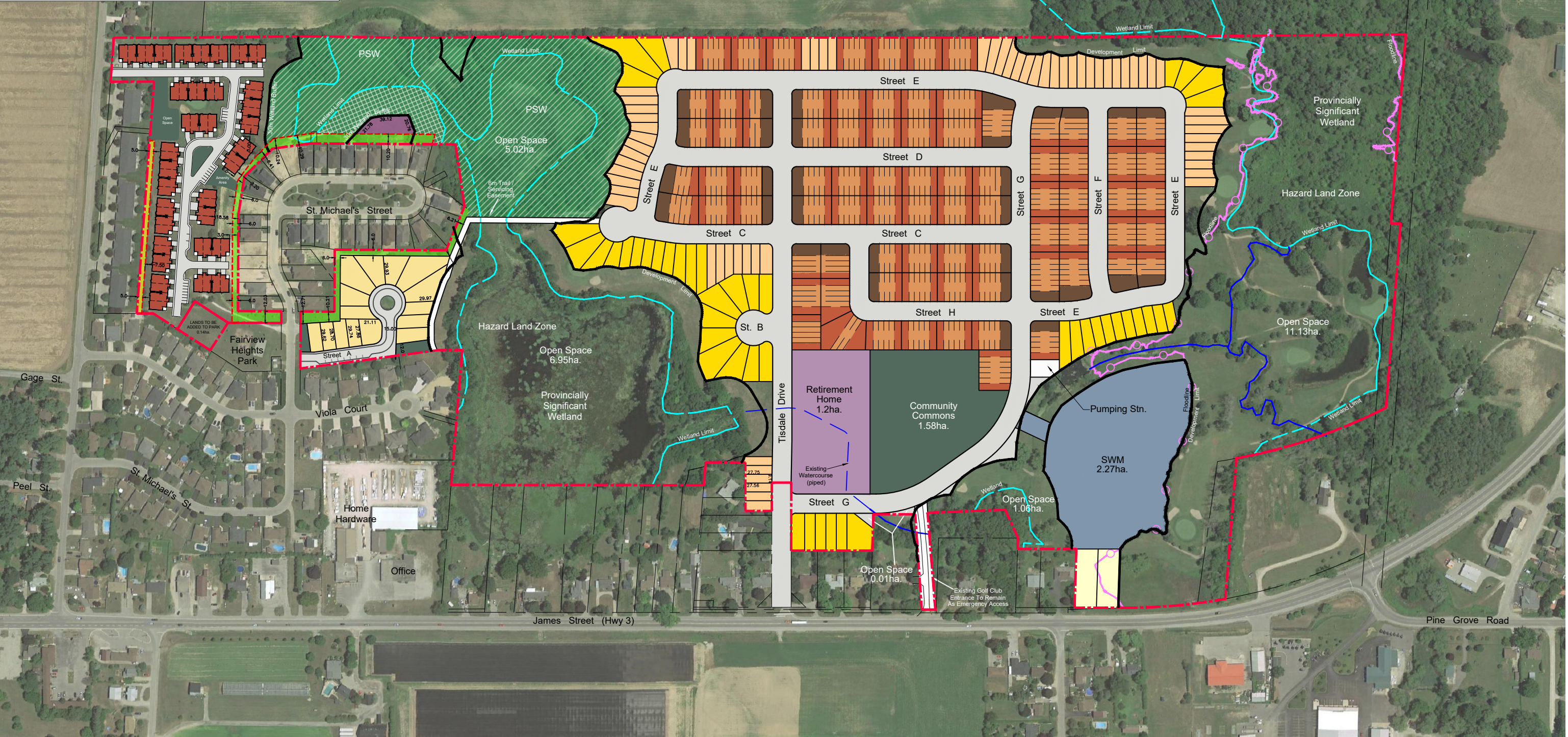
Minor revisions to the Draft Plan have been made which will be reflected in the updated EIS that will be provided as soon as it is completed. As part of these revisions, lands are proposed as a conveyance to existing residents on St. Michael's Street and the existing Wilson Avenue Condo Corporation extending rear yard property boundaries. Works are underway to address the mitigation, compensation

and restoration required in order to address the site alteration proposed in the Provincially Significant Wetland and associated buffer in the northern portion of the property to facilitate the land transfer. The updated EIS will also incorporate the most current information available from other members of the consulting team (i.e. servicing, grading and hydrogeology).

Upon completion of the noted tasks, a revised EIS will be completed for submission.

We believe that the County's technical review of the proposed redevelopment, including ecological impacts, can continue with an understanding of the matters raised above and our commitment to ongoing discussions with the County's technical team.

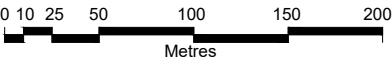
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