

Attachment-13 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning		√	Site Plan Approval Required; Subject to conditions in Attachment-3
Engineering*		√	Site Plan Approval Required; Subject to conditions in Attachment-3
Parks Planning*		√	Subject to conditions in Attachment-3
Environmental Planning*		√	Subject to conditions in Attachment-3
Urban Design*		√	Subject to conditions in Attachment-3
Grand River Conservation Authority*		√	Subject to conditions in Attachment-3
Ministry of Transportation*		√	Subject to conditions in Attachment-3
Upper Grand District School Board		√	Subject to conditions in Attachment-3
Guelph Hydro/Alectra		√	Subject to conditions in Attachment-3
County of Wellington	√		
Union Gas	√		

*Letters attached.

Attachment-13 Departmental and Agency Comments (continued)



MEMO

FILE: 16.13.020

TO: Lindsay Sulatycki, Senior Development Planner
FROM: Engineering
DEPARTMENT: Infrastructure Development and Environmental Engineering
DATE: Oct 20, 2020
SUBJECT: 816 Woolwich St- Zoning By-law Amendment
2nd submission

The application intends to change the zoning from the "Specialized Highway Service Commercial" (SC.2-3) Zone to a "Specialized Community Shopping Centre" (CC-xx) Zone to permit the development of 200 stacked townhouse units, a five storey apartment building containing 48 units, a commercial building and maintain the existing Curling Club.

The comments below are based on the review of the following plans & reports:

- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc.; Revised March 26, 2020.
- Existing Conditions Plan, prepared by MTE Consultants Inc.; Revised March 26, 2020.
- Conceptual Site Grading Plan, prepared by MTE Consultants Inc.; Revised March 26, 2020.
- Conceptual Site Servicing plan, prepared by MTE Consultants Inc.; Revised March 26, 2020.
- Transportation Impact Study, prepared by Paradigm Ltd. November 2018
- Phase 1 ESA, Prepared by Chung & Vander Doelen Engineering Ltd. October 2017.

2. Traffic Study, Access, Parking and Transportation Demand Management:

The following are transportation comments with regard to the "816 Woolwich Street (Highway 6) Transportation Impact Study," prepared by Paradigm Transportation Solutions Limited in November 2018.

In order to reach the minimum Decision Sight Distance and have a shorter northbound left-turn lane at the proposed driveway, the consultant made a recommendation to reduce the posted speed from 70 km/hour to 50 km/hour on Woolwich Street. We do not support such a recommendation because lowering post speed is an ineffective way to slow down the traffic in this area.

However, we agree with MTO's suggestion that the design of the northbound left-turn lane can follow the standards outlined in the TAC manual. By doing so, the desirable length of the left-turn lane is likely to be achieved with a back-to-back left-turn lane between the proposed driveway and the entrance to Canadian Tire.

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In conjunction with the northbound left-turn lane design, the consultant should consider a southbound right-turn taper at the proposed driveway for the deceleration purpose.

Staff will continue to work with the developer and MTO and assess this further at the site plan application stage.

3. Municipal Services:

Sanitary Sewer Wastewater Collection System

Sufficient (and adequate) capacity is available in the City's existing sanitary sewers adjacent to and downstream of the Site. According to the City's sanitary sewer wastewater collection system model, we confirm that the existing sanitary sewer can accommodate the additional sanitary flows in our system. The proposed development would have no significant adverse impact to the City's downstream sanitary sewers.

Water Supply and Distribution System

Sufficient (and adequate) capacity is available of the City's existing water supply and distribution system. Further, there is sufficient water main pressures in our system to accommodate the proposed development (and no water capacity constraints), which can be expected for most scenarios according to the City's water system model.

However, there is potential for marginal water supply pressures in proposed development under certain conditions such as peak hour demand scenario at locations with an elevation greater than 362 m height above mean sea level (AMSL) and average day demand scenario at locations with an elevation greater than 356 m height AMSL in the existing water system. Water pressure in the water mains in vicinity of proposed development under certain conditions such as peak hour demand scenario at locations with elevation at 362 m height above mean sea level (AMSL) could range from 38.0 to 42.0 psi (40 psi +/- 2.0 psi) and average day demand scenario at locations with elevation at 356 m height AMSL could range from 47.5 to 52.5 psi (50 psi +/- 2.5 psi) in the existing water system.

The referenced development would have no significant adverse impact on the City's water supply and distribution system.

Minimum water service size should be 25 mm for residential, and all other services sized appropriately for demand based on potentially low pressures.

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3. Storm Water Management & Servicing:

The proposed infiltration galleries are significant components of this development, though we agree with the general approach and approve the concept. However, the infiltration galleries will be further reviewed during the detailed design stage with the associated inverts.

Please note that infiltration of dirty water is not permitted. During site plan, the consultant will have to ensure only clean water is infiltrated. Infiltration will be further assessed during the site plan application.

Prior to site plan approval the detailed stormwater management report shall be provided to the MTO for approval.

Stormwater management will be further examined during the site plan application.

4. Environmental:

COMMENTS:

- The historical (before 1930) and existing use of the Site (since 1975), with the exception of existing building and parking lot (commercial use since 2000), appear to be predominantly parkland (sports fields) and vacant or agricultural. Based on the Planning Justification Report, it appears that the existing commercial building appears to retain its usage, and the rest of the Site would have either residential or commercial use. Since the Site uses remains either the same (parkland to residential) or commercial (less sensitive use), the RSC filing is not mandatory for the Site development.
- Based on the findings of the Phase I ESA report dated October 2017 and prepared by Chung & Vander Doelen Engineering Ltd (none of the PCAs were deemed APECs and no further investigation was required), it appears that no actual or potential environmental concerns or risks were associated with the historical or current on-site activities or any off-site impacts.

Please note that staff's review pertains to whether the report was conducted in a manner consistent with the Act (e.g. EPA), the Regulations/Standard (e.g. O. Reg. 154/03, as amended; CSA etc.), and/or associated guidance documents. Although majority of the information included in the reports were looked at during the review process, the City Staff does not independently verify information and data, the quality of which are solely the responsibility of the QP who prepared the report.

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Staff Recommendation

Engineering has reviewed the above-noted reports and plans and support the zone change application.

The following conditions are provided as information to Council and will be imposed through site plan approval unless noted otherwise.

1. That the Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. The Owner acknowledges and agrees that ensuring the suitability of the land from an environmental engineering perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.
3. Prior to site plan approval and prior to any construction or grading on the lands, the Owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:
 - i. a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the Site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
 - ii. Noise Report shall be submitted and shall be completed in accordance with the City's noise guidelines.
 - iii. a grading, drainage and servicing plan prepared by a Professional Engineer for the Site;
 - iv. a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction;
 - v. a construction traffic access and control plan for all phases of servicing and building construction;

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vi. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.

4. The Owner shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies and reports outlined in subsections 4 i) to 4 vi) inclusive.
5. The Owner shall obtain a site alteration permit in accordance with City By-law (2016)-20097 to the satisfaction of the General Manager/City Engineer if grading or earthworks is to occur prior to site plan approval.
6. Prior to any construction or grading on the lands, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore, the Owner shall provide a qualified environmental inspector, satisfactory to the General Manager/City Engineer, to inspect the Site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
7. The Owner shall stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches).
8. The Owner shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan be borne by the Owner.
9. The Owner shall pay to the City the actual cost of the construction of the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cut and/or curb fill.
10. The Owner shall pay to the City the actual cost of construction of municipal services within the City's right-of-way including such items as sanitary, water and storm laterals, driveways, curb cuts and/or curb fills, sidewalk. Prior to approval of the plans,

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the Owner shall pay to the City the estimated cost of the construction of municipal services as determined by the General Manager/City Engineer.

11. The Owner agrees, prior to final site plan approval, to grant any necessary servicing easements in favour of the adjacent lands currently using or draining into the existing watermain, sanitary and storm sewer.
12. The Owner acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the General Manager/City Engineer.
13. The Owner shall ensure that any private water supply wells, boreholes, monitoring wells and septic systems are decommissioned in accordance with O. Reg. 903.
14. The Owner shall confirm that the basements will have a minimum 0.5 metre separation from the seasonal high groundwater elevation in accordance with Development Engineering Manual.
15. The Owner shall construct the new buildings at such an elevation that the lowest level of the buildings can be serviced with a gravity connection to the sanitary sewer.
16. The Owner shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable Zoning By-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
17. The Owner shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.
18. The Owner shall enter into an agreement with the City, to be registered on title, satisfactory to the City Solicitor which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
19. The Owner shall obtain approval of the General Manager/City Engineer with respect to the availability of adequate water supply and sewage treatment capacity.

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20. The Owner shall submit a Noise impact study report in accordance with Guelph Noise Control Guidelines to the satisfaction of the General Manager /City Engineer.
21. The Owner shall service, grade, develop and maintain the Site in accordance with the plans that have been approved by the City through the site plan approval. The Owner shall have the Professional Engineer who designed the servicing certify to the City that they supervised the construction of the servicing and that the as-built servicing is functioning properly as designed. The Owner shall have the Professional Engineer who designed the site grading and drainage submit an as-built grading and drainage plan to the City.
22. The Owner shall place, or agree to place, the following notifications in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the agreement to be registered on title:
23. "Purchasers and/or tenants of all lots or units are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer."
- a. "Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Owner for the planting of trees on City boulevards in front of residential units does not obligate the City or guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling. The City shall not provide regular maintenance for trees planted on private property save and except any maintenance conducted pursuant to section 62 of the Municipal Act, 2001, c.25, as amended, and purchasers of all lots or units shall be obligated to maintain any tree on private property in accordance with and pursuant to the City of Guelph's Property Standards By-law (2000)-16454, as amended."
- b. "Purchasers and/or tenants of all lots or units, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic."
- c. "Purchasers and/or tenants of all lots or units are advised that on-street parking restrictions may apply to the street fronting their property."
24. The Owner shall provide the City with a drainage certificate from an Ontario Land Surveyor or a Professional Engineer certifying that the fine grading and sodding/vegetation of the Site is complete and that the elevation of the building foundation(s) and the grading of the Site is in conformity with the approved grading and drainage plan. Any variance from the approved plans has received the prior approval of the City Engineer.

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25. The Owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
 26. The Owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.
 27. The Owner to provide assurance of proper operation and maintenance of the Stormwater management facility, and oil-grit-separator (OGS) unit(s) through site plan agreement and condominium declaration.
 28. The Owner agrees to provide assurance of proper operation and maintenance of the infiltration galleries through site plan agreement and condominium declaration.
 29. The Owner agrees to maintain log for perpetual cleaning / maintenance of oil-grit-separator (OGS) unit(s), Stormwater management facility, and infiltration galleries and agrees to submit the maintenance log for audit purposes to the City and other agencies upon request through site plan agreement and condominium declaration.
 30. All applications for a building permit shall be accompanied by a plot plan that shows that the proposed building, grading and drainage are in conformance with the approved overall site drainage and grading plan.
 31. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare an on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner shall provide the City with cash or letter of credit security for the on-site engineering works in an amount satisfactory to the City. The Owner shall pay the engineering on-site works inspection fee to the satisfaction of the City.

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Attachment-13 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE September 22, 2020
TO **Lindsay Sulatycki**
FROM Jyoti Pathak
DIVISION Park Planning
DEPARTMENT Parks and Recreation
**SUBJECT 816 Woolwich Street (Guelph Curling Club)
Proposed Zoning By-Law Amendment File No. ZC1402**

Park Planning has reviewed the documents listed below in support of the Revised Zoning By-law Amendment as it pertains to 816 Woolwich Street:

1. Cover Letter - Revised Submission - April 2020
2. Conceptual Site Grading Plan - C2.1 - April 2020;
3. Conceptual Site Servicing Plan - C2.2 - April 2020;
4. Environmental Impact Study Addendum - April 2020;
5. Existing Conditions Plan - C1.1 - April 2020 Submission;
6. Functioning Services and Stormwater - Revised Submission April 2020;
7. HydroG Report - Revised April 2020;
8. MTE Response Letter - April 2020 Submission and,
9. Revised Concept Plan - April 2020.

Park Planning offers the following comments:

Zoning Bylaw Amendment:

Park Planning has no objection to the Zoning By-Law Amendment to rezone the subject site from the current "Specialized Highway Service Commercial" (SC.2-3) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone and a "Specialized Service Commercial Zone" (SC.1-?) to permit the development of 200 stacked townhouse units and a 5-storey apartment building with 48 dwelling units, a mixed-use building and maintain the existing Curling Club, subject to the requirements and conditions outlined below:

1. **Parkland Dedication:** The purpose of the Zoning By-law Amendment is to permit the development of 248 residential units on the subject lands, 3.916 ha (9.68 acres), at a density of 63.3 residential units per hectare.
 - Cash-in-lieu (CIL) of Parkland will be required for this development in accordance with the City of Guelph Parkland Dedication By-law (2019)-20366 s amended by the By-law (2019) 20380 or any successor thereof.
 - Section 18 of the bylaw states that where a mix of uses is proposed the rate that CIL is calculated is based on the rate that will result in the greatest total payment. In this case, Section 17c) will result in the greatest payment and will be applied to the entire site.
 - Section 17 (c) of the bylaw states the rate of CIL will be the greater of:
 - i. The equivalent of Market Value of 1 hectare per 500 dwelling units, but not exceed 30% of the total Market Value of land; or

- ii. 5% of the total Market Value of the Land.
 - For this development the 1 hectare per 500 dwelling unit rate will apply.
 - A narrative appraisal report of the subject property will be required to determine the CIL amount, prior to submission of any building permit applications, at least a month in advance. As per Section 21 of the By-law the appraisal is only considered valid for up to a period of one (1) year. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada. The property owner is responsible for the cost and to arrange for the appraisal.
2. **'City of Guelph' Gateway Feature:** The existing City Gateway Feature is located within the property limits of the subject lands and is proposed to be relocated and designed according to the Official Plan policy 8.4. The City and Owner/Developer will work together through the site plan approval process to determine an acceptable location for the gateway feature. City and the Owner would work out the details regarding the location, design, installation and maintenance of the new gateway feature
3. **Property Demarcation:** Under City's property Demarcation Policy, the Owner/ Developer is required to demarcate City Owned parcels. The site located southwest of the subject site is owned by the City of Guelph and would require a 1.5 m high black vinyl chain link fence as demarcation. The final type and configuration of the fencing and/or property markers can be further refined during the detailed design stage and shown on the site plan.

Conditions of Development:

Based on the information available, following conditions for Development approvals are recommended:

1. The Owner shall be responsible for the cost of design and development of the demarcation of lands owned by the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings and the administration of the construction contract up to the end of two-year warrantee period completed by a full member of Ontario Association of Landscape Architect (OALA) with seal for approval to the satisfaction of the Deputy CAO of Public Services. The Owner shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of installation of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services. The Owner shall be responsible for installing demarcation prior to registration of the Plan of Condominium.
2. The existing City Gateway Feature is located within the property limits of the subject lands and is proposed to be relocated. The City and Owner/Developer will work together through the site plan approval process to determine an acceptable location for the gateway feature. Details regarding the location, design, installation and maintenance of the new gateway feature shall be included in an Agreement between the City and Owner/Developer to the satisfaction of the City Solicitor if an acceptable location is agreed upon by both the Owner/Developer and the City.
3. If an acceptable location is agreed upon by both the Owner/Developer and the City, the Owner/Developer and City shall enter into an Agreement regarding an easement on the subject lands in favour of the City for access and maintenance to the gateway feature. The City would be looking to purchase an easement interest over the agreed

upon location, which would be obtained under separate process through Realty Services, by Agreement of Purchase and Sale, for fair market value.

4. The Owner shall provide Park Planning with a digital file in CAD format containing the as-built information of City Gateway Feature, grades/contours, landscaping etc. if City Gateway Feature is located on the subject lands.
5. The Owner shall pay cash in-lieu of parkland conveyance for the entire development according to City of Guelph By-law (2019)-20366 as amended by (2019)-20380 or any successor thereof, prior to issuance of any building permits.
6. Prior to submitting any building permit applications, the Owner shall provide to the Deputy CAO of Public Services a satisfactory narrative appraisal report prepared for The Corporation of the City of Guelph for the purposes of calculating the payment of cash-in-lieu of parkland dedication. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada and shall be subject to the review and approval of the Deputy CAO of Public Services.

Summary

The above comments represent Park & Open Space Planning's review of the documents and Reports submitted in support of the Zoning By-law Amendment. Based on the current information provided, Parks would support the proposed development subject to the above requirements.

Sincerely,

Jyoti Pathak, OALA, CSLA
Park Planner
Parks and Recreation, **Public Services**
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Attachment-13 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE June 12, 2020

TO **Lindsay Sulatycki, Senior Development Planner**

FROM April Nix, Environmental Planner
DIVISION Infrastructure, Development and Enterprise
DEPARTMENT Planning and Building Services

**SUBJECT 816 Woolwich Street – Proposed Zoning By-law Amendment
– File: OZS19-002 (previous file No. ZC1402)**

Proposal

The application proposes to rezone the property from the current Specialized SC.2-3 (Highway Service Commercial) Zone to Cluster Townhouse Zone (R.3A) and Service Commercial Zone (SC.1) with special provisions. The proposed development includes eleven stacked townhouse blocks comprising 195 +/- units, a retail/mixed use area, an office area, the existing Guelph Curling Club building, at-grade parking, and a driveway entrance off Woolwich Street.

Total area of the site is approximately 3.9 hectares.

Materials Reviewed

Staff have reviewed the resubmission for the above noted application including:

Revised Concept Plan, prepared by MHBC and dated March 2, 2020
EIS addendum, prepared by NRSI and dated April 2020
Revised Hydro G Report, prepared by MTE and dated March 23, 2020

Comments

EIS Addendum

1. Staff note that the submitted EIS addendum provides clarification regarding Common Hackberry (*Celtis occidentalis*) within the subject property, and notes that they are all planted specimens. Staff also note the NRSI's interpretation of policy 4.1.4.4.6 is incorrect in the EIS addendum, as this policy will be implemented through the City's Natural Heritage Action Plan, the City's locally significant species list is not revised on a site specific basis. A future process will consider records from EISs as part of a formal update process for the City's locally significant species list.

That said as the species are planted, policy 4.1.4.4.2 specifically clarifies that habitats for plant species will only be considered where the specimen is growing naturally in the wild and is not planted for horticultural, landscaping and agricultural purposes, so the information provided addresses the previous comment from staff.

2. Staff note that the EIS addendum in section 4.3.1 notes compensation and landscaping proposed including a mix of native and non-native species. Please note that all plantings must consist of native species except in locations where conditions would limit their survival in accordance with OP policies. These plans will be expected to meet these requirements through the site plan review process.

3. Staff previous comments asked for clarification in regards to fencing to mitigate impacts due to encroachment. Staff are unclear with respect to the response provided in the EIS addendum. Please note a permanent fence will be required through site plan to prevent any future encroachment into/towards the NHS.

Tree Inventory and Preservation Plan

4. The previous proposal included preservation of the northern hedgerow. As such staff have continued to provide comments to preserve the hedgerow in consideration of its health and contribution to the urban canopy and habitat for locally significant bird species. The response in the EIS addendum states that "Efforts have been made to preserve the northern hedgerow as much as possible", however there are no changes to retain any trees within the TIPP – please clarify. In addition the revised concept plan appears to show the hedgerow as retained, please clarify.
5. Staff note the TIPP considers both tree based and shrub based compensation. Please note that as there is no restoration of the NHS occurring as part of the application compensation will be required in the form of trees to offset canopy loss and related impacts. Detailed planting plans will be developed through site plan.

Based on the above, corresponding requirements to be addressed prior to site plan approval are recommended below:

To be met prior to site plan approval/site alteration and/or tree removal:

1. **Prior to site alteration or tree removal**, the Developer shall prepare an updated Tree Inventory & Preservation Plan as well as a Landscaping, Compensation and Replacement Plan, satisfactory to the General Manager of Planning Services prior to any site alteration, tree removal or construction on the site.
2. **Prior to site plan approval or site alteration or tree removal**, the Developer shall prepare detailed Landscaping, Compensation and Replacement Plan, prepared by an OALA that includes provision of street trees and landscaping of amenity space/ common elements of the condominium satisfactory to the General Manager of Planning Services.
3. **Prior site alteration or tree removal**, the Developer shall provide a qualified Environmental Inspector, satisfactory to the General Manager of Planning Services and the City Engineer, to inspect the site during all phases of development and construction including grading, servicing, and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control and tree protection measures and procedures on a weekly or more frequent basis and report on their findings to the City on a monthly basis.
4. **Prior to site plan approval** the Developer prepare a Salt Management Plan for the condominium satisfactory to the City's Risk Management Official for Source Water Protection.
5. **Prior to site plan approval**, the Developer shall complete and provide a security to the City to ensure the proper and timely completion of all landscaping in accordance with the approved Landscaping Plan(s). The amount of the securities

Lindsay Sulatycki
June 13, 2019
RE: OZS19-002
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required is determined from a detailed cost estimate for the sited works, listing items, quantities, unit costs and total costs. The cost estimate is to be prepared by the consultant and to the satisfaction of the General Manager of Planning Services.

6. **Prior to site plan approval** The Developer shall provide the City with a letter of credit to cover the City approved cost estimate for the post-development monitoring program to the satisfaction of the General Manager of Planning.

Should you have any questions with respect to the above, please let me know.

Regards,



April Nix, BES MCIP RPP
Environmental Planner

Infrastructure, Development and Enterprise
Planning Services
Location: City Hall

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INTERNAL MEMO



DATE September 14, 2020
TO **Lindsay Sulatycki, Senior Development Planner**
FROM Jason Elliott, Environmental Planner
DIVISION Infrastructure, Development and Enterprise
DEPARTMENT Planning and Building Services
**SUBJECT 816 Woolwich Street – Proposed Zoning By-law Amendment –
File: OZS19-002 (previous file No. ZC1402)**

In Environmental Planning's June 12, 2020 memo, the following comment was provided:

4. The previous proposal included preservation of the northern hedgerow. As such staff have continued to provide comments to preserve the hedgerow in consideration of its health and contribution to the urban canopy and habitat for locally significant bird species. The response in the EIS addendum states that "Efforts have been made to preserve the northern hedgerow as much as possible", however there are no changes to retain any trees within the TIPP – please clarify. In addition the revised concept plan appears to show the hedgerow as retained, please clarify.

In response to this comment, NRSI provided a memo dated August 20, 2020 that outlines a slight modification to the proposal to include a small retaining wall that will allow the preservation of eleven trees along the subject hedgerow. A revised Map 1 from the TIPP was provided that illustrates the retained trees. Further, the memo clarifies that the locally significant bird species identified in the EIS were not observed on the subject property, but within the adjacent Marden Creek PSW, and that the proposal will include tree plantings along the northern property limit as well as elsewhere on the property thereby maintaining the urban canopy.

This response is accepted and the comment is considered addressed. No other comments from the June 12, 2020 memo are outstanding.

In addition, the June 12, 2020 memo included the following requirement that is to be addressed prior to site plan approval:

1. **Prior to site alteration or tree removal**, the Developer shall prepare an updated Tree Inventory & Preservation Plan as well as a Landscaping, Compensation and Replacement Plan, satisfactory to the General Manager of Planning Services prior to any site alteration, tree removal or construction on the site.

Additional opportunities to retain trees along the northern property limit should be explored through the site plan stage and reflected in the updated TIPP.

Please do not hesitate to contact me should you have any questions,

RE: OZS19-002
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Jason Elliott
Environmental Planner

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Attachment-13 Departmental and Agency Comments (continued)

Internal Memo



Date September 11, 2020
To **Lindsay Sulatycki, Senior Development Planner**
From David de Groot, Senior Urban Designer
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
**Subject 816 Woolwich Street: Zoning By-law
Amendment Application
Urban Design Comments**

Urban Design staff has reviewed the updated Urban Design Brief for 816 Woolwich Street dated August 20, 2020.

Background

The vision articulated in the Urban Design Action Plan is to transform, over time, the city's five major Community Nodes into distinct "urban villages"—mixed-use, transit and pedestrian oriented places that provide focal points for civic life, higher-density housing, office and retail employment, and live-work opportunities.

Urban Design policies from the Official Plan were reviewed. In addition, for the Woolwich/Woodlawn Community Mixed Used Node an urban design concept plan and related principles were endorsed by Council in July 2016. Staff were further directed to use the Urban Design Concept Plans, Principles and Illustrative Diagrams to guide the review of development applications within these nodes.

In addition, City Council approved the Built Form Standards for Mid-rise Buildings and Townhouses on April 9, 2018. The comments below also reflect the review of these documents.

Urban Design Comments

- Generally Urban Design staff is supportive of the approach to the design of the site shown on the concept plan and the Urban Design Brief (August 2020).
- Staff acknowledges that the applicant has been working with City Staff and that overall design of the concept plan has been improved.
- Through this process, staff has concentrated on a number of key issues which have been positively addressed by the applicant including:
 - Consolidating the outdoor common amenity space;
 - Increasing the building setbacks and improving the interface with the

- o cemetery to the north;
 - o Adding additional trees within the surface parking areas; and,
 - o Creating connections to adjacent properties to the north and south.
- As part of the site plan process further detailed comments will be discussed including reviewing and finalization of building materials, landscaping materials and other site plan-level design elements. This includes:
 - o Developing the elevations including materials and colours as well as architectural details.
 - o The provision of a sidewalk along Woolwich Street as part of right-of-way improvements.
 - o Carefully consider the grading and topography so that door sills do not exceed 1.5 metres above the adjacent sidewalk.
 - o Continue to refine how the buildings meet the ground along the northerly and westerly property lines to allow for appropriate connections between units and the rear yards.
 - o Upgrading the side elevations that face the main driveway.
 - o Provide a detail for pedestrian level lighting and street lighting for the internal streets.
 - o As identified by Environment Planning, continue to explore the retention of trees along the northerly property line.
 - o Street furniture such as bicycle parking, benches etc.
 - o Implementation of a gateway feature near Woolwich and the City's boundary.
 - o Keep in mind bird-friendliness strategies in the design of the elevations.
 - o Rooftop mechanical screening details.
 - o For the 5 storey mixed-use building:
 - Taller first storey to accommodate commercial uses (i.e. 4.5m);
 - Place the principal building entrances so that it is oriented to and visible from the Woolwich and the main drive;
 - Consider building shaping further such as 1.5m stepback between the 4 and 5 storey;
 - The use of real masonry products within building base rather than replica materials; and,
 - The articulation of the building elevations.
 - o Continuing to encourage Low Impact Development technologies that can be incorporated into the landscape and architecture.

Prepared by:

David de Groot

Senior Urban Designer

519.822.1260 ext. 2358

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Attachment-13 Departmental and Agency Comments (continued)



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June 4, 2020

Lindsay Sulatycki
Senior Development Planner
City of Guelph
1 Carden Street
Guelph ON N1H 3A1
lindsay.sulatycki@guelph.ca

**Re: Zoning By-law Amendment OZS19-002
816 Woolwich Street, Guelph
Chief Holdings (816 Woolwich) Ltd.**

Dear Ms. Sulatycki,

Following our comments dated March 8, 2019, the Grand River Conservation Authority (GRCA) is in receipt of the second submission for the above-noted application. This includes the following documents:

- Cover Letter (MTE, March 26, 2020)
- Functional Servicing and Stormwater Management Report (MTE, March 2020)
- Site Plans (MTE, revised March 26, 2020)
- Hydrogeological Study, (MTE, March 2020)
- Environmental Impact Study Addendum (NRSI, April 2020)

The documents listed above are acceptable, and their recommendations and mitigation measures should be fully implemented at the site plan stage. We have no objection to the proposed zoning by-law amendment.

The west corner of the site is within 120 metres of a wetland, and is regulated by the GRCA under O. Reg. 150/06. Any future development within the regulated will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2292 or theywood@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Trevor Heywood', written over a horizontal line.

Trevor Heywood
Resource Planner
Grand River Conservation Authority

c.c. Dave Aston and Paul Douglas, MHBC

Attachment-13 Departmental and Agency Comments (continued)

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Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

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November 13, 2019

City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Attn: Lindsay Sulatycki

RE: MTO Comments – 816 Woolwich Street (File OZS19-002)

PIN: 713590065

Legal description: PT Lots 6 & 7, Plan 169, as in MS74448, Save and Except PT 16, 61R148 & PT 2, 61R6339; GUELPH

Highway 6, Wellington County, City of Guelph

The Ministry of Transportation (MTO) has completed a review of the Notice of Revised Application Proposed Zoning By-Law Amendment to change the zoning on the subject property from “Specialized Highway Service Commercial” to “Specialized Residential Cluster Townhouse” and “Specialized Service Commercial Zone” to permit the development of townhouse units, a mixed-use building, an office building and maintain the existing Curling Club. The amendment has been considered in accordance with MTO’s highway access control policies and the *Public Transportation and Highway Improvement Act* (PTHIA). The following outlines our comments:

- MTO does not object to the zoning change.
- MTO is satisfied with the Traffic Impact Study prepared by Paradigm Transportation Solutions dated November 2018.
- MTO is satisfied with the location of a single entrance to the property for the proposed users.
- MTO is generally satisfied with the functional highway design prepared by Mooney Metaxas dated October 9, 2019. Refinements to the design will be administered through MTO’s Developer Driven Highway Improvement process. Other roadside incidentals including utilities and sidewalks may require the dedication of property from the Owner and/or property acquisition from adjacent neighbours. Prior to advancing the work to detail design, the Owner shall satisfy MTO’s Class Environmental Assessment for Provincial Transportation Facilities.
- Highway improvements shall be constructed prior to opening day of the development. A Legal Agreement executed between the Owner and MTO and secured with a Letter of Credit is required prior to construction of the improvements.

Permit Requirements

An MTO Building and Land Use Permit is required for any development within the MTO Permit Control Area. As a condition of MTO permits, the following shall be addressed:

- The Proponent shall submit an acceptable Site Plan, Grading Plans, Drainage Plan, Site Servicing Plan and Photometric/Illumination Plan for MTO review and approval. These plans shall clearly identify all structures/works (existing and proposed) and all setbacks to MTO’s property limit.

- MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.
- Storm Water Management - As a condition of MTO permits, to ensure that stormwater runoff from this property does not adversely affect our highway drainage system or highway corridor, we require the owner to submit a Storm Water Management (SWM) report along with the above-noted grading/drainage plans for the proposed development for our review and approval. The consultant should refer to the website at www.mto.gov.on.ca/english/engineering/drainage/index.html for MTO drainage requirements to assist in preparing their report.
- Any/all signage visible from Highway 6, including temporary development signs, must be identified on the plans, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit before installation.
- Access to Highway 6 will require an MTO Entrance Permit.
- Individual service connections may require an MTO Encroachment Permit if connections are made from Highway 6.

I trust you will find the above-noted information comprehensive and complete, however, should you have any additional questions or concerns, please feel free to contact our office.

Yours truly,

Ryan Mentley
Corridor Management Planner
Corridor Management Office
West Region