

Attachment-11 Departmental and Agency Comments

| Respondent | No Objection or Comment | Conditional Support | Issues /Concerns |
|-----------------------------------|--|--------------------------------|---|
| Engineering* | | √ | Subject to conditions in Attachment 3 |
| Transportation Engineering | √ | | |
| Environmental Planning | √ | | |
| Urban Design* | | √ | Site Plan Approval Required |
| Landscape Planning | √ | | |
| Heritage Planning | √ | | |
| Parks Planning* | | √ | Subject to conditions in Attachment 3; Cash-in-lieu of parkland dedication will be required |
| Zoning | √ | | |
| Canada Post* | √ | | |
| Upper Grand District School Board | √ | | |

MEMO

FILE: 16.131.001

TO: Katie Nasswetter , Senior Development Planner
FROM: Infrastructure, Development and Environmental Engineering
DEPARTMENT: Engineering and Transportation Services
DATE: December 10, 2020
SUBJECT: 120 Huron Street OZS20-005

The Official Plan amendment application proposes a site specific amendment to the “Institutional or Office” designation to allow five storeys and a maximum density of 133 units per acre. The Zoning By-law amendment application proposes a new R.4B-?? (Specialized High Density Apartment) Zone, with additional specialized regulations related to parking, common amenity area and landscaped open space

The proposal is to add a 5th storey, containing an additional 30 apartment units, proposed to be affordable and supportive, together with the existing approvals for a four storey, 87unit apartment building.

1. Staff Conclusion / Recommendations:

Engineering has no concerns with the zone change application. The subject site was previously reviewed under application number (ZC1709), comments and recommendations were provided by Development Engineering, this memo should be read in conjunction with the memo provided to planning on July 2018.

Mary Angelo, P. Eng.
Manager, Infrastructure, Development &
Environmental Engineering

Shophan Daniel C.E.T
Engineering Technologist III, Development
& Environmental Engineering

**Infrastructure, Development & Environmental
Engineering**
Engineering and Transportation Services

Internal Memo



Date December 8, 2020
To **Katie Nasswetter, Senior Development Planner**
From David de Groot, Senior Urban Designer
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **120 Huron Street: Zoning By-law Amendment Application OZS20-005 – Urban Design Comments**

Urban Design staff has reviewed the:

- 120 Huron Street Urban Design Report UPDATE (June 30, 2020)
- 120 Huron Street Resubmission Cover Letter (October 28, 2020)
- Revised Shadow Study (December 3, 2020)
- Other supporting materials related to site plan, elevations, floor plans etc.

Urban design staff have the following understanding:

- Generally, the site plan has not changed from this development's previous approvals. Urban design staff had supported the previous site plan.
- The main difference is the addition of a fifth storey with little impact on the site plan and site layout.
- Urban Design staff understand that a Heritage Permit will be required for the fifth storey addition.

Generally Urban Design staff is supportive of the general approach to the design of the site as outlined in the Urban Design Brief (November, 2017) in conjunction with the October 28, 2020 resubmission.

In addition, the site plan process will address the finalization of building materials, landscaping materials and other site plan-level design elements outlined in the [Built Form Standards for Mid-rise Buildings and Townhouses](#) will be completed. This includes:

- Lighting fixtures;
- Hardscape materials;
- Brick colours;
- Type and location of bicycle parking;
- Rooftop mechanical screening details; and,

- Ensuring adequate soil volumes for trees.

Prepared by:

David de Groot

Senior Urban Designer

519.822.1260 ext. 2358

David.deGroot@guelph.ca

INTERNAL MEMO



DATE November 5, 2020
TO **Katie Nasswetter**
FROM Mallory Lemon
DIVISION Parks and Recreation
DEPARTMENT Public Services
SUBJECT 120 Huron Street – Proposed Zoning By-Law Amendment and Official Plan Amendment OZS20-005

Open Space Planning has reviewed the application for the above noted Proposed Zoning By-Law and Official Plan Amendment dated October 28, 2020, and offers the following comments:

Zoning Bylaw Amendment and Official Plan Amendment:

Open Space Planning has no objection to the proposed Zoning By-Law and Official Plan Amendment to rezone the property from R.4A-53 Zone to R.4B-?? Zone provided that the following items are addressed:

Parkland Dedication:

Cash-in-lieu of parkland is recommended for this development in accordance with City of Guelph By-law (2019)-20366, as amended by By-law (2019)-20380 or any successor thereof. The final rate will depend on the details of the development and rate in effect at the time of issuance of the building permit.

The proposed residential net density is 133 units per hectare. In accordance with subsection 17 (d) of the current Parkland Dedication By-law, the cash in lieu calculation will be based on the greater of:

- i. The equivalent market value of 1 hectare per 500 units, not to exceed 30% of the total market value of the land, or;
- ii. 5% of the total market value of the land.

In accordance with section 32 of the bylaw, any payment in lieu of parkland conveyance that has been previously made shall be deducted from the amount required. To date, the City has not received payment in lieu of parkland dedication for the proposed development at 120 Huron Street, however during the recent site plan application for the four storey apartment building, it was identified that a payment equal to the value of 20 per cent of the land involved would be required prior to the issuance of building permits. The final rate of payment in lieu of parkland conveyance will depend on the proposed density and rate in effect at the time of building permit application.

An updated appraisal may be required depending on the timing of the development applications.

Katie Nasswetter
September 10, 2020

RE: 120 Huron Street - Proposed Zoning By-Law and Official Plan Amendment
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Conditions of Development:

I recommend the following development approval conditions:

Prior to Site Plan approval:

1. The Developer shall **pay cash-in-lieu of parkland** for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, By-Law (2007- 18225) or any successor thereof, prior to issuance of any building permits; and
2. Prior to Site Plan approval, the Owner shall provide to the Deputy CAO of Public Services a **satisfactory 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 pursuant to s.42 of the Planning Act. 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. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment of cash-in-lieu of parkland dedication.

Summary:

The above comments represent Open Space Planning's review of the proposed development. Based on the current information provided, I would support the proposed development subject to the conditions outlined above.

Regards,

Mallory Lemon
Park Planner

Parks and Recreation
Public Services
Location: City Hall

519-822-1260 x 3560
Mallory.lemon@guelph.ca



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AUGUST 18, 2020

Katie Nasswetter | Senior Development Planner
Planning and Building Services
City of Guelph

T 519-822-1260 x 2356 | F 519-822-4632
E katie.nasswetter@guelph.ca

RE: OZS20-005 - 120 Huron Street
Parts 3 and 6 on Plan 61R-21616 and part of Plan 61R4274, except Parts 4 & 5 61R21616
City of Guelph

Dear Katie,

Canada Post has reviewed the proposal for the above noted Development Application and has determined that with the addition of a fifth storey and 30 units the project adheres to the multi-unit policy and must be serviced by an internal dedicated mailroom.

*Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner. **Buildings with 100 units or more require a rear loading Lock Box Assembly with dedicated secure mail room.***

Should the description of the project change, please provide an updated plan in order to assess the impact of the change on mail service.

Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.

If you require any further information or have any questions or concerns, please contact the undersigned.

Regards,

Neil Mazey
Delivery Services Officer, Delivery Planning
Canada Post Corporation
519-281-2253
neil.mazey@canadapost.ca



UPPER GRAND DISTRICT SCHOOL BOARD

Planning Department

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2
Email: municipal.circulations@ugdsb.on.ca
Tel: 519-822-4420 ext. 821 or Toll Free: 1-800-321-4025

19 August 2020

PLN: 20-058

File Code: R14

Katie Nasswetter
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Nasswetter;

Re: OZS20-005
120 Huron St., Guelph

Planning staff at the Upper Grand District School Board has received and reviewed the above noted Official Plan and Zoning Bylaw Amendments to add a 5th storey, containing an additional 30 affordable apartment units to the existing approval for a four storey, 87 unit apartment building.

Please be advised that the Planning Department **does not object** to the proposed amendments, which remain subject to the board's original conditions submitted February 9, 2018 (attached).

Sincerely,

Upper Grand District School Board

Heather Imm, RPP
Senior Planner

heather.imm@ugdsb.on.ca